

VIA TELEPHONE CONFERENCE

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Benbrook will conduct its Regular Meeting scheduled for **7:30 p.m.** on **Thursday August 6, 2020**, in the City Council Chambers, 911 Winscott Road, Benbrook, Texas by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). While this meeting is open to the public, social distancing will be enforced.

For this meeting, the presiding officer will be physically present at the location described above. However, one or all other members of the City Council may participate in this meeting remotely through telephone conference providing for two-way audio communication for each member of the City Council.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <http://www.benbrook-tx.gov/AgendaCenter>.

The public toll-free dial-in number to participate in the telephonic meeting is: 1-866-894-9011 or local number **817-443-6248**.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. This meeting will be recorded, and the recording will be available to the public in accordance with the Open Meetings Act upon written request.

AGENDA
BENBROOK CITY COUNCIL
THURSDAY, AUGUST 6, 2020
911 WINSCOTT ROAD, BENBROOK, TEXAS
PRE-COUNCIL WORKSESSION 7:00 P.M.
REGULAR MEETING 7:30 P.M.
1. Review and discuss agenda items for regular meeting
REGULAR MEETING
COUNCIL CHAMBERS
ALL AGENDA ITEMS ARE SUBJECT TO FINAL ACTION

I. CALL TO ORDER

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

III. MINUTES

1. Approve Minutes Of The Regular Meeting Held July 16, 2020

Documents:

CC MINUTES-07-16-20.PDF

IV. PRESENTATION BY MAYOR AND MEMBERS OF COUNCIL

CC-2020-07 Accept Resignation From Robert Wood, Place 4, ZBA/Appeals Commission And Determine Method To Fill Vacancy

Documents:

[CC-2020-07 VACANCY IN ZBA-APEALS COMMISSION RESIGNATION ROBERT WOOD.PDF](#)

[CC-2020-07 RESIGNATION ROBERT WOOD.PDF](#)

V. PRESENTATION BY PLANNING AND ZONING COMMISSION

PZ-2020-03 Adopt Ordinance Abandoning The Existing Whitestone Golf Course Golf Cart Path Easement Located On Property Within Whitestone Heights Phase 2 And Accept The Dedication Of The New Cart Path Tracts

Documents:

[PZ-2020-03 WHITESTONE GOLF CART EASEMENT ABANDONMENT.PDF](#)

[PZ-2020-03 TEMP CART PATH EASEMENT.PDF](#)

[PZ-2020-03 ORDINANCE CART PATH ABANDONMENT.PDF](#)

[PZ-2020-03 QUITCLAIM DEED CART PATH ABANDONMENT .PDF](#)

VI. REPORTS FROM CITY MANAGER

A. GENERAL

G-2474 Accept Finance Report For Period Ending June 30, 2020

Documents:

[G-2474 FINANCE REPORT JUN 20.PDF](#)

[G-2474 REVENUE CHART JUN 20.PDF](#)

[G-2474 EXPENDITURE CHART JUN 20.PDF](#)

[G-2474 SALES TAX COMPARISON JUN 20.PDF](#)

G-2475 Approve Investment Report For The Quarter Ending June 30, 2020

Documents:

[G-2475 APPROVE INVESTMENT REPORT - JUN 20.PDF](#)

[G-2475 INVESTMENT REPORT - JUN 20.PDF](#)

G-2476 Accept 2020 Certified Appraisal Roll, Set Anticipated Collection Rate, Appoint An Officer To Calculate The No-New-Revenue Tax Rate, Voter-Approval Tax Rate, And Enter Tax Data In www.tarranttaxinfo.com Portal

Documents:

[G-2476 CERTIFIED APPRAISAL ROLL - 2020.PDF](#)

[G-2476 CERTIFIED TAD 2020.PDF](#)

VII. INFORMAL CITIZEN COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in informal citizen comments. City Council may only make a statement of specific information given in response to the inquiry; recite an existing policy; or request staff place the item on an agenda for a subsequent meeting. The

exception to informal comments is that once an election date has been set by City Council comments relative to elections will not be broadcast on the City's cable channel. However, a copy of the tape containing citizens' comments will be available at city hall for review or purchase by interested citizens

VIII. COUNCIL MEMBER AND STAFF COMMENTS

Announcements from City Councilmembers and City Staff may be made for items to include: expression of thanks; congratulations; condolence; recognition of public officials, employees or citizens; information regarding holiday schedules; reminders of community events or announcements involving an imminent threat to the public health and safety of the municipality that has arisen after the posing of the agenda. No discussion or formal action may be taken on these items at this meeting.

IX. ADJOURNMENT

WORKSESSION

- 1. Discuss Municipal Complex**
- 2. FY 2020/2021 Annual Budget Presentation**



**MINUTES
OF THE
MEETING OF THE
BENBROOK CITY COUNCIL
THURSDAY, JULY 16, 2020**

The regular meeting of the Benbrook City Council was held on July 16, 2020 at 7:30 p.m. in the Council Chambers with the following Council members present:

Jerry Dittrich, Mayor
Renee Franklin-via Telephone Conference
Larry Marshall- via Telephone Conference
Dustin Phillips-via Telephone Conference
Jim Wilson-via Telephone Conference
Laura Mackey-via Telephone Conference
Jason Ward-via Telephone Conference

Also Present:

Andy Wayman, City Manager
Jim Hinderaker, Assistant City Manager
Joanna King, City Secretary
Dawn Green, Police Administrative Manager
Wes Cooper, Systems Administrator

I. CALL TO ORDER

Meeting called to order at 7:30 p. m. by Mayor Jerry Dittrich.

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

Mayor Dittrich paused the meeting for any citizen comments on any agenda item via telephone conference. There were no calls.

III. MINUTES

1. Minutes of the regular meeting held July 2, 2020

Motion by Dr. Marshall, seconded by Mr. Ward to approve the minutes of the regular meeting held July 2, 2020.

Vote on the Motion by Roll Call:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Phillips, Mayor Dittrich, Mr. Wilson, Ms. Mackey, Mr. Ward

Noes: None

Motion carried unanimously.

IV. CITIZEN PRESENTATION

1. Anne Mattern – Request Garage Sale Permit Requirements

Ms. Mattern requested City Council consider amendments to the regulations regarding garage and estate sales. She advised that the current ordinance allows up to two garage sales per year and does not define the length of time for those sales. Ms. Mattern stated that she is beginning to observe residents having numerous sales at one location in different areas of Benbrook.

Ms. Mattern requested City Council review the current ordinance to require permits for garage and estates sales in order to provide the City with a tracing system to ensure Code Compliance.

Following questions from City Council, Andy Wayman, City Manager stated that the City receives very few complaints regarding garage and estate sales. He advised that when those complaints are received, the resident will be contacted and advised of the regulations.

Mayor Dittrich thanked Ms. Mattern for bringing the matter to City Council. He advised that this matter will be evaluated with staff to determine if changes need to be taken.

V. PRESENTATION BY MAYOR AND MEMBERS OF CITY COUNCIL

CC-2020-06 Adopt Resolution and Election Order calling for a General Election to be held on November 3, 2020; authorizing a Joint Election Agreement between Tarrant County and the City of Benbrook, Texas; and providing procedures for the conduct of the election

(Adoptar la Resolución y la Orden Electoral que piden que se celebren elecciones generales el 3 de noviembre de 2020; autorizar un Acuerdo Electoral Conjunto entre el Condado de Tarrant y la ciudad de Benbrook, Texas; y proporcionar procedimientos para la realización de la elección) (Áp dụng nghị quyết và lệnh bầu cử kêu gọi một cuộc tổng tuyển cử được tổ chức vào ngày 3 tháng mười một, 2020; cho phép một thỏa thuận bầu cử chung giữa quận Tarrant và thành phố Benbrook Texas; và cung cấp các thủ tục cho việc tiến hành cuộc bầu cử)

Joanna King gave the following report: The general election for Members of City Council in Places 2, 4 and 6 is scheduled for Tuesday, November 3, 2020.

The filing period for candidates begins at 8:00 a.m. Monday July 20, 2020 and ending at 5:00 p.m. on Monday, August 17, 2020.

The City Secretary is requesting that the City enter into a Joint Election Agreement with Tarrant County for election services.

The advantages of joining Tarrant County for the November 3rd election include:

- Tarrant County provides all necessary voting equipment, obtains all polling places, obtains and trains all election officials and obtains any necessary Justice Department submissions. In providing the equipment, the necessity of leasing the equipment from another vendor or making an outright purchase is eliminated, resulting in significant savings.
- Tarrant County has been designated as a Vote Center by the Secretary of State. Vote Centers is a term used to refer to Countywide Polling Place Program defined in the Texas Election Code. As a Vote Center, Tarrant County voters are allowed to cast their ballots in any polling place in the county during Early Voting and on Election Day.

Motion by Ms. Franklin, seconded by Mr. Wilson to adopt Resolution No. 2020-07 ordering the General Election for November 3, 2020 and authorize the Mayor to execute a joint election agreement with Tarrant County.

Vote on the Motion by Roll Call:

Ayes: Dr. Marshall, Mr. Phillips, Mayor Dittrich, Mr. Wilson, Ms. Mackey, Mr. Ward, Ms. Franklin

Noes: None

Motion carried unanimously.

