



**MINUTES  
OF THE  
MEETING OF THE  
BENBROOK CITY COUNCIL  
THURSDAY, AUGUST 2, 2018**

The regular meeting of the Benbrook City Council was held on Thursday August 2, 2018 at 7:30 p. m. in the Council Chambers at 911 Winscott Road with the following Council members present:

Jerry Dittrich, Mayor  
Larry Marshall  
Rickie Allison  
Mark Washburn

Also Present:

Andy Wayman, City Manager  
Jim Hinderaker, Assistant City Manager  
Joanna King, City Secretary  
Sherri Newhouse, Finance Director  
Chelsea Nelson, City Planner

Others Present:

Rick Overgaard, Finance Director  
Bennett Howell, Pubic Services Director  
Bill Smith  
Marilyn Ackman  
Darwin Winfield

**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 Mark Washburn.  
The Pledge of Allegiance was recited.

**III. MINUTES**

**1. Minutes of the regular meeting held July 19, 2018**

Motion by Mr. Allison, seconded by Dr. Marshall to approve the minutes of the regular meeting held July 19, 2018.

Vote on the Motion:

Ayes: Dr. Marshall, Mr. Allison, Mayor Dittrich, Mr. Washburn

Noes: None

Motion carries unanimously.

#### IV. REPORTS FROM CITY MANAGER

##### A. GENERAL

##### **G-2362 Accept 2018 Certified Appraisal Roll, set Anticipated Collection Rate, and appoint an officer to calculate the Effective Tax Rate and Roll Back Tax Rate**

Sherri Newhouse gave the following report: Staff received the 2018 Certified Appraisal Roll from the Tarrant Appraisal District (TAD) on Friday, July 20, 2018. The report "Information on the 2018 Appraisal Roll" contains the State-mandated information on appraised value, adjustments, exemptions, and the taxable value of property.

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 2018-19, and appoint an officer to calculate and publish the Effective Tax Rate (ETR) and the Rollback Tax Rate (RTR).

The "Information on the 2018 Certified Appraisal Roll" indicates that the City of Benbrook will realize an overall increase in property tax revenues of 9.50 percent or approximately \$1,159,523.

This year, for the second time since 2015, the Benbrook City Council will be required to take a roll call vote to increase property tax revenue and set the anticipated property tax rate. The vote is mandatory because the City's Effective Tax Rate of \$0.619189 falls below the current property tax rate of \$0.640000. As a reminder, Texas law requires municipalities to conduct a vote "to raise taxes" even if the City Council leaves the tax rate at the same (current year's) rate.

Texas law focuses only on property taxes and does not take into consideration any other significant revenue sources.

In addition, State law does not recognize the intricacies of the property tax roll. The 2018 Appraisal Roll Information Valuation Summary includes \$49,979,876 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 \$49,254,502.

State law does not take into consideration the cumulative impact of taxable values over multiple years and instead only compares the current year to the past year.

The current property tax rate of \$0.640000 is below the Roll-Back-Tax-Rate (RTR) of \$0.702608; no additional action will be required by the Benbrook City Council.

It is recommended that City Council set the property tax rate at the current rate of \$0.6400 for the 2018-19 fiscal year; this rate is the current property 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. The adopted property tax rate may be lower than the preliminary property tax rate approved on August 2, 2018.

Motion by Dr. Marshall, seconded by Mr. Allison to:

1. Accept the 2018 Certified Appraisal Roll as presented;
2. Set 100.00 percent as the anticipated property tax collection rate for 2018-19;
3. Appoint the Finance Director to calculate and to publish the Effective Tax Rate (ETR) and the Rollback Tax Rate (RTR);
4. Set the preliminary property tax rate for the 2018-19 fiscal year at the current rate of \$0.6400.

Vote on the Motion:

Ayes: Dr. Marshall, Mr. Allison, Mayor Dittrich, Mr. Washburn

Noes: None

Motion carries unanimously.

## **V. INFORMAL CITIZEN COMMENTS**

Marilyn Ackman, Manager of Public Affairs with Atmos Energy announced that she would be retiring in September 2018. She expressed appreciation to City Council and City Staff for the working relationship she has enjoyed for the past nineteen years. Ms. Ackman introduced her replacement, Darwin Winfield.

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

**VII. ADJOURNMENT**

Meeting adjourned at 7:42 p.m. followed by worksession:

1. Discuss Erosion Control Ordinance
2. Discuss Whitestone Heights Preliminary Plat
3. Discuss FY 2018-2019 Budget

**APPROVED:**

  
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Jerry B. Dittrich, Mayor

**ATTEST:**

  
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Joanna King, City Secretary