RICHLAND HILLS CITY COUNCIL
REGULAR MEETING AGENDA
AUGUST 12, 2024
CITY HALL, 3200 DIANA DRIVE

The Work Session and Regular Session are open to the public. If Executive Session is required, it will be held in the Council Conference Room, and is closed to the public. Please note that although the Council will generally consider the items on the agenda in the order shown below, they may elect to re-order items in order to accommodate the needs of the Council, city staff, presenters, or the public generally. Therefore, members of the public interested in any agenda item are encouraged to be in attendance at the start of the meeting.

CITY COUNCIL WORK SESSION – 5:00 PM

1. **Executive Session**: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.**
    1. Section 551.087: Deliberation regarding Economic Development Negotiations
        a. 2721 Handley Ederville Road, Richland Hills, TX

2. Water and Wastewater Rate Study Presentation

3. FY 2025 Budget Overview: General Fund, Debt Service and Utility Fund

4. Discuss items listed on tonight's City Council agenda. No action will be taken and each item will be considered during the Regular Session.

REGULAR SESSION – 7:00 PM

CALL TO ORDER

INVOCATION AND PLEDGES OF ALLEGIANCE

1. PRESENTATIONS

A. Employee Service Awards
- Mario Hernandez – 15 years

B. Field Child Delivery Award

C. Life Saving Award

D. Citizen Appearances/Public Comments

Citizen comments emailed to Lindsay Rawlinson (lrawlinson@richlandhills.com) on an item either listed on this agenda or not listed on this agenda will be heard at this time. Citizens in attendance at the meeting who have signed a card to speak to the City Council will also be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the city staff and City Council members are prevented from discussion of the subject and may respond only with statements of factual information or existing city policy. Citizens will have three (3) minutes to address City Council. Public comment will not be taken on items that the Council has previously considered in a public hearing.

2. CONSENT AGENDA

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

A. Approve minutes from the July 22, 2024 City Council Regular Meeting

B. Excuse the absence of Councilmember Theresa Bledsoe from the July 22, 2024 regular City Council meeting

C. Approve Resolution 597-24 authorizing the creation of an Employee Benefits Trust pursuant to Chapter 222 of the Texas Insurance Code

D. Approve Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool for Cyber Liability and Data Breach Response

3. PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

A. Consider Ordinance 1503-24 a Planned Development (2024-0183) to construct Townhomes or Single-family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118 **PUBLIC HEARING**

4. ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

A. None

5. CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

A. None

6. OTHER ITEMS FOR CONSIDERATION

A. Consider approval of quote from Sunbelt Pools in the amount of $62,650 for Link water feature repairs

B. Consider approval and adoption of the 2024 Certified Tax Roll (Fiscal Year 2025/Tax Year 2024)

C. Set proposed tax rate for Fiscal Year 2025 and public hearing date for tax rate adoption

7. REPORTS & DISCUSSIONS

A. None

8. COMMUNITY INTEREST ITEMS

This is a standing item on the agenda of every regular meeting of the City Council. (The Texas Open Meetings Act effective September 1, 2009, provides that "*a quorum of the city council may receive from municipal staff, and a member of the governing body may make, a report regarding items of community interest during a council meeting without having given notice of the subject of the report, provided no action is taken or discussed.*" The Open Meetings Act does not allow Council to discuss an item concerning pending City Council business unless it is specifically, appropriately posted on the agenda.) An "item of community interest" includes the following:

- information regarding holiday schedules;
- honorary recognitions of city officials, employees, or other citizens;
- reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or city employee; and
- announcements involving imminent public health and safety threats to the city

9. EXECUTIVE SESSION

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.**

Reconvene into open session for possible action resulting from any items posted and legally discussed in Executive Session.

10. ADJOURNMENT

CERTIFICATE

I hereby certify that the above agenda was posted on this the 8th day of August 2024 by 5:30 p.m., on the official bulletin board at the Richland Hills City Hall, 3200 Diana Drive, Richland Hills, Texas, pursuant to the Texas Government Code, Chapter 551.

Lindsay Rawlinson
Lindsay Rawlinson
City Secretary

ACCESSIBILITY STATEMENT

The Facility is wheelchair accessible. If you plan to attend this public meeting and have a disability that requires special arrangements, please notify the City Secretary 48 hours in advance at (817) 616-3810 and reasonable accommodations will be made to assist you.