Resolution No. 2020-07 being **“A RESOLUTION AND ELECTION ORDER BY THE CITY COUNCIL OF THE CITY OF BENBROOK, TEXAS CALLING FOR A GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2020; AUTHORIZING A JOINT ELECTION AGREEMENT BETWEEN TARRANT COUNTY AND THE CITY OF BENBROOK, TEXAS; PROVIDING PROCEDURES FOR THE CONDUCT OF THE ELECTION; AND PROVIDING AN EFFECTIVE DATE.”**

VI. REPORTS FROM CITY MANAGER

A. GENERAL

G-2473 Authorize Interlocal Agreement with Fort Worth Independent School District to provide three police officers to participate in the Annual School Security Initiative

Dawn Green gave the following report: The Benbrook Police Department provides three full-time School Resource Officers (SRO's) for FWISD campuses located in Benbrook. The three officers serve as a liaison between the police department and Benbrook schools. All reports and incidents occurring on school property are handled primarily by the SRO's. During holidays and summer break, the officers

perform regular patrol duties. The Fort Worth Independent School District subsidizes fifty percent (50%) of the salary, benefits, overtime, and training for all three officers.

Motion by Mr. Wilson, seconded by Dr. Marshall approve the Interlocal Agreement between the City of Benbrook and the Fort Worth Independent School District for three (3) full-time School Resource Officers.

Vote on the Motion by Roll Call:

Ayes: Mr. Phillips, Mayor Dittrich, Mr. Wilson, Ms. Mackey, Mr. Ward, Ms. Franklin, Dr. Marshall

Noes: None

Motion carried unanimously.

VII. INFORMAL CITIZEN COMMENTS

Mayor Dittrich paused the meeting for any informal citizen comments via telephone conference. There were no calls.

VIII. COUNCIL MEMBER AND STAFF COMMENTS

Jim Hinderaker gave report on COVID-19.

IX. ADJOURNMENT

Meeting adjourned at 7:58 p.m.

APPROVED:

Jerry B. Dittrich, Mayor

ATTEST:

Joanna King, City Secretary



Memo To: Mayor Dittrich and Members of City Council
From: Joanna King, City Secretary
Subject: Appointment to Boards and Commissions
Resignation Robert Wood, Place 4, ZBA/Board of Appeals
Date: August 6, 2020

On July 15, 2020, the City Secretary received the resignation from Robert Wood, Place 4 on the Zoning Board of Adjustments/Appeals Commission.

Mr. Wood was appointed to Place 4 in December 2018, for a term to expire on December 30, 2020.

The normal process for advertising and receiving applications for various City Boards and Commissions begins in September of each year. Appointments will then be made in December.

Staff recommends City Council delay the appointment of the unexpired term until applications have been received from all interested citizens during the normal application process.

Joanna King

From: [REDACTED]
Sent: Wednesday, July 15, 2020 1:34 PM
To: Joanna King; Doug Howard
Subject: Zoning Board of Appeals - Resignation Place 4

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

Good afternoon,

I need to advise the stakeholders for the Zoning Board of Adjustments and Appeals that I am no longer eligible to serve in Place 4 as I am no longer a resident of Benbrook. I resign the position.

It has been a wonderful experience starting a family in Benbrook and an honor to serve in the ZBA capacity and I am confident the board will continue to serve the citizens of Benbrook with the highest degree of excellence moving forward.

Thank you,
Robert Wood

Previously:
1

Current:



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE: 08/06/2020	REFERENCE NUMBER: PZ-2020-03	SUBJECT: Adopt Ordinance abandoning the existing Whitestone Golf Course Golf Cart Path Easement located on property within Whitestone Heights Phase 2 and accept the dedication of the new cart path tracts	PAGE: 1 of 2
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On July 9, 2020, the Planning and Zoning Commission approved the 58-residential lot Whitestone Heights Phase 2 subdivision plat and plans. The approved subdivision configuration necessitates the rerouting and abandonment of a portion of the existing Whitestone Golf Course cart path easement and the dedication/acceptance of land (four narrow, cart path sized outlots totaling 0.49 acres as shown in Figure 2, Page 2) by the city, via the recordation of warranty deeds along with the plat, needed for the proposed new golf cart path.

City staff, in cooperation with the Elite Golf management team, the current operator of the Whitestone Golf Course, has reviewed and is supportive of the new golf cart path alignment and construction plan. Per this plan (Figure 1), the developer, SJ Dominion Development, LP, will first provide and maintain a temporary 10-foot wide all-weather surface golf cart path that ensures uninterrupted play during construction of the new golf cart path and subdivision. The developer will then construct a permanent 10-foot wide concrete golf cart path, bordered on each side by a hydro-mulched buffer ranging in width from 2.5 feet to five feet, within the newly dedicated outlots.

Following acceptance by the city, the new golf cart path and buffer will be maintained by Elite Golf or future lease operator.

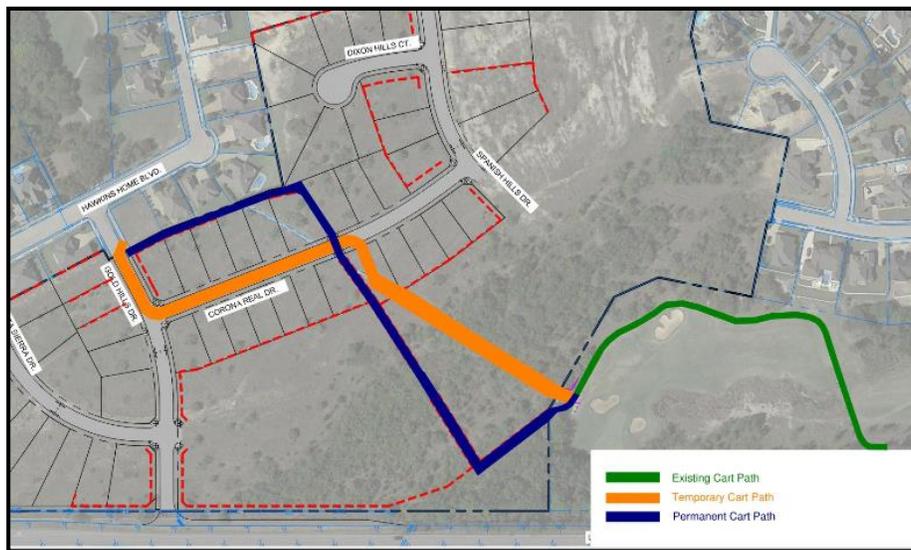


Figure 1 – Cart path construction plan

RECOMMENDATION

Staff recommends that the City Council abandon the existing cart path easement, located within the Whitestone Heights Phase 2 Addition, and accept the dedication of the new golf cart path outlots.

SUBMITTED BY:	DISPOSITION BY COUNCIL: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY:
CITY MANAGER		CITY SECRETARY
		DATE:

