



**MINUTES  
OF THE  
MEETING OF THE  
BENBROOK CITY COUNCIL  
THURSDAY, SEPTEMBER 5, 2019**

The regular meeting of the Benbrook City Council was held on September 5, 2019 at 7:30 p. m. in the Council Chambers with the following Council members present:

Jerry Dittrich, Mayor  
Renee Franklin  
Larry Marshall  
Dustin Phillips  
Laura Mackey  
Ron Sauma

Also Present:

Andy Wayman, City Manager  
Joanna King, City Secretary  
Jim Hinderaker, Assistant City Manager  
Hillary Cromer, EDC Analyst  
Rick Overgaard, Finance Director  
Dawn Green, Police Administrative Manager  
Amanda Valdez, Management Analyst  
Bennett Howell, Public Services Director

Others Present:

Jeff Rodriguez  
Bill Smith  
Jason Ward  
Kent Williams  
Dennis Lindgron  
Carroll Crombie  
Henry Harveson, Boy Scout Troop 17  
and 2 other citizens

**I. CALL TO ORDER**

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

**II. INVOCATION/PLEDGE OF ALLEGIANCE**

Invocation given by Councilmember Marshall.  
The Pledge of Allegiance was recited.

**III. CITIZEN COMMENTS ON ANY AGENDA ITEM**

**IV. MINUTES**

**1. Minutes of the regular meeting held August 15, 2019**

Motion by Ms. Franklin seconded by Dr. Marshall to approve the minutes of the regular meeting held August 15, 2019.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

**V. PRESENTATION BY MAYOR AND MEMBERS OF CITY COUNCIL**

**CC-2019-07 Adopt Resolution adopting voting system for use in City of Benbrook Elections**

Joanna King gave the following report: The Texas Election Code requires entities to officially adopt the voting system used in elections. In August, the Tarrant County Commissioners Court awarded a contract with HART InterCivic to purchase Verity Voting System version 2.3.1 as the voting system for all forms of voting in Tarrant County elections.

The City of Benbrook currently contracts with Tarrant County Elections for joint elections. Through the contract, Tarrant County furnishes all voting equipment to be used during early voting and Election Day voting.

The Benbrook City Council called the November 5, 2019 General Election in July. With the recent purchase of the new equipment, it is now necessary that the City Council formally adopt the system that will be used in Benbrook elections.

Motion by Dr. Marshall, seconded by Mr. Phillips to adopt Resolution No. 2019-07 adopting the Hart Verity Voting System version 2.3.1 for City of Benbrook election beginning with the November 5, 2019 General Election.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

Resolution No. 2019-07 being **‘A RESOLUTION ADOPTING THE HART VERITY VOTING SYSTEM FOR ELECTIONS CONDUCTED BY THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS.’**

**CC-2019-08 Adopt Resolution amending Election Day polling places for Precincts 1021 and 1206**

Joanna King gave the following report: On July 18, 2019, City Council adopted Resolution No. 2019-05 approving the Joint Election Agreement between the City and Tarrant County Elections for the November 5, 2019, General Election.

At the time of adoption, the election-day polling places were determined from a draft document provided by the Tarrant County Elections Division. On August 23, 2019, the City Secretary was notified by Tarrant County that the election-day polling place for Precinct No. 1021 (Benbrook City Hall) and Precinct No. 1206 (Benbrook Fire Station) were being combined into one polling place. The polling place for these two precincts will be the Benbrook Community Center, 228 San Angelo, Benbrook, Texas 76126.

With the change in the election-day polling place for Precinct No. 1021 and Precinct No. 1206, staff has prepared a resolution amending the polling places for the November 5, 2019, General Election.

Motion by Ms. Mackey, seconded by Mr., Sauma to adopt Resolution No. 2019-08 amending the election-day polling place for the election to be held November 5, 2019.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

Resolution No. 2019-08 being **“A RESOLUTION AMENDING THE ELECTION-DAY POLLING PLACE FOR PRECINCT NO. 1021 AND PRECINCT NO. 1206 FOR THE NOVEMBER 5, 2019 GENERAL ELECTION.”**

**VI. PRESENTATION BY BENBROOK ECONOMIC DEVELOPMENT CORPORATION**

**EDC-2019-03 Ratify BEDC budget for Fiscal Year 2019-2020**

Cathy Morris gave the following report: The proposed Benbrook Economic Development Corporation (BEDC) FY2019-2020 budget totals \$1,874,158.00. City departments submit budgets for review by the City Manager and the Finance Department.