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Candice Edmondson, City Manager

Date: August 12, 2024

Subject: Water and Wastewater Rate Study

Agenda Item:

Water and Wastewater Rate Study Presentation

Background Information:

The FY 2024 Budget included funding in the amount of $30,000 to complete a water and wastewater rate study. The City issued a Request for Proposals for Utility Rate Study Services in late 2023, and Willdan was awarded the bid. Willdan consultants have completed their assessment and are ready to present their initial findings and recommendations to City Council. Consultant Jason Grey will be in attendance to provide the results.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

None

Council Action Requested:

Discussion Item Only

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Candice Edmondson, City Manager

Date: August 12, 2024

Subject: FY 2025 Budget Overview

Agenda Item:

FY 2025 Budget Overview: General Fund, Debt Service and Utility Fund

Background Information:

Staff will present an overview of the proposed FY 2025 General Fund, Debt Service and Utility Fund Budgets.

Financial Considerations:

The proposed FY 2025 Budget will go into effect on October 1, 2024 if approved by City Council.

Legal Review:

N/A

Board/Citizen Input:

The proposed FY 2025 Budget will be presented in Work Sessions on August 12, 2024 and August 26, 2024. A Public Hearing will be held on September 9, 2024 with final approval and adoption occurring September 23, 2024.

Attachments:

None

Council Action Requested:

Discussion Item Only

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Lindsay Rawlinson, City Secretary

Date: August 12, 2024

Subject: Employee Service Award

Agenda Item:

Presentation of 15-year Service Award to Sergeant Mario Hernandez.

Background Information:

Sergeant Hernandez was born in Monterrey Mexico, he enjoys traveling the world and has visited multiple US states, Canada, Mexico, France and England.

Sergeant Mario Hernandez started his career as a police officer in August 2009 with our agency and graduated from the North Central Texas Council of Governments Police Academy with honors. In October 2018, Mario Hernandez was promoted to Sergeant and has been serving in that role. While serving with our agency he has worked various assignments including the Explorer Program, Bilingual Public Information Officer, Bike Patrol, Fleet Maintenance, School Resource Officer Supervisor and the Mental Health Coordinator. He currently serves as the Community Services Sergeant.

In 2012, he graduated from the University of Texas at Arlington with a Bachelor of Science in University Studies and Minor in Business.

Sergeant Hernandez is an avid reader of sci-fi and fantasy novels. He most enjoys spending time with his family hiking or swimming. Sergeant Hernandez is married to Jennifer Hernandez, and they have two children Natalia (12) and Isabel (7).

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

N/A

Council Action Requested:

Presentation of 15-year Service Award to Sergeant Mario Hernandez

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: C. Russell Shelley, Fire Chief

Date: August 12, 2024

Subject: Field Child Delivery Award

Agenda Item:

Field Child Delivery Award

Background Information:

On May 25, 2024, the Richland Hills Fire Department responded to a female patient who was experiencing the imminent delivery of her child. Personnel assisted the patient with the field delivery of a healthy baby boy. Both patients received continuing care during transport to the hospital until care was transferred to the hospital staff. The field delivery of a child is an exciting and terrifying event all at the same time. Due to the quick action and efforts of our personnel, the situation was appropriately handled, and mother and child are doing well today.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

N/A

Council Action Requested:

Presentation Only

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: C. Russell Shelley, Fire Chief

Date: August 12, 2024

Subject: Life Saving Award

Agenda Item:

Life Saving Award

Background Information:

On May 12, 2024, the Richland Hills Fire Department responded to an elderly female who experienced sudden cardiac arrest at her home. Personnel immediately began Advanced Cardiac Life Support treatment of the patient and initiated transport to the hospital. During transport, the patient experienced a Return of Spontaneous Circulation or ROSC. Personnel continued to provide supportive care until they arrived at the hospital. The patient received continuing care at the hospital and is currently continuing her recovery at a local skilled nursing facility. While most firefighters will tell you that they were just doing their job, a cardiac arrest victim who survives, recovers, and leaves the hospital is truly a life saved.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

N/A

Council Action Requested:

Presentation Only

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Lindsay Rawlinson, City Secretary

Date: August 12, 2024

Subject: Minutes from the July 22, 2024 Regular City Council Meeting

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Agenda Item:

Approval of minutes from the July 22, 2024 City Council Regular Meeting

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

July 22, 2024 Draft Minutes

Council Action Requested:

Motion to approve the minutes from the July 22, 2024 City Council Regular Meeting

RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
JULY 22, 2024
MINUTES

Roll Call:

Council present	Council absent
Curtis Bergthold, Mayor	Theresa Bledsoe, Place 3
Douglas Knowlton, Mayor Pro Tem	
Travis Malone, Place 2	
John Skier, Place 4	
G.W. Estep, Place 5	
Roland Goveas, Place 6	

Staff present
Candice Edmondson, City Manager
Lindsay Rawlinson, City Secretary
James Donovan, City Attorney

CITY COUNCIL WORK SESSION – 6:30 PM

1. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.

None.