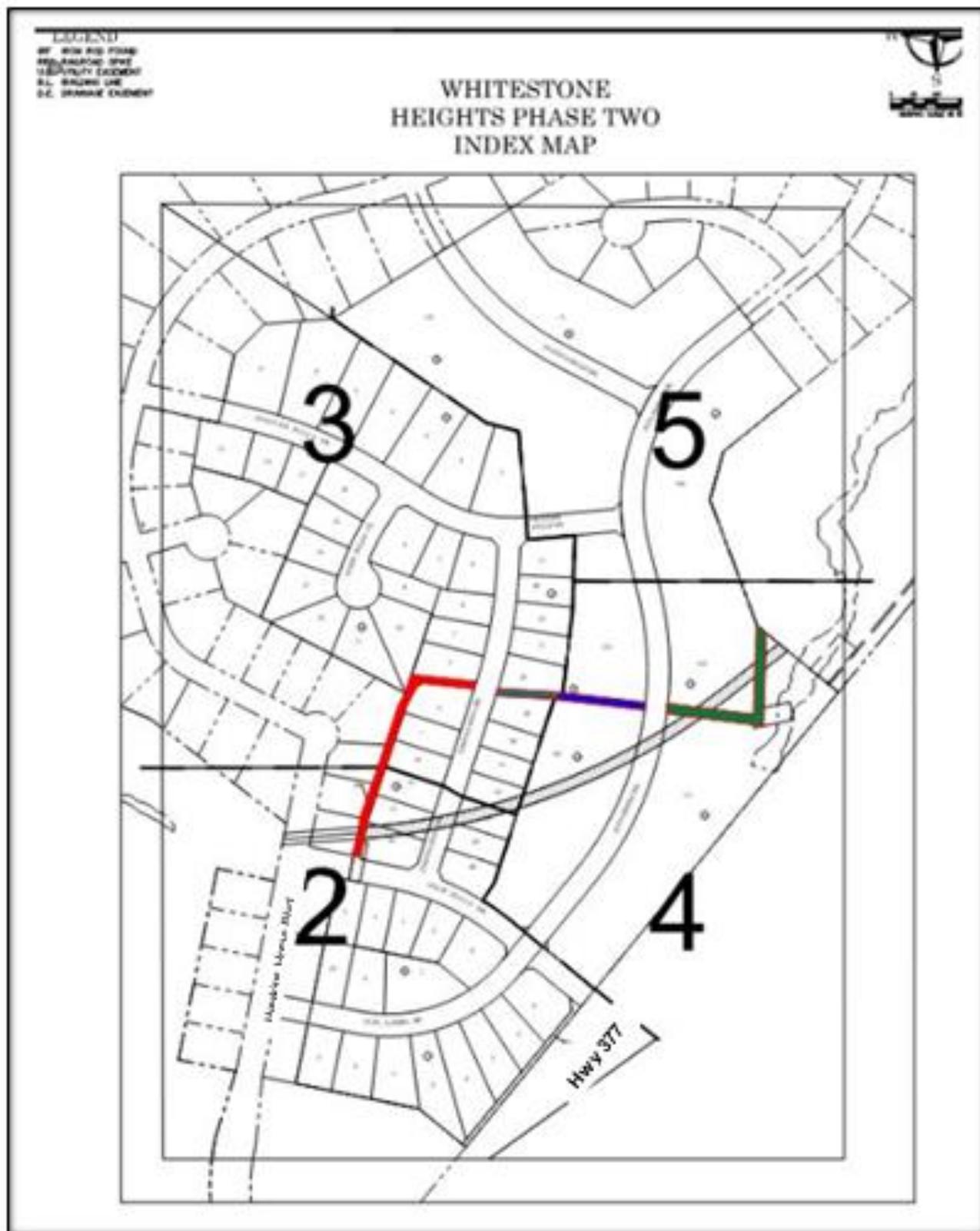


Figure 2 – Outlots to be dedicated to city

CITY OF BENBROOK
TEMPORARY ACCESS EASEMENT

STATE OF TEXAS §

§ **KNOW ALL BY THESE PRESENTS**

COUNTY OF TARRANT §

THAT, **SJ DOMINION DEVELOPMENT, LP** a Texas Limited Partnership (herin called “**Grantor**”), for the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid to it by the CITY OF BENBROOK, a municipal corporation situated in in Tarrant County, Texas (herin called “**Grantee**” does hereby GRANT, SELL and CONVEY unto Grantee, its successors and assigns, an exclusive easement for VEHICULAR GOLF CART AND PEDESTRIAN ACCESS purposes, and all necessary appurtenances thereto, in, over upon and across that certain strip of land owned by Grantor and Siuated in the T. N. & O. SURVEY Abstract No. 1565, City of Benbrook, Tarrant County, Texas which strip of land is more particularly described on Exhibit “A” attached hereto and made a part hereof for all purposes (said strip of land hereafter referred to as the “Easement Area”), together with the right of ingress and egress to the Easement Area as necessary for such purposes.

Said ACCESS EASEMENT is a temporary access easement to become null and void at the time said TEMPORARY ACCESS easement has been incorporated into a permanent access easement or right of way on a filed plat for development of the tract said easement affects, and only when appropriate and viable unrestricted access is substituted in lieu of TEMPORARY ACCESS easement for the purpose of providing vehicular, golf cart, and pedestrian access across such platted tract for the benefit of Grantee, its successors and assigns, tenants, customers, invitees, agents, contractors, and employees.

EXECUTED this the _____ day of _____, 20__.

GRANTOR:
SJ DOMINION DEVELOPMENT LP

(Please Print)

(Signature)

(Authorized Title)

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steve Hawkins, President, SJ DOMINION DEVELOPMENT LP known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the SJ DOMINION DEVELOPMENT LP and that he/she executed the same as the act of SJ DOMINION DEVELOPMENT LP for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas



EXHIBIT A
Temporary Construction
Easement

BEING that certain tract of land situated in the T. & N.O. R.R. Co. Survey, Abstract Number 1565, City of Benbrook, Tarrant County, Texas, being a portion of that tract of land described by deed to SJ Dominion Development, LP, recorded in Instrument Number D211314749, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 iron rod found in the east line of Whitestone Heights Phase One, an addition to the City of Benbrook, and the south right-of-way line of Gold Hills Drive (a called 55' right-of-way at this point) recorded in Instrument Number D203205813 of said County Records;

THENCE S 78°30'17" E, 25.00 feet with the common line between said SJ Dominion Tract and said Whitestone Heights addition;

THENCE N 11°29'43" E, 14.95 feet continuing with said common line to the POINT OF BEGINNING;

THENCE N 11°29'43" E, 20.00 feet with said common line;

THENCE departing said common line, over and across said SJ Dominion Tract the following bearings and distances:

S 78° 35' 50" E, 99.88 feet;

S 75° 16' 05" E, 36.52 feet;

N 61° 21' 57" E, 24.37 feet;

N 17° 59' 10" E, 493.82 feet;

S 72° 00' 50" E, 109.32 feet;

N 67° 33' 47" E, 76.83 feet;

N 69° 13' 52" E, 24.72 feet;

N 72° 48' 48" E, 29.87 feet;

N 73° 30' 23" E, 58.95 feet;

N 71° 59' 55" E, 47.71 feet;

N 71° 52' 05" E, 74.78 feet;

N 70° 06' 44" E, 64.82 feet;

N 71° 01' 34" E, 72.31 feet;

Temporary Construction
Easement

THENCE N 68° 22' 37" E, 43.74 feet to the southwesterly line of Lot 2, Block A, Whitestone Golf Course Addition, an addition to the City of Benbrook, recorded in Instrument Number D199145186, of said County Records;

THENCE S 20° 33' 22" E, 26.29 feet with the common line between said Lot 2 and said SJ Dominion tract;

THENCE departing said common line, over and across said SJ Dominion Tract the following bearings and distances:

- S 57° 31' 15" W, 23.39 feet;
- S 72° 40' 40" W, 93.58 feet;
- S 70° 15' 38" W, 65.29 feet;
- S 71° 56' 18" W, 75.04 feet;
- S 71° 49' 47" W, 48.38 feet;
- S 73° 04' 21" W, 33.87 feet;
- S 74° 02' 05" W, 25.60 feet;
- S 72° 47' 37" W, 28.40 feet;
- S 69° 12' 46" W, 23.70 feet;
- S 67° 33' 12" W, 75.42 feet;
- N 72° 00' 50" W, 87.41 feet;
- S 62° 59' 10" W, 28.28 feet;
- S 17° 59' 10" W, 489.48 feet;
- N 75° 16' 05" W, 71.60 feet;

THENCE N 78° 35' 50" W, 99.33 feet to the Point of Beginning and containing 29,401 square feet or 0.675 acres of land more or less.

"Integral parts of this document"

1. Description -2 Pages
2. Exhibit - 2 Pages

TPEBLS Firm Reg No. 10194468

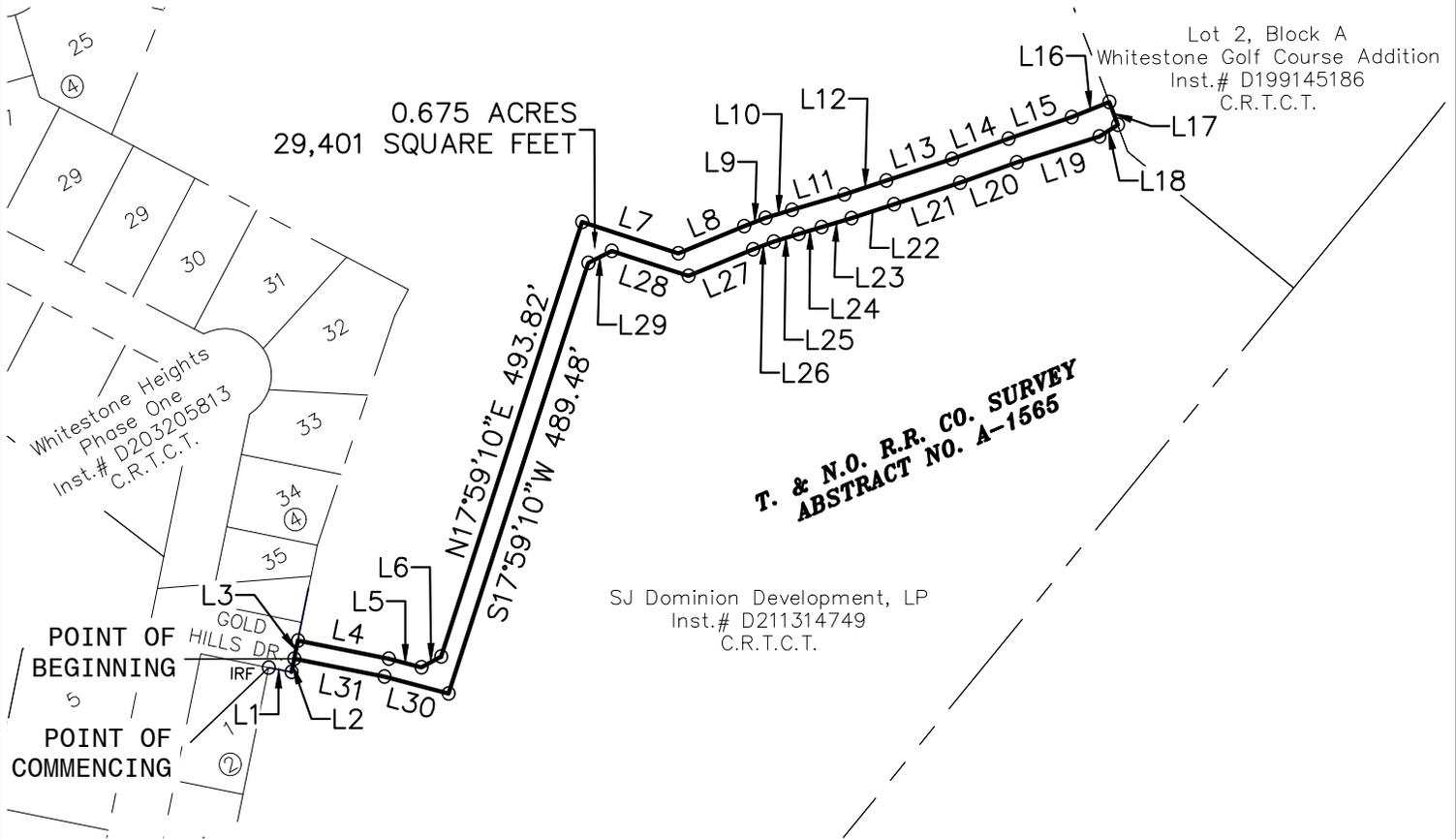
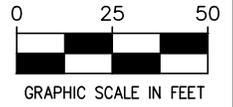
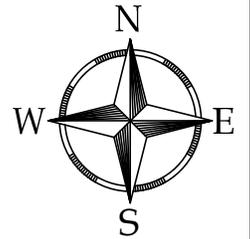
Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

"Integral parts of this document"

- 1. Description - 2 Pages
- 2. Exhibit - 2 Pages

LEGEND:

IRF=IRON ROD FOUND



Lot 2, Block A
Whitestone Golf Course Addition
Inst.# D199145186
C.R.T.C.T.