While administrative costs are approved through the normal budget review process, the BEDC board is asked to consider and approve EDC projects, as generally described in accounts 5700. At their August 19, 2019 regular meeting, the BEDC board approved the proposed budget; and is now seeking City Council ratification.

A summary of the Benbrook Economic Development Corporation FY 2019-2020 proposed budget is as follows:

Administrative Budget Accounts 5000 - 5300	
FY 2019-2020	<b>\$499,158</b>
<b>BEDC Projects 5700</b>	
<b>5705 Storefront Improvement Program Grant</b> (ongoing)	\$150,000
<b>5706 NW Winscott Infrastructure</b> (overruns, maintenance, incidentals)	\$100,000
	\$50,000
<b>5707 Westpark Corner</b> (demo, maintenance, incidentals)	\$400,000
<b>5711 Benbrook Plaza</b> (redevelopment reimbursement)	\$75,000
<b>5712 8909 Benbrook Boulevard</b> (utility connections)	\$600,000
<b>5722 Benbrook Boulevard</b> (landscape, signage, beautification)	
	<b>\$1,375,000</b>
<b>5700 Total Projects</b>	
	<b><u>\$1,874,158</u></b>
<b><u>TOTAL FY 2019-2020 BEDC BUDGET</u></b>	

## **End-of-Year Available Funds**

As of June 30, 2019, Staff projects liquid assets available (fund balance) on October 1, 2019 of approximately \$4,547,761. Projected FY2020 total revenue is approximately \$1,250,000. Subtracting the proposed FY2020 budget leaves projected end-of-fiscal-year funds available of \$3,923,603; notwithstanding anticipated new project expenditures and possible revenue from the sale of EDC-owned properties.

At their August 19, 2019 regular meeting, the BEDC board conducted a public hearing on this item; there were no citizen comments.

Motion by Mr. Sauma, seconded by Dr. Marshall to approve the proposed BEDC budget for FY2019-2020.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

### **EDC-2019-04      Approve Commercial Contract for Sale with Caron Moore Harrison to purchase 9460 Benbrook Boulevard, Benbrook, Texas for the purpose of redevelopment**

Cathy Morris gave the following report: As part of the Benbrook Economic Development Corporation (BEDC) Strategic Plan, the BEDC is committed to evaluating commercial properties within Benbrook city limits to determine their highest and best use, to seek ways to encourage redevelopment where appropriate and feasible, and to review and analyze select properties and consider purchasing them to expedite quality development.

Focusing on creating redevelopment opportunities at the corner of Westpark Drive and Benbrook Boulevard/U.S. 377, BEDC has purchased four tracts of land; 9201 Westpark Drive (former Express Stop), 8949 Benbrook Boulevard (former Rub-a-Dub car wash), and 9331 and 9351 Westpark Drive (former Marc's Automotive). BEDC has initiated demolition, site improvements, and/or state-required environmental mitigation on these lots to facilitate desired future development.

BEDC's efforts to assemble tracts on this corner have resulted in the recent successful negotiation with the owner of 9460 Benbrook Boulevard, currently operating as Foot Works Performing Arts Center.

A contract for sale has been drafted and approved by the BEDC real estate attorney, attorneys for the property owner, Caron Moore Harrison, and the Benbrook Economic Development board of directors. The BEDC board and Caron Moore Harrison have agreed to a sale price of \$300,000 for the property; or approximately \$23 a square foot.

Staff is requesting a budget adjustment totaling \$350,000 to include the sale price as well as costs associated with real estate closing, possible demolition, and incidentals related to clean-up, preparation, and maintenance of the site.

BEDC conducted a Phase I Environmental Assessment which revealed no evidence of recognized environmental conditions (REC's) in connection with this property. At approximately .29 acres, this acquisition assembles all commercial tracts on this prominent corner, totaling approximately 3.37 acres for redevelopment opportunity.

The contract allows for a short-term commercial lease agreement with the current tenants of 9460 Benbrook Boulevard, Foot Works Performing Arts Center. The short-term lease is for a term of 180 days, and allows for an extension of that timeframe as the tenants undergo completion of their new dance studio facility, currently under construction at 9191 Vista Way.