2. **Discuss items listed on tonight's City Council agenda. No action will be taken and each item will be considered during the Regular Session.**

7A. Street Improvement Projects

Director of Public Works and Capital Projects Kip Dernovich presented the Street Improvement Projects update and provided details regarding Magnolia Park, Tarrant County CDBG project, and illuminated street signs.

7B. 3rd Quarter Investment Report

Interim Finance Director Terry Leake provided the 3rd Quarter Investment Report for FY2024 and advised that the City is in a strong financial position.

7C. June Department Reports

Interim Finance Director Terry Leake provided the Finance Department update and advised that 100 percent of the American Rescue Plan Act (ARPA) funds have been dedicated and allocated for the approved projects.

Director of Planning and Development Services JP Ducay provided the Development update and advised on the status of current projects such as Baker Landing and Richland Crossing. Additionally, he provided a status update regarding a Building Board of Appeals case at 3224 Mimosa Park Drive.

City Manager Candice Edmondson presented the Parks Department update and advised of issues including inspections and the removal of a playground at Rosebud Park.

Mayor Bergthold adjourned the work session at 7:00 p.m.

REGULAR SESSION – Mayor Bergthold Called to Order – Time 7:00 p.m.

INVOCATION AND PLEDGES OF ALLEGIANCE – Mayor Bergthold

PRESENTATIONS

1A. Citizen Appearances/Public Comments

Ingrid Ward, 3605 Landy Lane, Richland Hills, expressed concern regarding the City's recent street sweeping event and issues with garbage pickup along her street.

Daniel Bennett, 408 Pemberton Street, White Settlement, encouraged citizens to serve on the Tarrant Appraisal Review Board.

CONSENT AGENDA

2A. Approved minutes from the July 8, 2024 City Council Regular Meeting

Motion: Motion was made by Councilmember Malone and seconded by Councilmember Skier to approve the consent agenda.

Motion carried by a vote of 6-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. Tabled Ordinance 1503-24 a Planned Development (2024-0183) to construct Townhomes or Single-family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118 PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that this item and public hearing is a continuation from the July 8, 2024 City Council meeting. On March 11, 2024, an application was submitted by Nathan Parrott with Pape Dawson Engineers (applicant) on behalf of Megma LLC (owner) requesting to rezone the subject property to PD, Planned Development with a base zoning of MF-2. The subject 4.67-acre property addressed as 7212 Baker Boulevard is currently zoned LC, Light Commercial. The applicant is requesting to rezone the property to PD, Planned Development with a base zoning of MF-2 to allow for the construction of either a townhome or single-family housing product with approximately 57 reduced square-footage homes. The proposed name of the development is Richland Hills Square.

Additionally, the Planning and Zoning Commission recommended approval with two conditions by a vote of 5-0 at their June 25, 2024 meeting. The conditions were as follows:

1. Fiber-reinforced cementitious board shall be limited to 75 percent per building façade.
2. Screening along the western and southern boundaries shall be six feet in height and consist of masonry material in lieu of wood.

The Council Development Committee held a follow up meeting with the applicant on July 17, 2024. The Committee was satisfied with the parking improvements but maintained concerns surrounding the possibility of a townhome product.

Discussion ensued regarding parking requirements and building materials.

Aaron Hunsaker, representing the applicant, provided a presentation with additional information such as proposed fencing and screening, overall highlights, parking, and tax benefits to the City.

Discussion ensued regarding potentially making the detention area smaller to allow for additional parking, preserving trees, and relocating sidewalks.

Mayor Bergthold formally opened the public hearing at 7:47 p.m. as a continuation from July 8, 2024, and asked to hear from any proponents followed by opponents of the case.

Gordon Slagle, 7186 Baker Boulevard, Richland Hills, expressed concern regarding the entity responsible for maintaining the easement, the property owner or the Homeowners Association.

Jen Clark, 6973 Hardisty Street, Richland Hills, requested additional information regarding the deceleration lane from Baker Boulevard and if the dog park will be open to the public.

Joyce Fiaccone, 3800 Labadie, Richland Hills, expressed concern regarding the absence of driveways and the garage size in the proposed plan.

Bill Garretson, 3616 Landy Lane, Richland Hills, inquired if this development would increase flooding issues and if a parking garage was an option for alleviating parking concerns.

Mayor Bergthold closed the public hearing at 7:55 p.m.

Discussion ensued regarding the ability of the City to impose deed restrictions.

City Attorney James Donovan advised that a Development Agreement would be necessary for the City to have a say in deed restrictions.

Motion: Motion was made by Mayor Pro Tem Knowlton and seconded by Councilmember Skier to table consideration of Ordinance 1503-24 for a Planned Development (2024-0183) to construct Townhomes or Single-Family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118 until Monday, August 12, 2024.