**T. & N.O. R.R. CO. SURVEY
ABSTRACT NO. A-1565**

SJ Dominion Development, LP
Inst.# D211314749
C.R.T.C.T.

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TEMPORARY CONSTRUCTION EASEMENT

T. & N.O. R.R. CO. SURVEY, ABSTRACT NO. 1565
CITY OF BENBROOK
TARRANT COUNTY, TEXAS



11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1800

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TPELS Firm Reg No. 10194468

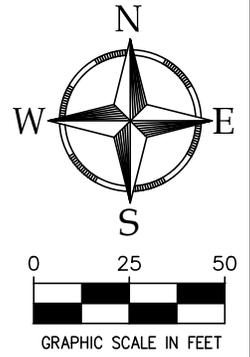
Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

"Integral parts of this document"

- 1. Description – 2 Pages
- 2. Exhibit – 2 Pages

LEGEND:

IRF=IRON ROD FOUND



LINE TABLE		
NO.	BEARING	LENGTH
L1	S78°30'17"E	25.00'
L2	N11°29'43"E	14.95'
L3	N11°29'43"E	20.00'
L4	S78°35'50"E	99.88'
L5	S75°16'05"E	36.52'
L6	N61°21'57"E	24.37'
L7	S72°00'50"E	109.32'
L8	N67°33'47"E	76.83'
L9	N69°13'52"E	24.72'
L10	N72°48'48"E	29.87'
L11	N73°30'23"E	58.95'
L12	N71°59'55"E	47.71'
L13	N71°52'05"E	74.78'
L14	N70°06'44"E	64.82'
L15	N71°01'34"E	72.31'
L16	N68°22'37"E	43.74'

LINE TABLE		
NO.	BEARING	LENGTH
L17	S20°33'22"E	26.29'
L18	S57°31'15"W	23.39'
L19	S72°40'40"W	93.58'
L20	S70°15'38"W	65.29'
L21	S71°56'18"W	75.04'
L22	S71°49'47"W	48.38'
L23	S73°04'21"W	33.87'
L24	S74°02'05"W	25.60'
L25	S72°47'37"W	28.40'
L26	S69°12'46"W	23.70'
L27	S67°33'12"W	75.42'
L28	N72°00'50"W	87.41'
L29	S62°59'10"W	28.28'
L30	N75°16'05"W	71.60'
L31	N78°35'50"W	99.33'

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TEMPORARY CONSTRUCTION EASEMENT

T. & N.O. R.R. CO. SURVEY, ABSTRACT NO. 1565
 CITY OF BENBROOK
 TARRANT COUNTY, TEXAS



ORDINANCE NO. 1457

AN ORDINANCE VACATING AND ABONDONING THE CITY OF BENBROOK'S INTEREST IN A PORTION OF A TWENTY-FIVE FOOT WIDE CART PATH EASEMENT LOCATED IN THE T. & N. O. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 1565; DECLARING THAT THE PROPERTY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR OF THE CITY TO EXECUTE A QUITCLAIM DEED RELEASING THE PUBLIC OWNERSHIP INTEREST AND CONTROL IN THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Benbrook, Texas, ("City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, on August 7, 1998, Clyde Wilmott, as grantor, executed a Cart Path Easement Agreement which granted a cart path easement to the City of Benbrook (as Owner of the Whitestone Golf Course) and to Meditrust Golf Group II, Inc., a Delaware corporation (as Lessee of the Whitestone Golf Course), as grantees, on certain real property described therein, which Cart Path Easement Agreement is recorded in Volume 13377, Page 471 of the Real Property Records of Tarrant County, Texas; and

WHEREAS, the City Council, after careful study and consideration, has determined that the hereinafter described portion of such cart path easement is not being used by, nor useful or convenient to the public in general; therefore, it constitutes a public charge without a corresponding public benefit, and the public would be better served and benefitted by the vacation and abandonment of the City's interest therein; and

WHEREAS, in order to remove any question as to the continued interest or ownership of the public in said portion of such cart path easement, the City desires to execute a quitclaim deed releasing all of the City's title, ownership and control in said portion of such easement to the owners of the title to the underlying property;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENBROOK, TEXAS:

SECTION 1.

The following described portion of a cart path easement located in the T. & N. O. Railroad Company Survey, Abstract Number 1565, is not being used by, nor useful or convenient to the public in general, and constitutes a public charge without a corresponding benefit and the public would be better served and benefitted by the vacation and abandonment of the City's interest therein. Accordingly, the City hereby vacates and abandons its interest in the following description portion of the cart path easement which shall revert in fee simple to the owners of the title of the underlying property:

The 800 linear feet of a twenty-five foot wide cart path easement located in the T. & N. O. Railroad Company Survey, Abstract Number 1565, Tarrant County, Texas, recorded in Volume 1377, Page 471, Real Property Records of Tarrant County, Texas (the recorded easement incorrectly stating that the property is in the W. W. Wilburn Survey, Abstract 1639), and being more particularly described in the drawing and filed notes which are marked Exhibit A, attached hereto and made a part of hereof by reference.

This ordinance shall not be deemed to vacate or abandon the interest of Meditrust Gold Group II, Inc., a Delaware corporation, or its successors and assigns, in the above-described portion of such cart path easement.

SECTION 2.

The Mayor of the City is hereby authorized and empowered, on behalf of the City, to execute a quitclaim deed releasing to the owners of title to the underlying property, all of the City's claims to title, ownership, or control of such vacated portion of the cart path easement described above.

SECTION 3.

The City Secretary shall present a copy of the quitclaim deed for filing with the County Clerk of Tarrant County, Texas.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS 6th day of August 2020.

Jerry B. Dittrich, Mayor

ATTEST:

Joanna King, City Secretary

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

Exhibit A
Easement Abandonment

BEING that certain tract of land situated in the T. & N.O. R.R. Co. Survey, Abstract Number 1565, City of Benbrook, Tarrant County, Texas, being a portion of that tract of land described by deed to SJ Dominion Development, LP, recorded in Instrument Number D211314749 and being all of a 25' Cart Path easement, recorded in Volume 13377, Page 471, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 iron rod found in the east line of Whitestone Heights Phase One, an addition to the City of Benbrook, and the south right-of-way line of Gold Hills Drive (a called 55' right-of-way at this point) recorded in Instrument Number D203205813 of said County Records;

THENCE S 78°30'17" E, 25.00 feet with the common line between said SJ Dominion Tract and said Whitestone Heights addition;

THENCE N 11°29'43" E, 92.80 feet continuing with said common line to the POINT OF BEGINNING;

THENCE N 11°29'43" E, 26.01 feet with said common line;

THENCE departing said common line, over and across said SJ Dominion Tract the following bearings and distances:

N 85°29'32" E, 12.39 feet to the beginning of a curve to the left;

With said curve to the left, having an arc distance of 872.49 feet, through a central angle of 33°53'29", having a radius of 1,475.00 feet, the long chord which bears N 68°32'47" E, 859.83 feet;

N 51°36'04" E, 147.26 feet to the southwesterly line of Lot 2, Block A, Whitestone Golf Course Addition, an addition to the City of Benbrook, recorded in Instrument Number D199145186, of said County Records;

THENCE S 50°36'08" E, 25.58 feet with the common line between said Lot 2 and said SJ Dominion tract;

THENCE departing said common line, over and across said SJ Dominion Tract the following bearings and distances:

S 51°36'03" W, 152.66 feet to the beginning of a curve to the right;

With said curve to the right, having an arc distance of 887.28 feet, through a central angle of 33°53'30", having a radius of 1,500.00 feet, the long chord which bears S 68°32'47" W, 874.40 feet;

THENCE S 85°29'32" W, 19.56 feet to the Point of Beginning and containing 26,145 square feet or 0.600 acres of land more or less.