The lease allows that the tenants will pay the BEDC a monthly rent of \$3,500; will be responsible for all utilities, expenses and maintenance and repair of the building and all systems; will maintain general liability insurance to protect the BEDC and the City of Benbrook; and will indemnify and hold harmless the landlord for any damages, losses, or injury.

Motion by Ms. Franklin, seconded by Mr. Phillips to ratify and direct the BEDC board president to execute the commercial contract for sale with Caron Moore Harrison for the purchase of property located at 9460 Benbrook Boulevard, Benbrook, Texas, and to amend the approved FY2020 BEDC budget by adding \$350,000 to be available for this project; a \$300,000 sale price, plus an additional \$50,000 to be available for associated real estate closing costs, possible demolition of building/slab/parking lot, clean-up, and any associated incidentals.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

## **VII. REPORTS FROM CITY MANAGER**

### **A. GENERAL**

#### **G-2424 Accept finance report for period ending July 31, 2019**

Rick Overgaard gave the following report: General Fund revenues for the month of July were \$653,566. Property tax collections were \$154,486, Franchise Taxes were \$33,182, and Permits & Fees were \$31,055. Sales tax collected and recognized as revenue in July was \$250,363. Fiscal year to date sales tax is \$2,339,288, an increase of 16.99% over last year at this time. General Fund revenues collected through the end of July were \$17,765,426 or 87.8 percent of the budget.

General Fund expenditures for the month of July were \$1,327,789. As a reminder, transfers to other funds of \$1,670,000 and a transfer of \$214,804 for the Animal Shelter already occurred this fiscal year. Last fiscal year, these transfers (a combined \$2.0 million) were made in August. Expenditures through July were \$17,306,139 or 81.6 percent of the adopted budget.

Fiscal year-to-date, total General Fund revenues of \$17,765,426 exceeded General Fund expenditures of \$17,306,139 by \$459,287.

Debt Service revenues for the month of July totaled \$8,265 and all were from property tax. Expenditures for July were \$67,429 and were for debt service payments due August 1<sup>st</sup>. The next debt service payments will occur in February 2020. Fiscal year to date revenues of \$1,722,179, exceeded fiscal year to date expenditures of \$1,540,099, by \$182,080.

EDC revenues as of July 31, 2019, were \$1,912,678. EDC expenditures through the end of July were \$2,233,145, which includes the purchase of land. Total expenditures exceeded total revenues by \$320,467.

Total revenues received through July 31, 2019 were \$3,403,082 from stormwater utility fees, mineral lease revenue, TIF revenue, and interest earnings. Total expenditures for the Capital Projects Fund were \$4,330,965 through the end of July. July expenditures included the following projects: Chapin Road Cross Culver, Vista Way, Westpark Wall, and Clearfork Emergency Access Bridge. Total expenditures exceeded total revenues by \$927,883. 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.

A number of planned capital projects have occurred or are ongoing including the Vista Way extension (\$2.33 million), 800 MHz radio system (\$560,000), Animal Shelter (\$2.2 million), and multiple drainage projects. These projects, in combination with the end of the fiscal year, have incrementally decreased the total

“all funds” balance to \$19,274,546. This planned decrease is consistent with the adopted Capital Improvement Plan and ongoing cash flow requirements. General Fund reserves are still projected in excess of \$8,000,000.

On July 31, 2019, the City had \$19,274,546 invested at varying interest rates; the EDC had \$4,458,693 available.

Motion by Ms. Mackey, seconded by Dr. Marshall to accept the finance report for the period ending July 31, 2019.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

**G-2425      Adopt Resolution approving negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the 2019 Rate review Mechanism filing**

Rick Overgaard gave the following report: The City, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in a resolution adopted by ACSC members in 2018. On or about April 1, 2019, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2018, entitled it to additional system-wide revenues of \$70 million. Application of the standards set forth in ACSC’s RRM Tariff required Atmos to reduce its request to \$54 million, \$39.3 million of which would be applicable to ACSC members. ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$38.7 million instead of the claimed \$54 million. The amount of the \$38.7 million deficiency applicable to ACSC members would be \$28.2 million.



After the Company reviewed ACSC's consultants' report, ACSC's Executive Committee and the Company negotiated a settlement whereby the Company would receive an increase of \$35.4 million from ACSC Cities.