Motion carried by a vote of 6-0.

Mayor Bergthold advised that the public hearing has been reopened and will remain open until the next scheduled City Council meeting to be held Monday, August 12, 2024.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. Approved Resolution 598-24 Supporting a Municipal Setting Designation application to the Texas Commission on Environmental Quality (TCEQ) for property located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas.

City Secretary Lindsay Rawlinson presented the item to the City Council and advised that Terracon Consultants, Inc., on behalf of the applicant, Kelli Court, LLC, is seeking approval of a Municipal Setting Designation (MSD) from the Texas Commission on Environmental Quality (TCEQ) for the Fort Worth Gear and Axle Site located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas. The applicant filed an application with the City of Fort Worth seeking support for an MSD on April 15, 2024, and a public hearing was held May 21, 2024, with no comments or concerns received. The Fort Worth City Council approved Ordinance No. 26965-06-2024 and Resolution No. 5969-06-2024 for the designated property on June 11, 2024.

As part of the application to TCEQ for an MSD for a site, the applicant is required to provide documentation that the application is supported by: (1) the city council of the municipality in which the Site is located, (2) the city council of each municipality with a boundary located not more than one-half mile from the Site, (3) the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the Site, and (4) the governing body of each retail public utility, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the Site.

The MSD Site is located approximately 4.62 miles from the nearest water well operated by the City of Richland Hills, Texas.

Motion: Motion was made by Councilmember Estep and seconded by Councilmember Malone to approve Resolution 598-24 supporting a Municipal Setting Designation application to the Texas Commission on Environmental Quality (TCEQ) for property located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas.

Motion carried by a vote of 6-0.

<u>CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS</u>

4. None.

<u>OTHER ITEMS FOR CONSIDERATION</u>

5. None.

<u>REPORTS & DISCUSSIONS</u>

7A. Street Improvement Projects

This item was discussed during the work session.

7B. 3rd Quarter Investment Report

This item was discussed during the work session.

7C. June Department Reports

This item was discussed during the work session.

COMMUNITY INTEREST ITEMS

8. Councilmember Estep advised of several upcoming events:

- Now – July 31, 2024, City wide Park Scavenger Hunt, The Link;
- Now – August 13, 2024, After School Program Registration, The Link;
- Friday, July 26, 2024, Summer Reading Finale!, The Link Plaza, 5:00 p.m.;
- Thursday, August 8, 2024,
    - Senior Lunch Bunch and Bingo, The Link, 12:00 to 2:00 p.m.;
    - Tarrant County Food Pantry, The Link parking lot, 5:30 to 7:00 p.m.;
- Every Thursday, Coffee Talk, Public Library, 10:00 to 11:30 a.m.

Additionally, Councilmember Malone advised that the first day of school in Birdville Independent School District schools will be Wednesday, August 14, 2024.

EXECUTIVE SESSION

9. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087 and Sec. 418.0183 (f) and 418.106 (d) & (e) of the Texas Government Code (Texas Disaster Act).

None.

ADJOURNMENT

10. There being no further business to come before the City Council, Mayor Bergthold declared the meeting adjourned at 8:17 p.m.

ATTEST:

____
Lindsay Rawlinson, City Secretary

APPROVED:

____
Curtis Bergthold, Mayor

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Lindsay Rawlinson, City Secretary

Date: August 12, 2024

Subject: Councilmember Bledsoe Absence

Agenda Item:

Excuse the absence of Councilmember Theresa Bledsoe from the July 22, 2024 regular City Council meeting

Background Information:

As outlined in the City Charter and Council Rules of Procedure, City Council may, by majority vote, excuse the absence or absences of a member. Councilmember Bledsoe provided the appropriate notifications prior to her absence.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

N/A

Council Action Requested:

Motion to excuse the absence of Councilmember Theresa Bledsoe from the July 22, 2024 regular City Council meeting

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Candice Edmondson, City Manager

Date: August 12, 2024

Subject: Employee Benefits Trust

Agenda Item:

Approve Resolution 597-24 authorizing the creation of an Employee Benefits Trust pursuant to Chapter 222 of the Texas Insurance Code

Background Information:

Section 222.02(a)-(b) of the Texas Insurance Code imposes a tax on the receipt of gross premiums and revenues associated with insurance benefit premiums. This is an increase on our employee insurance premiums of roughly 2%. Section 222.002(c)(5) of the Texas Insurance Code exempts such premiums and revenues from the tax so long as the City establishes and maintains the funds used to pay for such benefits under the ownership and control of a single, nonprofit trust.

