



**MINUTES
OF THE
MEETING OF THE
BENBROOK CITY COUNCIL
THURSDAY, FEBRUARY 1, 2018**

The regular meeting of the Benbrook City Council was held on Thursday February 1, 2018 at 7:30 p. m. in the Council Chambers at 911 Winscott Road with the following Council members present:

Jerry Dittrich, Mayor
Renee Franklin
Larry Marshall
Rickie Allison
Jim Wilson
Mark Washburn
Ron Sauma

Also Present:

Andy Wayman, City Manager
Joanna King, City Secretary
Jim Hinderaker, Assistant City Manager
Bennett Howell, Public Service Director
Alex Busken, Management Analyst

Others Present:

Bill Smith
Rachel Dabbs

I. CALL TO ORDER

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

II. INVOCATION/PLEDGE OF ALLEGIANCE

Invocation given by Pastor Cheryl Roberts of Tabernacle of Praise.
The Pledge of Allegiance was recited.

III. MINUTES

1. Minutes of the regular meeting held January 18, 2018

Motion by Ms. Franklin, seconded by Mr. Allison to approve the minutes of the regular meeting held January 18, 2018.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Allison, Mayor Dittrich, Mr. Wilson, Mr. Washburn, Mr. Sauma

Noes: None

Motion carries unanimously.

IV. REPORTS FROM CITY MANAGER

A. GENERAL

G-2335 Adopt Ordinance Readopting Tax Abatement Guidelines and Criteria

Jim Hinderaker gave the following report: Chapter 312 of the Texas Tax Code enables the City of Benbrook to enter into a tax abatement agreement with an owner of taxable real property located in a reinvestment zone if the City has adopted guidelines and criteria. It is a useful tool to attract new business investment. State law requires re-adoption every two years. Benbrook first adopted the guidelines in 1989.

The guidelines and criteria are codified in Chapter 3.20 of the Municipal Code. Staff is not recommending any changes to the guidelines previously adopted by the City Council.

Eligible facilities subject to negotiation are tax abatements for new or expanded manufacturing facilities with more than \$3,000,000 in new investment; industrial employment of ten or more new employees; tax abatements for new hotels with more than 50 rooms.

Tax abatement agreements are not eligible for retail, distribution or office unless 80 percent or more of the revenue comes from outside of Benbrook; or, within the TIF District boundaries.

Tax abatement agreements are determined on a case-by-case basis and are limited to ten years in length and a maximum of 100 percent of the new appraised value. Businesses are still responsible for taxes on the pre-improved value of the property.

Although the City has had guidelines for tax abatement agreements since 1992, the City has never granted a tax abatement. However, having the abatement policy provides an opportunity to attract commercial and industrial developments.

Motion by Mr. Wilson, seconded by Ms. Franklin to adopt Ordinance No. 1420 readopting the guidelines and criteria for tax abatement agreements.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Allison, Mayor Dittrich, Mr. Wilson, Mr. Washburn, Mr. Sauma

Noes: None

Motion carries unanimously.

Ordinance No. 1420 being **“AN ORDINANCE READOPTING CHAPTER 3.20 (TAX ABATEMENT AGREEMENTS) OF THE BENBROOK MUNICIPAL CODE (1985), AS AMENDED, READOPTING GUIDELINES AND CRITERIA FOR TAX ABATEMENT AGREEMENTS AND DESIGNATION OF REINVESTMENT ZONES, DEFINING QUALIFYING FACILITIES, ESTABLISHING THE TERM AND LIMITS OF ABATEMENT, REQUIRING AN APPLICATION, DELEGATING ADMINISTRATIVE AND NEGOTIATION; PROVIDING FOR ENFORCEMENT AND PENALTIES, PROVIDING FOR VARIANCES AND EXPIRATION; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.”**

SECTION 3 PUBLICATION AND EFFECTIVE DATE

The City Secretary of the City of Benbrook is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof, as provided in Section 3.10 of the Charter of the City of Benbrook.