"integral parts of this document"

1. Description -2 Pages
2. Exhibit

TPELIS Firm Reg No. 10194468

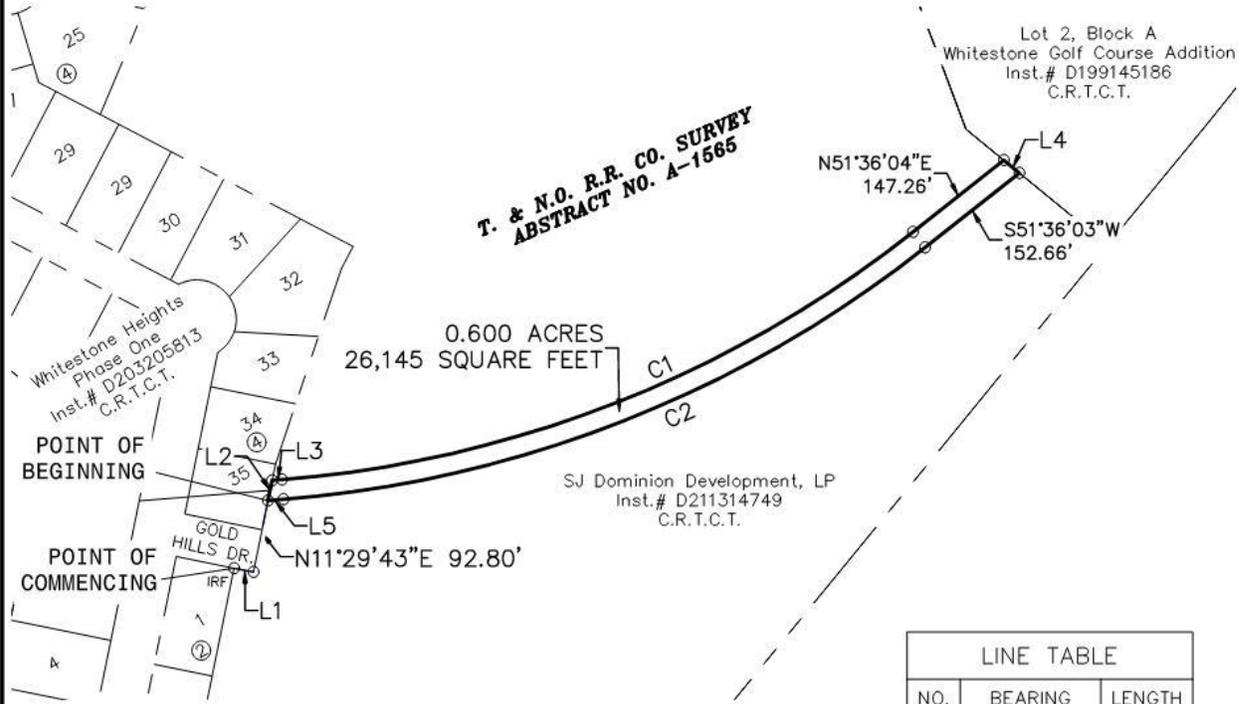
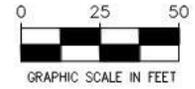
Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

"Integral parts of this document"

1. Description - 2 Pages
2. Exhibit

LEGEND:

IRF=IRON ROD FOUND



LINE TABLE		
NO.	BEARING	LENGTH
L1	S78°30'17"E	25.00'
L2	N11°29'43"E	26.01'
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L5	S85°29'32"W	19.56'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°53'29"	1475.00'	872.49'	N68°32'47"E	859.83'
C2	33°53'30"	1500.00'	887.28'	S68°32'47"W	874.40'

EASEMENT ABANDONMENT
T. & N.O. R.R. CO. SURVEY, ABSTRACT NO. 1565
CITY OF BENBROOK
TARRANT COUNTY, TEXAS

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11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1800

QUITCLAIM DEED

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF TARRANT §

WHEREAS, on August 7, 1998 Clyde Wilmott, as grantor, executed a Cart Path Easement Agreement which granted a cart path easement to the City of Benbrook (as Owner of the Whitestone Golf Course) and to Meditrust Golf Group II, Inc., a Delaware corporation (as Lessee of the Whitestone Golf Course), as grantees, on certain real property described therein, which Cart Path Easement Agreement is recorded in Volume 13377, Page 471 of the Real Property Records of Tarrant County, Texas; and

WHEREAS, the City Council of the City of Benbrook, County of Tarrant, State of Texas, after careful study and consideration, found an determined that a portion of the cart path easement, more particularly described below, was not being used by, nor useful or convenient to, the public in general, and constituted a public charge without a corresponding public benefit, and that the public would be better served and benefitted by the vacation and abandonment of the City of Benbrook’s interest therein; and

WHEREAS, on the _____ day of _____, 20__ based on such findings and determinations, the City Council of the City of Benbrook, Texas, adopted Ordinance No. _ _____ which vacated and abandoned the City’s interest in a portion of the cart path easement, all in the City of Benbrook, Tarrant County, Texas, as more specifically described below, and

WHEREAS, **SJ DOMINION DEVELOPMENT, LP** of Tarrant County, Texas, owns the underlying title to the hereinafter described property where such vacated and abandoned portion of the cart path easement was located and desires a quitclaim deed to remove any question concerning the continued interest of the public in such part of the vacated and abandoned cart path easement;

NOW, THEREFORE, for Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City of Benbrook does hereby

bargain, sell, release, vacate, abandon and forever quitclaim unto **SJ DOMINION DEVELOPMENT, LP**, its successors and assigns, all of the City of Benbrook's right, title, and interest in and to the following described real property which is located in the City of Benbrook, Tarrant County, Texas:

The 880 linear feet of a twenty-five foot wide cart path easement located in the T. & N. O. Railroad Company Survey, Abstract Number 1565, Tarrant County, Texas, recorded in Volume 13377, Page 471, Real Property Records of Tarrant County, Texas (the recorded easement incorrectly stating that the property is in the W. W. Wilburn Survey, Abstract 1639), and being more particularly described in a drawing and field notes which are marked Exhibit "A", attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD all of the City of Benbrook's right, title and interest in and to the above described vacated and abandoned part of a cart path easement unto the Grantee, it's successors and assigns forever, so that neither Grantor nor its successors or assigns shall have, claim or demand any right, title or interest in or to the vacated and abandoned part of a cart path easement and appurtenances or any part thereof.

EXECUTED this _____ day of _____, 2020

CITY OF BENBROOK

By: _____
MAYOR

ATTEST:

CITY SECRETARY

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, _____, Mayor of the City of Benbrook, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Benbrook and that he/she executed the same as the act of the City of Benbrook for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

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2. Exhibit

TPEELS Firm Reg No. 10194468

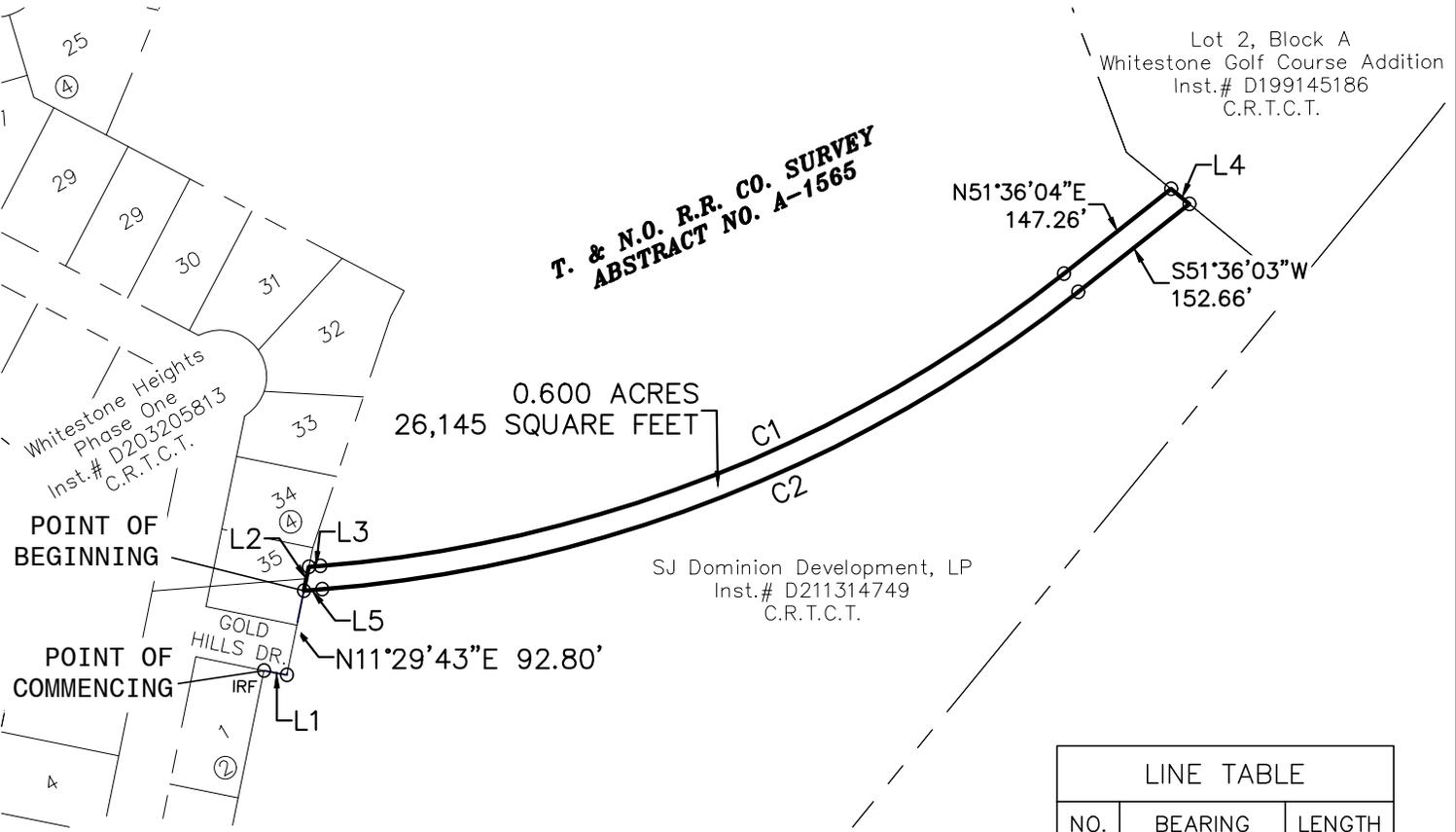
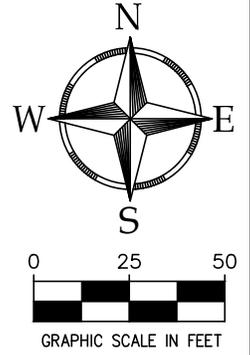
Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