Resolution 597-24 establishes an Employee Benefits Trust for the City of Richland Hills. The resolution also approves an initial transfer of assets to the trust, authorizes the trust to purchase various forms of insurance for City employees and their dependents, and designates all members of the City Council to be trustees of the trust.

Financial Considerations:

The Employee Benefits Trust will benefit the City of Richland Hills by removing the current taxes imposed on employee insurance premiums. A reduction of around 2% in premium costs will be seen on subsequent invoices.

Legal Review:

The City Attorney has reviewed the resolution.

Board/Citizen Input:

N/A

Attachments:

Resolution 597-24

Council Action Requested:

Motion to approve Resolution 597-24 authorizing the creation of an Employee Benefits Trust pursuant to Chapter 222 of the Texas Insurance Code.

RESOLUTION NO. 597-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS, AUTHORIZING THE CREATION OF AN EMPLOYEE BENEFITS TRUST PURSUANT TO CHAPTER 222 OF THE TEXAS INSURANCE CODE; APPROVING THE DECLARATION OF TRUST; APPROVING THE INITIAL TRANSFER OF ASSETS TO THE TRUST; DESIGNATING ALL MEMBERS OF THE CITY COUNCIL TO BE TRUSTEES OF SAID TRUST; AND AUTHORIZING THE TRUST TO PURCHASE VARIOUS FORMS OF INSURANCE FOR THE BENEFIT OF CITY EMPLOYEES, AND THEIR DEPENDENTS; PROVIDING A REPEALING/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills, Texas (the "City") provides or offers various employee benefits to its employees, including health, dental and life insurance and disability benefits; and

WHEREAS, Section 222.002(a)-(b) of the Texas Insurance Code imposes a tax on the receipt of gross premiums and revenues associated with such benefits; and

WHEREAS, Section 222.002(c)(5) of the Texas Insurance Code exempts such premiums and revenues from the tax so long as that the City establishes and maintains the funds used to pay for such benefits under the ownership and control of a single, nonprofit trust; and

WHEREAS, the City Council finds that it is in the public interest to authorize the creation of an Employee Benefits Trust to qualify for the tax exemption so that the resulting cost savings can be passed on to the City by the City's employee benefits providers.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS, THAT:

SECTION 1.

The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2.

The City Council authorizes the creation of an Employee Benefits Trust and approves the Declaration of Trust, attached hereto as **Exhibit A**. The City Council designates all members of the City Council to be Trustees of the Trust, and authorizes the Trust to purchase various forms of insurance for the benefit of City employees, and their dependents, all of which shall be pursuant to the Declaration of Trust. As Settlor of the Trust, the City Council approves the initial transfer of the City assets as set out in Schedule 1 of the Declaration of Trust.

SECTION 3.

All provisions of any resolution in conflict with this Resolution are hereby repealed to the extent they are in conflict. Any remaining portions of said resolutions shall remain in full force and effect.

SECTION 4.
PROVISIONS SEVERABLE

Should any section, subsection, sentence, clause or phrase of this Resolution be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The City Council hereby declares that it would have passed this Resolution, and each section, subsection, sentence, clause and phrase thereof regardless of the fact that any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5.
EFFECTIVE DATE

This Resolution shall take effect immediately from and after its passage.

APPROVED AND ADOPTED at a regular meeting of the Richland Hills City Council on August 12, 2024, by a vote of _____ayes, _____nays, and _____abstentions.

APPROVED:

____
THE HONORABLE CURTIS BERGTHOLD, MAYOR

ATTEST:

____
LINDSAY RAWLINSON, CITY SECRETARY

EXHIBIT A
DECLARATION OF TRUST

I.
CREATION OF TRUST

The City of Richland Hills ("City"), as Settlor or creator of the Trust, designates the members of the City of Richland Hills City Council to be Trustees and declares that the City holds in trust the funds described in Schedule A, attached hereto and incorporated herein by reference, which is the property of the City, and all substitutions and additions to such funds, for the purpose of providing or offering, whether now or possibly in the future, life, disability, sick, accident, and other health benefits to the City's employees, and their dependents.

II.
PURPOSE

This is a nonprofit trust created for the purpose of providing or offering, whether now or possibly in the future, City employees and their dependents with life, disability, sickness, accident, and other health benefits either directly or through the purchase of insurance and to perform operations in furtherance thereof. The Trust is intended to qualify as a tax-exempt trust performing an essential governmental function within the meaning of Section 115 of the Internal Revenue Code (the "Code").

III.
DURATION

The Trust shall continue until terminated by operation of law or by majority vote of the Trustees.

IV.
TRUSTEES: COMPOSITION, OFFICERS, COMPENSATION, AND MEETINGS

A. Composition. The Trustees are the members of the City Council, and each Trustee's term is contemporaneous with his or her term of office as a Member of the City Council. Whenever a Trustee ceases to be a member of the City Council, the person succeeding him or her in office will automatically be appointed to serve as a successor Trustee of the Trust.