The City Secretary of the City of Benbrook is hereby directed to engross and enroll this ordinance by copying the caption, penalty clause, publication clause and effective date clause in the minutes of the City Council and by filing the ordinance records of the City.

The City Secretary of the City of Benbrook is hereby directed to publish the caption, penalty clause, publication clause and effective date clause of this ordinance for two (2) days in the official newspaper of the City of Benbrook, as authorized by Section 52.013 of the Local Government Code.

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

**G-2336 Approve Oncor's Discretionary Service Agreement for 43rd Year
Community Development Block Grant Program**

Bennett Howell gave the following report: Benbrook City Council approved the Bellaire Drive street light installation project for the 43rd Year Community Development Block Grant (CDBG). Before construction can begin, City Council must authorize Tarrant County to execute a Discretionary Service Agreement (DSA) with Oncor Electric Delivery.

The project includes twelve (12) 30' tall steel poles, 250W Cobra Lights and utilities and foundations. A major component of the original quotation was bringing a new electric feeder line to the area. Oncor has since devised a plan to access power from the Waterside Development., reducing the estimated cost to \$33,026.16. These significant savings will be rolled over into Benbrook's next CDBG project.

Motion by Dr. Marshall, seconded by Mr. Washburn to approve the Discretionary Service Agreement with Oncor Electric Delivery for \$33,026.16 for the installation of streetlights on Bellaire Drive between the trailhead near SH-183 and Crosslands Road.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Allison, Mayor Dittrich, Mr. Wilson, Mr. Washburn, Mr. Sauma

Noes: None

Motion carries unanimously.

**G-2337 Adopt Resolution to Participate in Tarrant County's 2018 HOME
Program**

Bennett Howell gave the following report: The Department of Housing and Urban Development (HUD) appropriates funds to entitlement communities through the HOME Investment Partnership Block Grant (HOME) program. Tarrant County receives and administers HOME funds on behalf of participating cities. The funds are targeted to benefit low-to-moderate income persons by providing rehabilitation for homeowner-occupied, single-family dwellings. The rehabilitation program is managed by the Tarrant County Community Development (TCCD) office and individual residents work directly with TCCD.

HUD requires communities to provide a 30% match for all HOME expenditures. Benbrook is required to submit a letter and City Council resolution affirming the match as part of the application.

The maximum amount that can be spent on one house is \$24,000 and Benbrook's match is \$7,200. Tarrant County indicates there are two homes in Benbrook that meet the requirements for the program.

Benbrook is requesting HOME funding of \$50,000 with a City match of \$15,000. The City match was approved in the FY 2017/2018 budget.

Motion by Mr. Sauma, seconded by Ms. Franklin to adopt Resolution No. 2018-01 authorizing participation in Tarrant County's 2018 HOME program.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Allison, Mayor Dittrich, Mr. Wilson, Mr. Washburn, Mr. Sauma

Noes: None

Motion carries unanimously.

Resolution 2018-01 being "A RESOLUTION AUTHORIZING PARTICIPATION IN TARRANT COUNTY'S HOME INVESTMENT PARTNERSHIPS PROGRAM; AND AGREEING TO MEET ALL MATCH CONTRIBUTION REQUIREMENTS FOR THE EXPENDITURES UNDER THE TARRANT COUNTY HOME INVESTMENT PARTNERSHIPS PROGRAM FOR PROGRAM YEAR 2018."

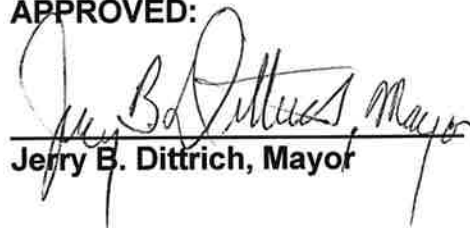
V. INFORMAL CITIZEN COMMENTS

VI. COUNCIL MEMBER AND STAFF COMMENTS

VIII. ADJOURNMENT

Meeting adjourned at 7:44 p.m.

APPROVED:


Jerry B. Dittrich, Mayor

ATTEST:


Joanna King, City Secretary