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EASEMENT ABANDONMENT
T. & N.O. R.R. CO. SURVEY, ABSTRACT NO. 1565
CITY OF BENBROOK
TARRANT COUNTY, TEXAS

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City of Benbrook

CITY COUNCIL COMMUNICATION

DATE: 08/06/20	REFERENCE NUMBER: G-2474	SUBJECT: Accept finance report for period ending June 30, 2020	PAGE: 1 of 2
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GENERAL FUND

General Fund revenues for the month of June were \$744,243. Major revenues collected for the month include Property taxes of \$224,261, Franchise taxes of \$39,093, Fines and Forfeitures of \$23,430, Charges for Services of \$19,781, Permits of \$160,556 and Interest of \$6,228. Sales tax collected and recognized as revenue in June was \$264,380. Fiscal year to date sales tax is 20.25% greater than last year at this time. A separate summary of sales tax revenue collections is provided for informational purposes. General Fund revenues collected through the end of June were \$18,755,517 and 89.0% of the budget.

General Fund expenditures for the month of June were \$1,332,081. Fiscal year to date expenditures were \$15,200,432 and 72.3% of the adopted budget.

Total General Fund revenues of \$18,755,517 were greater than General Fund expenditures of \$15,200,432 by \$3,555,085.

DEBT SERVICE

Debt Service revenues for the month of June totaled \$7,876 and were all from property tax. Fiscal year to date revenues total \$1,546,030. There were no expenditures in June. Total revenues of \$1,546,030 exceeded total expenditures of \$1,497,770 by \$48,260.

ECONOMIC DEVELOPMENT CORPORATION (EDC)

EDC revenues through June 30, 2020, were \$1,338,667. EDC expenditures through the end of June were \$1,302,900. Total revenues exceeded total expenditures by \$35,767.

CAPITAL PROJECTS

Total revenues received through June 30, 2020 were \$3,427,440 from stormwater utility fees, mineral lease revenue, TIF payment, and interest earnings. Total expenditures for the Capital Projects Fund were \$3,388,701 through the end of June. June expenditures included the following projects: Two-Way Conversion and Clearfork Emergency Access Bridge. Total revenues exceeded total expenditures by \$38,739. Sufficient funds are available in the current fund balances of the Capital Projects Fund. This fund operates on a project basis rather than a specific fiscal year.

SUBMITTED BY:	DISPOSITION BY COUNCIL: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY:
		CITY SECRETARY
CITY MANAGER		DATE:

DATE: 08/06/20	REFERENCE NUMBER: G-2474	SUBJECT: Accept finance report for period ending June 30, 2020	PAGE: 2 of 2
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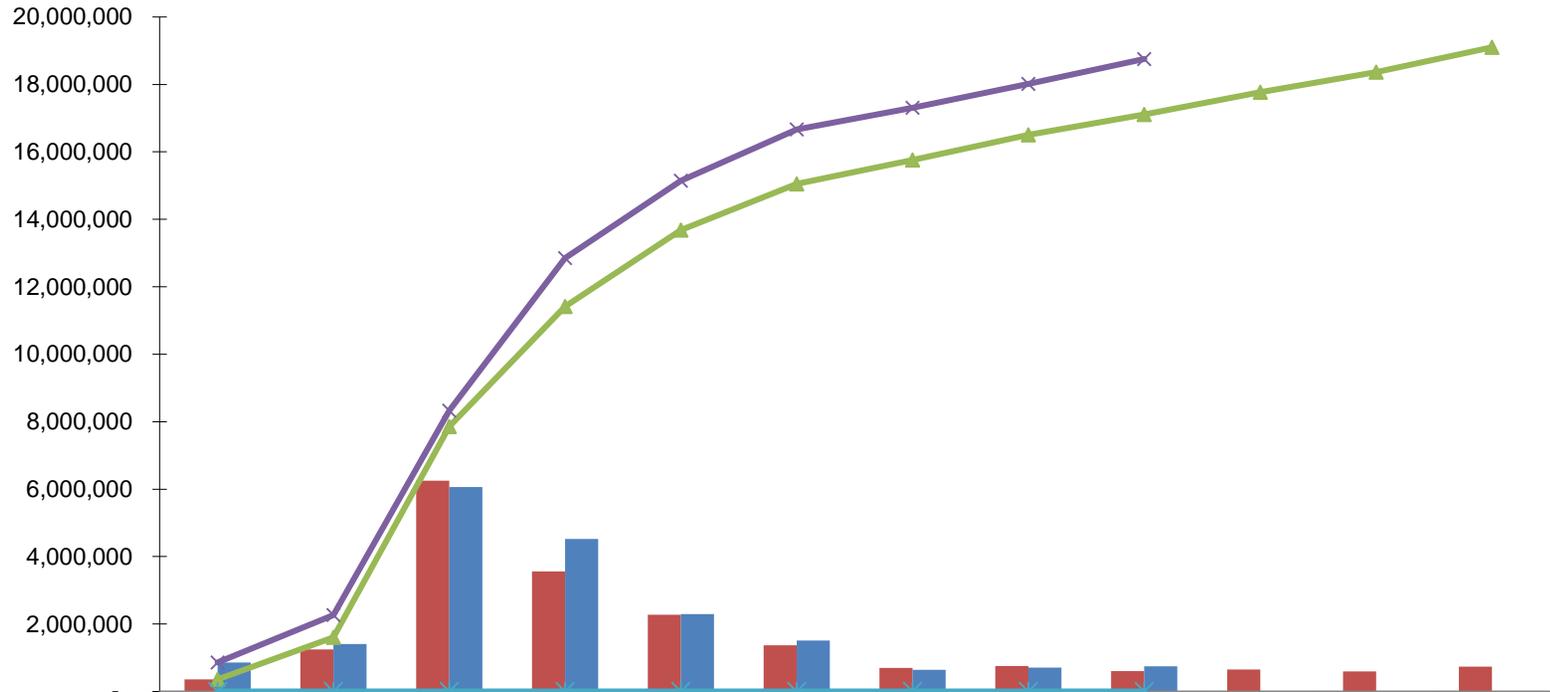
CASH & INVESTMENTS

On June 30, 2020, the City had \$20,968,485 invested at varying interest rates; the EDC had \$5,070,249 available.

RECOMMENDATION

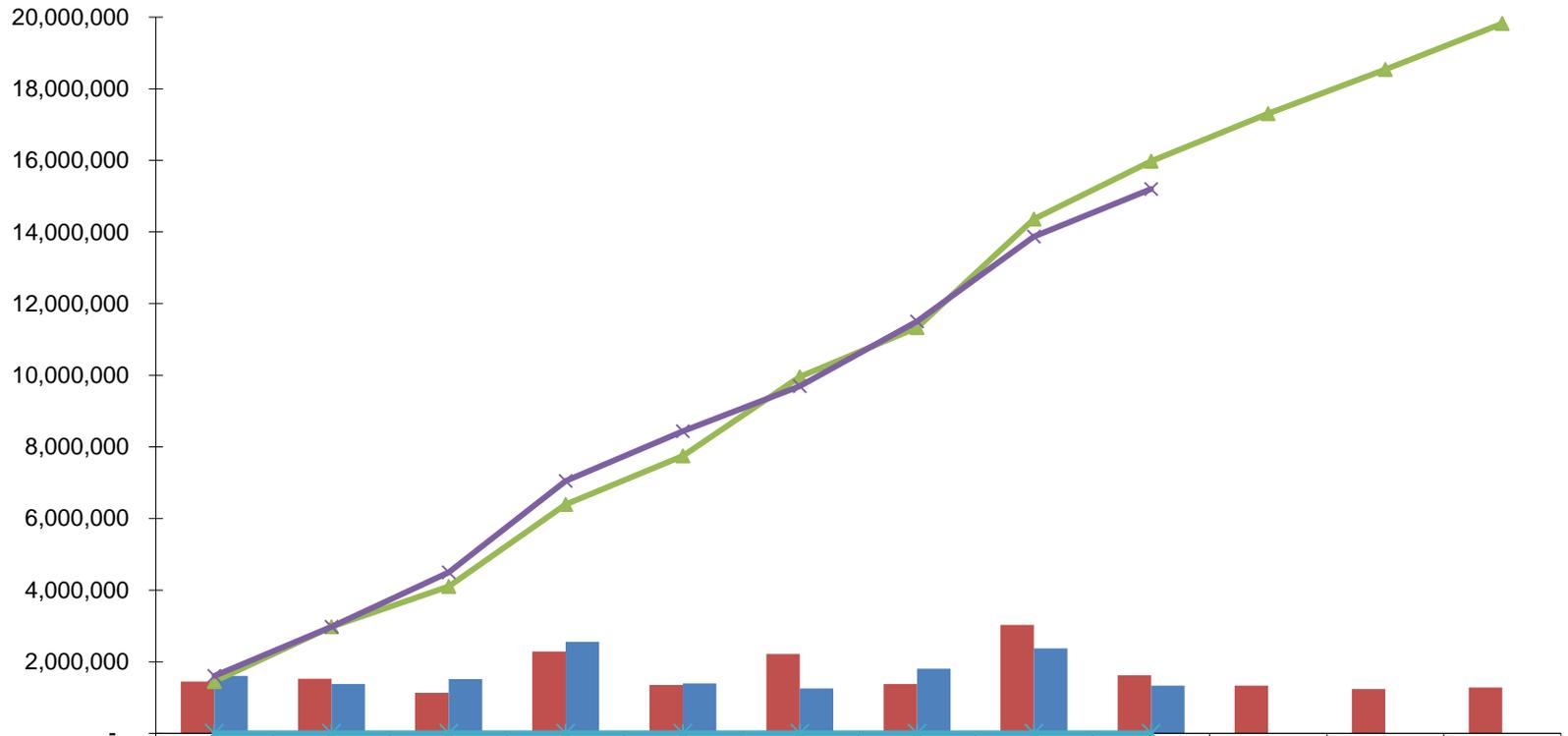
Staff recommends that City Council accept the finance report for the period ending June 30, 2020.