B. Officers. The Mayor shall serve as Chairman and shall preside at meetings of the Trustees and shall have all such other powers as are conferred herein or by majority vote of the Trustees at a duly called meeting at which a quorum is present. The Mayor Pro Tem shall serve as Vice Chairman and shall preside at meetings of the Trustees whenever the Chairman is absent. The Secretary shall rotate, coinciding with the City's Fiscal Year, between the Council members based upon their designated places, skipping the Mayor Pro Tem and beginning with the Councilmember for Place

1. The Secretary will oversee the preparation of meeting agendas, giving notice of meetings to the Trustees, and the minutes of the meetings of the Trustees.

C. Compensation. The Trustees shall be reimbursed for all reasonable and necessary expenses incurred by them in the performance of their duties and will otherwise receive no compensation for their service as Trustees.

D. Meetings. A meeting of the Trustees may be called by the Chairman or on written request to the Chairman by two or more Trustees. Trustees shall have at least three days written notice of any meeting. For purposes of this section, electronic mail notice is written notice.

V.
RIGHTS, POWERS, AND DUTIES OF TRUSTEES; QUORUM AND VOTING

A. Rights, Powers, and Duties. In addition to all other powers and duties conferred on them by this Trust document and imposed or authorized by law, the Trustees shall have the following powers and duties, but only to the extent permissible for a single purpose non-profit trust under Section 222.002(c)(5) of the Texas Insurance Code, as amended:

1. The Trustees shall carry out all of the duties necessary for the proper operation and administration of the Trust on behalf of the covered persons and shall have all the powers necessary and desirable for the effective administration of the affairs of the Trust.

2. The Trustees have the general power to make and enter into all contracts, leases, and agreements necessary or convenient to carry out any of the powers granted by this Trust document or by law or to effectuate the purpose of the Trust.

3. All such contracts, leases, and agreements or any other legal documents herein authorized shall be approved by the Trustees by majority vote at a duly called meeting at which a quorum is present and signed by the Chairman on behalf of the Trust. The Trustees may also designate another Trustee to sign such documents.

4. The Trustees shall use the Trust's funds to accomplish the purpose of the Trust, as described in Section II herein, and to operate and administer the Trust solely in the interest of the covered City employees and dependents thereof and for the exclusive purpose of providing or offering benefits to such persons and defraying the reasonable expenses of administration of the Trust. To this end, the Trustees may purchase life, disability, or accident and health insurance to provide or offer coverage for participating City employees and their dependents. The Trustees may also adopt a health benefits plan that covers eligible City employees and their dependents.

5. The Trustees may accept contributions to the Trust funds from any source including contributions from covered persons receiving benefits from the Trust.

6. The Trustees shall be authorized to contract with any qualified organization to perform any of the functions necessary for providing or offering life, disability, sick, accident, and other health benefits, including but not limited to excess loss insurance, stop loss insurance, claims administration, administrative services, and any other services that the Trustees shall deem expedient for the proper operation of the Trust. When required by law or desired by the Trustees, the Trustees shall seek sealed competitive bids or sealed competitive proposals with respect to contracts required to carry out the operations of the Trust and to affect the purpose of the Trust.

7. The Trustees shall arrange for the investing of the funds of the Trust so as to keep the same invested according to law and at the best interest rates obtainable for the benefit of the covered persons, in such a manner so as to minimize the risk of large losses. The Trustees may hire money managers and shall follow the then-current City investment policy for its own use and that of its agents in making investments. The Trustees shall select a depository for the Trust's funds and provide for the proper security of any and all investments. The Trustees shall designate signatories for the Trust's depository accounts. The Trustees shall adopt an annual budget to manage and maintain appropriate levels of reserves, with a desired goal of three (3) months of premiums.

8. The Trustees may purchase insurance for the Trustees and any other fiduciaries appointed by the Trustees and for the Trust itself to cover liability or losses occurring by reason of the act or omission of any one or more of the Trustees or any other fiduciary appointed by them. Any insurance purchased by the Trustees must give the insurer recourse against the Trustees or other fiduciaries concerned for breach of any fiduciary obligation or fiduciary duty owed to the Trust.

9. The Trustees shall arrange for proper accounting and reporting procedures for the Trust's funds and an annual audit of the Trust's financial affairs shall be reported with the City's year-end financial report (ACFR), in accordance with the City's fiscal policies.

10. The Trustees may retain legal counsel to represent the Trust and the Trustees in all legal proceedings as well as to advise the Trust and the Trustees on all matters pertaining to the operation and administration of the Trust.