The Executive Committee recommends a settlement at this amount. The Effective Date for new rates is October 1, 2019. ACSC members should take action approving the Resolution before the end of September.

Atmos generated proof that the rate tariffs will generate \$35.4 million in additional revenues from ACSC Cities. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

The impact of the settlement on average residential rates is an increase of \$2.05 on a monthly basis, or 3.7 percent. The increase for average commercial usage will be \$6.18 or 2.31 percent.

Motion by Dr. Marshall, seconded by Mr. Phillips to adopt Resolution No. 2019-09 approving the negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the 2019 Rate Review Mechanism filing.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

**Resolution No. 2019-09 being "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENBROOK, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2019 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING**

**DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL. "**

**G-2426      Authorize Interlocal Agreement with Fort Worth Independent School District to provide three police officers to participate in Annual School Security Initiative**

Dawn Green gave the following report: The Benbrook Police Department provides three full-time School Resource Officers (SRO) 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 Ms. Mackey, seconded by Mr. Sauma to 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:

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

Noes: None

Motion carries unanimously.

**G-2427      Adopt Resolution continuing the receipt of the City's share of bingo prize fee funds**

Amanda Valdez gave the following report: The Texas Legislature, during its 86th Regular Session, adopted House Bill 914 requiring the governing body of a municipality to authorize the continued collection of a portion of the bingo prize fee, after January 1, 2020, pursuant to the Texas Occupations Code.

The proposed Resolution reserves the City's future right to collect its share of bingo prize fees should a licensed authorized bingo organization begin operations within the corporate limits of the City of Benbrook after January 1, 2020. Currently, there are no licensed authorized bingo organizations operating within the corporate limits of the City.

As a result of an election held on August 14, 1982, Benbrook citizens approved legalization authorizing bingo games within the City of Benbrook.

Motion by Mr. Phillips, seconded by Dr. Marshall to approve the Resolution No. 2019-10 authorizing the continued receipt of the City's share of bingo prize fees collected from licensed authorized bingo organizations operating, after January 1, 2020, within the corporate limits of the City of Benbrook.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

Resolution No. 2019-10 being **"A RESOLUTION OF THE CITY OF BENBROOK, TEXAS, AUTHORIZING THE CONTINUED RECEIPT OF ITS SHARE OF BINGO PRIZE FEES COLLECTED FROM LICENSED AUTHORIZED BINGO ORGANIZATIONS OPERATING WITHIN THE CORPORATE LIMITS OF THE CITY OF BENBROOK"**

**G-2428      Approve Concessionaire Agreement with Benbrook Stables**

Bennett Howell gave the following report: The operators of the Triple T Ranches, Inc. (d.b.a. Benbrook Stables), Steven and Molly Thomson, seek to renew their concession agreement with the City of Benbrook through June 14, 2027, which coincides with the expiration of the City's lease agreement with the U.S. Army Corps of Engineers (Corps)

The Benbrook Stables, which opened in the early 1950's, is a full-service equestrian facility offering several horse stabling options, guided trail rides, riding lessons, youth camps, rodeos and other horse themed social events. The facility is located on approximately 60-acres abutting the east side of Benbrook Boulevard, is one of five concessionaires currently operating on Corps property managed by the City of Benbrook under a fifty-year lease agreement with the Corps. The Thomson's have operated the facility since 1998.

The proposed concession agreement is largely unchanged from the previous agreement save some preferred, but non-material, contract verbiage included by the new Real Estate Contracting Officer for the Corps. Significant improvements included in the agreement are as follows:

- Enhanced pastureland management to include a grazing rotation plan, a seeding/fertilization plan and weed prevention plan.
- Repair caretaker quarters and corral announcer booth.
- Obtain final approval of "Unauthorized" Structures and Uses, which includes the conversion of three accessory buildings into operating cabins.
- Restoration of the existing "rotating" free standing pole sign.

Years 2-5 Improvements – Continue to improve the overall landscaping of the property by adding new plants and trees. Maintain buildings, fences and structures.

The Parks and Recreation Board held a public hearing on August 14<sup>th</sup> to review and take public comment. The Board unanimously recommended approval of the Benbrook Stables Concessionaire Agreement as amended.