General Fund Revenue Trend Comparison



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT
2018-19	358,790	1,242,504	6,252,635	3,557,063	2,271,202	1,372,967	702,644	750,772	603,282	653,566	597,849	737,573
2019-20	860,318	1,404,237	6,061,236	4,524,934	2,297,400	1,513,330	646,091	703,728	744,243			
YTD 2018-19	358,790	1,601,295	7,853,930	11,410,993	13,682,195	15,055,162	15,757,806	16,508,578	17,111,860	17,765,426	18,363,275	19,100,848
YTD 2019-20	860,318	2,264,555	8,325,791	12,850,725	15,148,125	16,661,455	17,307,545	18,011,274	18,755,517			
% Increase 18-19 to 19-20	139.78%	41.42%	6.01%	12.62%	10.71%	10.67%	9.83%	9.10%	9.61%			

General Fund Expenditure Trend Comparison

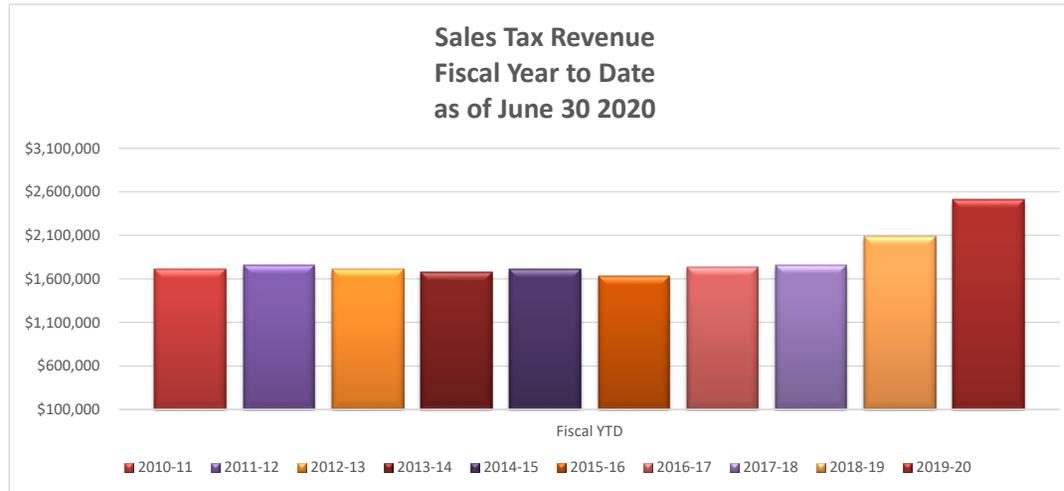


	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT
2018-19	1,448,756	1,527,703	1,127,262	2,287,202	1,351,028	2,213,906	1,376,133	3,027,182	1,617,604	1,327,789	1,234,612	1,282,199
2019-20	1,602,872	1,376,041	1,514,431	2,550,967	1,394,559	1,256,384	1,804,006	2,369,091	1,332,081			
YTD 18-19	1,448,756	2,976,458	4,103,720	6,390,922	7,741,950	9,955,856	11,331,989	14,359,171	15,976,775	17,304,564	18,539,176	19,821,375
YTD 19-20	1,602,872	2,978,913	4,493,344	7,044,311	8,438,871	9,695,254	11,499,260	13,868,351	15,200,432			
% Change 2018-19 to 2019-20	10.64%	0.08%	9.49%	10.22%	9.00%	-2.62%	1.48%	-3.42%	-4.86%			

**City of Benbrook
Sales Tax Analysis
June 30, 2020**

Fiscal Year	Fiscal YTD	October	November	December	January	February	March	April	May	June	July	August	September	Annual Total
2010-11	\$ 1,717,270	\$ 212,494	\$ 161,967	\$ 160,492	\$ 199,141	\$ 190,084	\$ 143,760	\$ 245,116	\$ 223,000	\$ 181,216	\$ 229,160	\$ 196,711	\$ 175,140	\$ 2,318,281
2011-12	1,761,507	218,564	161,430	186,638	251,517	168,551	171,053	236,986	178,165	188,604	218,557	178,708	161,070	2,319,841
2012-13	1,716,906	215,752	184,452	181,368	222,555	170,084	174,164	201,241	164,765	202,525	211,491	178,411	170,324	2,277,131
2013-14	1,681,467	215,869	177,403	161,342	234,503	154,780	155,432	229,367	176,980	175,792	217,955	199,305	187,172	2,285,899
2014-15	1,710,220	215,101	207,526	173,580	236,852	149,782	162,730	219,751	181,230	163,667	213,300	189,185	164,742	2,277,446
2015-16	1,634,245	216,144	177,560	175,150	202,909	149,580	153,523	222,661	158,987	177,732	210,000	154,708	182,656	2,181,609
2016-17	1,739,240	204,261	175,885	172,554	240,121	171,805	163,151	226,550	184,775	200,138	206,455	175,522	176,026	2,297,243
2017-18	1,753,865	218,480	168,272	178,150	230,346	169,346	147,291	240,071	197,667	204,243	245,717	244,494	160,148	2,404,224
2018-19	2,088,926	259,437	224,991	216,094	264,926	205,387	193,520	261,099	227,863	235,611	250,363	253,206	253,500	2,845,995
2019-20	2,511,957	303,508	251,579	243,434	318,986	241,710	315,310	304,877	268,174	264,380				2,511,957

Change 2010-11 to 2011-12	2.58%
Change 2011-12 to 2012-13	-2.53%
Change 2012-13 to 2013-14	-2.06%
Change 2013-14 to 2014-15	1.71%
Change 2014-15 to 2015-16	-4.65%
Change 2015-16 to 2016-17	6.42%
Change 2016-17 to 2017-18	0.84%
Change 2017-18 to 2018-19	19.10%
Change 2018-19 to 2019-20	20.25%



Budget 2019-20	\$ 2,700,000
Projected 2019-20	3,250,000
Variance from Budget	\$ 550,000



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE: 08/06/20	REFERENCE NUMBER: G-2475	SUBJECT: Approve Investment Report for the quarter ending June 30, 2020.	PAGE: 1 of 1
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The Public Funds Investment Act (PFIA), Texas Government Code and the City's Investment Policy require that an Investment Report be presented to City Council.

The Investment Committee met on July 15, 2020, to review the report and ensure compliance with the City's investment policy. A copy of the Investment Report is attached and highlights are presented below.

- The total portfolio for the City and EDC at June 30, 2020 is \$26,038,734, with 81% or \$20,968,485 belonging to the City, and 19% or \$5,070,249 to the EDC.
- 31% of the combined portfolio is in bank accounts, with 47% in local government investment pools, and 22% in certificates of deposit.
- The weighted average maturity on the combined portfolio is 65 days with a 0.44% average yield to maturity.

The average yield to maturity decreased this quarter because of continued low market interest rates, which has now decreased the yield in our local government investment pools.

RECOMMENDATION

Staff recommends that the City Council accept the Investment Report for the quarter ending June 30, 2020.