11. The Trustees have the authority to terminate the Trust at any time.

12. Upon termination of the Trust, the Trustees shall provide for the payment of Trust obligations, debts, losses, and other liabilities and shall provide for the disposition of' the remaining Trust funds in accordance with Section IX herein.

B. Quorum and Voting. A majority of the Trustees shall constitute a quorum for the transaction of business at any meeting of the Trustees and the vote of a majority of the Trustees present shall be required for approval of any action at such meeting. The vote of such majority of the Trustees at such meeting shall constitute action of the Trustees as a group.

VI.
BENEFICIARIES

The beneficiaries of the Trust are the City employees and their dependents who are covered by a life, disability, sick, accident, or other health benefits plan purchased or adopted by the Trust (also called "covered persons" herein). Beneficiaries may make contributions to the Trust for use by the Trustees in fulfilling the purposes of the Trust. No beneficiary shall have any claim against the funds or any other property of the Trust. The rights and interests of the beneficiaries are limited to the insurance or health benefits specified in any policy purchased or plan adopted by the Trustees.

VII.
TRUST FUNDS

The Trust funds consist of the funds described in Schedule A hereto as provided by the Settlor to institute this Trust, future contributions by the Settlor, beneficiary contributions, investment income, and any other money or property which shall come into the hands of the Trustees in connection with the administration of the Trust. The funds of the Trust shall not inure to the benefit of, or be distributed to, any private person, except for the payment of necessary costs and benefits described below. The Trustees may use the Trust's funds as follows:

1. to pay claims and/or premiums on group health, dental, accident and life policies or contracts;

2. to make authorized investments and pay fund management fees from the proceeds of the investment.

VIII.
LIABILITY OF TRUSTEES AND OFFICERS

The Trustees shall use ordinary care and reasonable diligence in the exercise of their powers and the performance of their duties hereunder; and they shall not be liable for any mistake of judgment or other action made, taken or omitted by them in good faith, nor for any action taken or omitted by any agent, employee or independent contractor selected with reasonable care; nor for loss incurred through investment of the Trust funds or failure to invest. No Trustee shall be liable for any action taken or omitted by any other Trustee. No Trustee shall be required to give a bond or other security to guarantee the faithful performance of his or her duties hereunder. To the fullest extent permitted by law: (a) the City shall indemnify each Trustee who was, is, or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding ("Proceeding"), any appeal therein, or any inquiry or investigation preliminary thereto, by reason of the fact that the Trustee is or was a Trustee; (b) the City shall pay or reimburse a Trustee for expenses incurred (i) in advance of the final disposition of a Proceeding to which such Trustee was, is or is threatened to be made a party, and (ii) in connection with such Trustee's appearance as a witness or other participation in any Proceeding.

IX.
AMENDMENT, REVOCATION AND TERMINATION

This Declaration of Trust and the Trust created herein shall terminate when and if required by operation of law. The Trustees shall have the power to amend, modify, terminate or revoke, in whole or in part, this Declaration of Trust and the Trust created herein by majority vote at a duly called meeting at which a quorum is present. Notwithstanding the foregoing, the Trustees shall have no power to amend Section II of this Declaration of Trust. Beneficiaries of the Trust shall have no right to amend this Declaration of Trust, and their approval shall not be a condition or requirement for an authorized amendment by the Trustees. Upon termination of the Trust, the Trustees shall pay all obligations, debts, losses, and other liabilities of the Trust. Thereafter, the Trustees shall first use the remaining trust funds to pay covered claims of persons covered under the City's health benefits plan that may be in effect at the time of termination of the Trust and then, either apply any remaining balance of the funds to provide the benefits described herein or transfer such funds to a successor whose income is excluded under Section 115(1) of the Code. Notwithstanding the foregoing, the Trustees, upon termination of the Trust and payment of all Trust obligations may, by vote of a majority of the Trustees, transfer the remaining funds or any portion thereof to the trustees of any trust or trusts established by the City for a substantially similar purpose to be applied for uses substantially similar to those set forth in Section II herein.

X.
GOVERNING LAW

This Declaration of Trust and the Trust created herein shall be construed and governed by the laws of the State of Texas in force from time to time.

XI.
MISCELLANEOUS

Whenever the context so admits and such treatment is necessary to interpret this Declaration of Trust in accordance with its apparent intent, the use herein of the singular shall include the plural, and vice versa, and the use of the feminine, masculine, or neuter gender shall be deemed to include the other genders.

The captions or headings above the various Sections of this Declaration of Trust have been included only to facilitate the location of the subjects covered by each Section but shall not be used in construing this Declaration Trust.