Motion by Dr. Marshall, seconded by Mr. Sauma to approve the revised Concessionaire Agreement for Benbrook Stables.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

**G-2429      Revise 45<sup>th</sup> Year CDBG project scope of work and engineering contract**

Bennett Howell gave the following report: On January 17, 2019, City Council approved the 45<sup>th</sup>-Year Community Development Block Grant (CDBG) project to include installing streetlights on Crosslands Road between S.H. 183 and Bellaire Drive. Staff is requesting that City Council approve expanding the scope of the project to include installing a portion of sidewalk along this same stretch of street.

City Council included the following CDBG projects in the current Capital Improvement Program (CIP).

- 43<sup>rd</sup>-Year – Streetlights on the north side of Bellaire Drive between the trail head and Crosslands Road. This project is under construction.
- 45<sup>th</sup>-Year – Streetlights on the east side of Crosslands Road between S.H. 183 and Bellaire Drive. Tarrant County has awarded the City \$130,000 for this project.
- 47<sup>th</sup>-Year – Sidewalk on the north side of Bellaire Drive between the trail head and Crosslands Road. The application will be submitted in 2021.
- 49<sup>th</sup>-Year – Sidewalk on the east side of Crosslands Road between S.H. 183 and Bellaire Drive. The application will be submitted in 2023.

The City has an opportunity to expand the scope of work for the 45<sup>th</sup> Year (Crosslands Road Streetlights) CDBG project to utilize excess funds from the 43<sup>rd</sup> Year CDBG project (Bellaire Streetlight Project). The Bellaire Streetlight Project will have approximately \$53,000 unencumbered once the project is finished. HUD will not allow Tarrant County to roll over more than \$25,000 to the next project, so

the City could lose \$28,000. Tarrant County will allow the City to expand the scope of work on the next CDBG project to include the sidewalk on Crosslands Road so the City doesn't lose the funds.

City staff requested that the 47<sup>th</sup> Year project (Bellaire Sidewalk) be included in the revised scope of work since that is the next project in the CIP. Tarrant County denied the request because the City cannot expand the project boundaries in order to receive the unencumbered funds. Therefore, City staff included the 49<sup>th</sup> Year (Crosslands Road sidewalk) CDBG project in the revised scope of work request.

There will be sufficient funds to construct approximately half of the sidewalk along Crosslands Road between S.H. 183 and Bellaire Drive. The remaining Crosslands Road sidewalk section will be constructed during the 47<sup>th</sup> Year project, along with the Bellaire Drive sidewalk. At a future date, the City Council will need to select a new project for the 49<sup>th</sup> Year CDBG.

The City will have to enter into a contract to design the sidewalk along Crosslands Road, because Tarrant County has expended its entire engineering budget. The design contract will include the entire length of Crosslands Road between S.H. 183 and Bellaire Drive. The cost is \$8,600. Teague, Nall & Perkins (TNP) is Tarrant County's engineering firm for this project. TNP has a long work history with the City.

If City Council approves these revisions, staff will include them in the CIP for formal approval later in the year.

The engineering contract will be financed through General Fund Reserves.

Motion by Ms. Franklin, seconded by Dr. Marshall to approve the revised 45<sup>th</sup>-Year Community Development Block Grant Project Scope of Work and the Engineering Contract.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

## **VIII. OTHER MATTERS OF BUSINESS**

- 1. Conduct 1<sup>st</sup> Public Hearing on 2019 Property Tax Rate**
- 2. Conduct 1<sup>st</sup> Public Hearing on 2019-2020 Proposed Budget**

Rick Overgaard gave the following summary of the proposed 2019 Property Tax Rate

### **Effective and Roll Back Tax Rates (per \$100 valuation)**

- Effective Tax Rate \$0.587345
- Roll Back Tax Rate \$0.627770
- Proposed Tax Rate \$0.627770

### **Proposed Ad Valorem Tax Rates (per \$100 valuation)**

- General Fund \$0.60647
- Debt Service Fund \$0.02130
- Operating Funds \$0.62777

### **Changes in Assessed Valuations**

- Certified Appraised Value 6.32%
- Total Taxable Value 9.82%

### **Assessed Value Data**

- New Construction \$29,989,655
- One Cent of Property tax \$ 229,368

At the August 1, 2019 City Council meeting the Finance Director presented the certified appraisal roll from Tarrant Appraisal District (TAD). City Council accepted the certified appraisal roll and appointed the Finance Director to calculate and publish the effective tax rate and roll back tax rate. Notice was published in the Fort Worth Star-Telegram on August 7, 2019. The first public hearing on the tax rate was held on August 15, 2019 and the second public hearing will be held tonight, September 5, 2019.