SUBMITTED BY:	DISPOSITION BY COUNCIL: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY: CITY SECRETARY
CITY MANAGER		DATE:

City of Benbrook
Quarterly Investment Report
Fiscal Year 2019-20
for Period Ending June 30, 2020

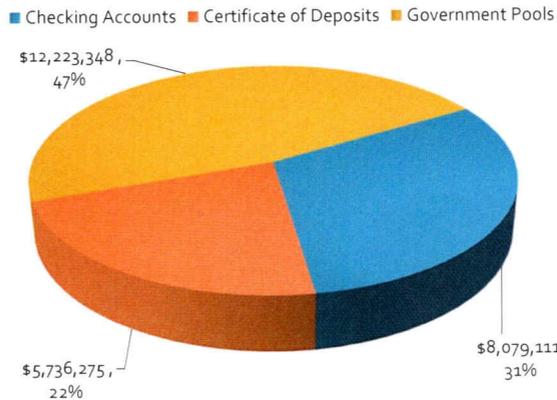


Type	Fund	Description	Current Value as of 03/31/2020	Net Buys(Sells)	Interest Earned	Current Value as of 06/30/2020	Annual Yield at 06/30/20	WAM* (Days)
Checking Accounts								
			\$ 7,509,966	\$ 568,498	\$ 648	\$ 8,079,111	0.03%	1
Agency Notes								
			\$ 500,000	\$ (500,000)	\$ 2,158	\$ -	1.75%	-
Certificate of Deposits								
			\$ 5,730,442	\$ -	\$ 17,187	\$ 5,736,275	1.27%	293
Government Pools								
			\$ 14,212,667	\$ (2,000,000)	\$ 10,681	\$ 12,223,348	0.31%	1
Total Portfolio			\$ 27,953,075	\$ (1,931,502)	\$ 30,674	\$ 26,038,734	0.44%	65
City of Benbrook			\$ 23,223,730	\$ (2,265,944)	\$ 24,211	\$ 20,968,485	0.39%	29
EDC			\$ 4,729,345	\$ 334,442	\$ 6,463	\$ 5,070,249	0.61%	218
Total Portfolio			\$ 27,953,075	\$ (1,931,502)	\$ 30,674	\$ 26,038,734	0.44%	65

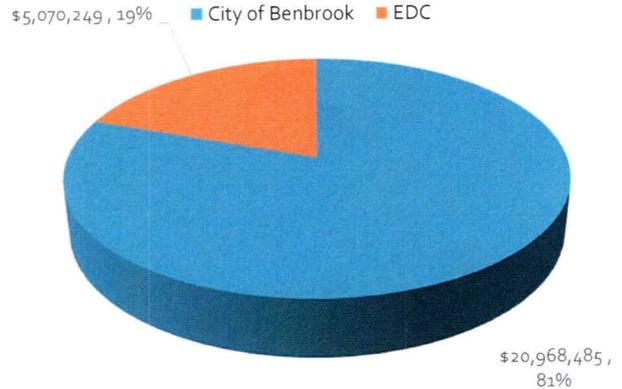
*WAM - Weighted Average Maturity

Benchmark 90 Day T-Bill Yield 0.13% 90

Total Cash and Investment by Type



Total Cash and Investments by Entity

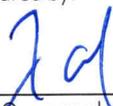


Total Portfolio Yield



This quarterly report is in compliance with the investment policy and strategy as established by the City and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

Prepared by:


 Rick Overgaard
 Finance Director


 Lesley Marshall
 Accounting Supervisor



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE: 08/06/20	REFERENCE NUMBER: G-2476	SUBJECT: Accept 2020 Certified Appraisal Roll, set Anticipated Collection Rate, appoint an officer to calculate the No-New-Revenue Tax Rate, Voter-Approval Tax Rate, and enter tax data in www.tarranttaxinfo.com portal	PAGE: 1 of 2
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Staff has received the 2020 Certified Appraisal Roll from the Tarrant Appraisal District (TAD). The report "Information on the 2020 Appraisal Roll" contains the State-mandated information on appraised value, adjustments, exemptions, and the taxable value of property.

State Statutes

To comply with "Truth-in-Taxation" (TNT) requirements of Texas law, the City Council must accept the Certified Appraisal Roll as presented by TAD, set the anticipated collection rate for FY 2020-21, and appoint an officer to (1) calculate/publish the No-New-Revenue and Voter-Approval Tax Rates, and (2) enter the City's tax data in the www.tarranttaxinfo.com portal.

The "Information on the 2020 Certified Appraisal Roll" indicates that the City of Benbrook will realize an overall increase in the maintenance and operations (M&O) property tax revenues of 2.8 percent or approximately \$388,899.

No-New-Revenue Tax Rate

The no-new-revenue tax rate is used to evaluate the relationship between taxes for the prior year and for the current year, based on a tax rate that would produce the same amount of taxes if applied to the same properties taxed in both years.

This year the City's No-New-Revenue Tax Rate is \$0.601195.

Voter-Approval Tax Rate

The voter-approval tax rate is a calculated maximum tax rate allowed by law without voter approval. The voter-approval tax rate allows cities to capture up to 3.5% in valuation growth from existing property for maintenance and operations.

This year, the Voter-Approval Tax Rate is \$0.623936. The City Budget is preliminarily proposing a tax rate of \$0.6225, compared to the current property tax rate of \$0.62777. This is a little over a 1/2 cent decrease from the current rate.

SUBMITTED BY:	DISPOSITION BY COUNCIL: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY: CITY SECRETARY
CITY MANAGER		DATE:

DATE: 08/06/20	REFERENCE NUMBER: G-2476	SUBJECT: Accept 2020 Certified Appraisal Roll, set Anticipated Collection Rate, appoint an officer to calculate the No-New-Revenue Tax Rate, Voter-Approval Tax Rate, and enter tax data in www.tarranttaxinfo.com portal	PAGE: 2 of 2
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Roll Call Vote

For this year, the Benbrook City Council will be required to take a roll call vote to increase property tax revenue. As a reminder, Texas law requires municipalities to conduct a vote “to raise taxes” even if the City Council lowers the tax rate or if revenue on existing property increases by any amount.

ARB Cases

Texas law focuses only on property taxes and does not take into consideration any other revenue sources. In addition, State law does not recognize the intricacies of the property tax roll. For this year, 2020 Appraisal Roll Information Valuation Summary includes \$107,534,365 for properties under protest. Section 25.01 (c) of the State Property Tax Code directs the Chief Appraiser to prepare a list of all properties under protest with the Appraisal Review Board and pending disposition at the time of value roll certification. The estimated minimum taxable value for these properties is \$73,139,760.

Action by the City Council

Staff recommends that the City Council set the initial property tax rate at the voter-approval tax rate of \$0.623936. The final adopted property tax rate may be lower, but not higher, than the preliminary property tax rate approved on August 6, 2020. The proposed budget is predicated on a proposed tax rate of \$0.6225, which is slightly lower than the voter-approval tax rate. The public vote, as well as the additional advertisements and notices, does not mean that the City of Benbrook will increase the property tax rate. As mandated by the City Charter, the final property tax rate will be approved by the City Council during the budget process and adopted by an ordinance.

RECOMMENDATION

Staff recommends that the City Council:

1. Accept the 2020 Certified Appraisal Roll as presented;
2. Set 100.00 percent as the anticipated property tax collection rate for FY 2020-21;
3. Appoint the Finance Director to calculate and to publish the No-New-Revenue Tax Rate and the Voter-Approval Tax Rate, and enter the tax data in the www.tarranttaxinfo.com portal;
4. Set the maximum property tax rate for FY 2020-21 at the voter-approval rate of \$0.623936 (may be lowered when final budget is adopted); and,
5. Take a roll call vote to increase property tax revenue.

**CITY OF BENBROOK
 INFORMATION ON THE 2020 APPRAISAL ROLL
 AS PROVIDED BY THE TARRANT APPRAISAL DISTRICT
 ON JULY 24, 2020**

<u>DESCRIPTION</u>	<u>JULY 2019 VALUES</u>	<u>JULY 2020 VALUES</u>	<u>DOLLAR CHANGE</u>	<u>PERCENT CHANGE</u>
Certified Appraised Value	2,527,560,856	2,656,003,882	128,443,026	5.08%
<u>Less Exemptions & Adjustments</u>				
Absolute Exemptions - Public	40,706,009	50,221,392	9,515,383	
Absolute Exemptions - Charitable	991,579	4,590,096	3,598,517	
Absolute Exemptions - Religious & Private Schools	27,235,283	27,343,477	108,194	
Agricultural Deferrals	10,972,403	11,657,017	684,614	
Scenic Deferrals	40,771	40,771	-	
ARB Cases	40,095,020	107,534,365	67,439,345	
Incomplete Accounts	29,896,270	31,560,913	1,664,643	
Over 65	79,787,716	80,128,623	340,907	
Homestead	31,429,313	31,599,427	170,114	
Disability	481,250	297,500	(183,750)	
Nominal Value Accounts	575,470	812,303	236,833	
Polution Control	105,415	-	(105,415)	
Inventory	(11,013,174)	(11,697,788)	(684,614)	
Veterans	26,107,003	29,276,543	3,169,540	
Total Exemptions & Adjustments	277,410,328	363,364,639	85,954,311	
Subtotal	2,250,150,528	2,292,639,243	42,488,715	1.89%
<u>Add Estimated Minimum Values</u>				
Estimated Minimum Values	27,776,424	73,139,760	45,363,336	163.32%
Incomplete Accounts	15,750,847	11,505,575	(4,245,272)	-26.95%
TOTAL TAXABLE VALUE	<u>2,293,677,799</u>	<u>2,377,284,578</u>	<u>83,606,779</u>	3.65%
ADJUSTMENTS	-	-	-	
TOTAL TAXABLE VALUE	<u>2,293,677,799</u>	<u>2,377,284,578</u>	<u>83,606,779</u>	3.65%
Current Property Tax Revenue	14,399,021	14,798,596	399,575	2.78%
One Cent Equals	229,368	237,728	8,361	3.65%
General Fund	13,910,468	14,299,367	388,899	2.80%
Debt Service Fund	488,553	499,230	10,676	2.19%
Total	14,399,021	14,798,596	399,575	2.78%