The current tax rate is \$0.64 per \$100 valuation. The proposed tax rate for 2019 is \$0.62777 per \$100 valuation.

**Rick Overgaard gave the following summary of the 2019-2020 Proposed Budget:**

#### **Revenues**

- General Fund \$20,973,383
- Debt Service Fund \$ 487,107
- Operating Funds \$21,460,490

#### **Expenditures**

- General Fund \$19,872,244
- Debt Service Fund \$ 1,561,424

- Operating Funds \$21,433,668

### **Transfers Out – General Fund**

- Capital Asset Replacement \$250,000
- Capital Projects Fund \$650,000
- Wall Repair Fund \$250,000

### **Transfers to Operating Funds**

- Road Damage Fund \$1000,000
- Storm Water Utility Fund \$586,752
- TIF Fund \$503,136

### **Projected Ending Fund Balances**

- General Fund \$8,386,666
- Debt Service Fund \$ 345,018
- Operating Funds \$8,731,684

### **Budget Highlights (Base Budget)**

- Continuation of current services, programs and staffing levels
- Step increases of eligible full-time employees
- Replacement of computers, peripherals, and software as scheduled
- Swing sets for City parks
- \$250,000 transfer out to Wall Repair Fund
- Purchase two desktop scanners for Finance
- Additional software licenses for electronic plan review
- Upgrade and modernization of the IT infrastructure
- Upgrade Laserfiche/GIS software and services
- One additional police officer

### **Budget Highlights (Decision Packages)**

- Replacement of four light bars for police vehicles
- Seven new Taser devices
- Eleven SWAT ballistic helmets
- Incentive money for out-of-state applicants
- Incinerator for property and evidence destruction
- New animal control vehicle
- Replacement of 16 self-contained breathing apparatus bottles
- Opticom traffic light system for emergency vehicles
- One Lucas chest compression unit for EMS
- Replacement of one ambulance

- Replacement of radar light sensors for intersections
- Continuation of street sign replacement program
- Expansion of street overlay program
- Expansion of concrete infrastructure repair program
- Rebuild and expand ballfield dugouts
- One 2.3-yard hopper top dresser for athletic field maintenance
- One stump grinder for tree removal
- Refinish shop floors in fleet maintenance
- Update plan room for digital plan review

### **Debt Service Fund**

- Principal and interest payments for three General Obligation Bond issues
- Transfers from Storm Water Utility Fund and TIF Fund for related debt - \$1,089,878
- Debt Service Property Tax Rate at \$0.0213

This is the second public hearing on the proposed Fiscal Year 2019-2020 budget. The first public hearing was held on August 15, 2019. City Council will adopt the FY 2019-2020 budget, adopt the 2019 property tax rate and ratify property tax revenue increase at the September 19, 2019 meeting.

Mayor Dittrich opened the public hearing on the 2019 Property Tax Rate at 8:21 p.m. No one spoke to the item. Mayor Dittrich closed the hearing at 8:21 p.m.

Mayor Dittrich opened the public hearing on the 2019-2020 proposed budget at 8:22 p.m. No one spoke to the item. Mayor Dittrich closed the public hearing at 8:23 p.m.

### **IX. INFORMAL CITIZEN COMMENTS**

Daniel Bennett provided information to City Council regarding proposed resolution supporting a change to the procedure for voting for candidates to serve on the Board of Directors of the Tarrant Appraisal District.

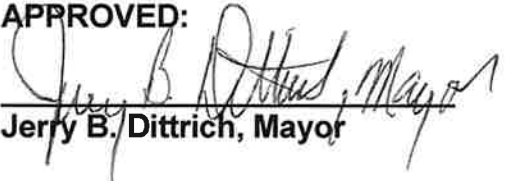
### **X. COUNCIL MEMBER AND STAFF COMMENTS**

### **XI. ADJOURNMENT**

Meeting adjourned at 8:28 p.m.



APPROVED:

  
\_\_\_\_\_  
Jerry B. Dittrich, Mayor

ATTEST:

  
\_\_\_\_\_  
Joanna King, City Secretary