If any clause or provision of this Declaration of Trust proves to be or is adjudged invalid or void for any reason, such invalid or void clause, provision, or portion shall not affect the whole, but the balance of the provisions hereof shall remain operative and shall be carried into effect insofar as is legally possible.

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGE FOLLOWS.]

IN WITNESS HEREOF, the undersigned parties have executed this Declaration of Trust, consisting of ten (10) pages and Schedule A attached hereto, on the dates of their respective acknowledgments below. By joining in the execution of this Declaration of Trust, the Trustees acknowledge receipt of the property described in Schedule A, signify acceptance of the Trust created hereunder, and covenant that the Trust will be executed with all due fidelity. This Trust is effective as of the last date of signature below.

Mayor Curtis Bergthold, Trustee	Date
Douglas Knowlton, Trustee	Date
Travis Malone, Trustee	Date
Theresa Bledsoe, Trustee	Date
John Skier, Trustee	Date
G.W. Estep, Trustee	Date
Roland Goveas, Trustee	Date

ACKNOWLEDGMENTS

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this _____ day of _______________ 2024 by Curtis Bergthold, Mayor of the City of Richland Hills, on behalf of the City.

____
Notary Public In and For the State of Texas

(SEAL)

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this _____ day of _______________ 2024, by John Skier.

____
Notary Public In and For the State of Texas

(SEAL)

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this _____ day of _______________ 2024, by G. W. Estep.

____
Notary Public In and For the State of Texas

(SEAL)

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this _____ day of _______________ 2024, by Roland Goveas.

____
Notary Public In and For the State of Texas

(SEAL)

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this _____ day of _______________ 2024, by Douglas Knowlton.

____
Notary Public In and For the State of Texas

(SEAL)

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this _____ day of _______________ 2024 by Travis Malone.

____
Notary Public In and For the State of Texas

(SEAL)

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this _____ day of _______________ 2024, by Theresa Bledsoe.

____
Notary Public In and For the State of Texas

(SEAL)

SCHEDULE A

The following is a list of the assets initially transferred by the City of Richland Hills, Texas, to the Trust:

City of Richland Hills's first month **(October 2024)** contributions for Employee and Dependents Medical/Pharmacy Benefits, Dental Benefits, Life and Accident Insurance Benefits and Long-Term Disability Benefits.

City of Richland Hills's Employee and Dependents first month **(October 2024)** of Plan Year's payroll deductions or contributions for Medical/Pharmacy Benefits, Dental Benefits, Life Insurance Benefits, and Long-Term Disability Insurance Benefits.

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Lindsay Rawlinson, City Secretary

Date: August 12, 2024

Subject: Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool for Cyber Liability and Data Breach Response

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Agenda Item:

Approve Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool for Cyber Liability and Data Breach Response

Background Information:

The City of Richland Hills is a longtime member of the Texas Municipal League Intergovernmental Risk Pool (TML IRP). TML IRP is the City's insurance provider for auto, property, liability, and workers compensation claims. In addition to these coverages, TML IRP also provides cyber liability and data breach protection. The Pool's coverage provides, among other things:

- **Breach response,** which includes access to computer experts, public relations specialists, attorneys, negotiators, and others with experience responding to cyberattacks
- **Network business interruption,** which can help cover the loss of income and extra expenses (for a limited period) caused by an attack
- **Cyber extortion,** which can help with ransom payments to recover data
- **Data recovery costs,** which can help with costs to restore data that was damaged, corrupted, and/or deleted
- **Fraud protection,** which can help (if certain conditions are met) with costs related to – for example – when an employee is tricked into sending money to a cybercriminal

In order for the City to continue to receive the protection and coverage, TML IRP has asked cities to approve the attached Interlocal Agreement.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

TML Interlocal Agreement for Cyber Liability and Data Breach Response

Council Action Requested:

Motion to approve an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool for Cyber Liability and Data Breach Response

Texas Municipal League
Intergovernmental Risk Pool

1821 Rutherford Lane, First Floor • Austin, Texas 78754

CYBER LIABILITY AND DATA BREACH RESPONSE INTERLOCAL AGREEMENT

This Contract and Interlocal Agreement is entered into by and between political subdivisions of this state (hereinafter referred to as "Pool Members") to form a joint self-insurance pool to be named the Texas Municipal League Joint Cyber Liability and Data Breach Response Self-Insurance Fund (hereinafter referred to as the "Fund") for the purpose of providing coverages against risks which are inherent in operating a political subdivision.

WITNESSETH:

The undersigned Pool Member, in accordance with Chapter 2259, Texas Government Code, the Interlocal Cooperation Act, Tex. Gov't Code § 791.001, et seq., and the interpretation thereof by the Attorney General of the State of Texas (Opinion #MW-347, May 29, 1981), and in consideration of other political subdivisions executing like agreements, does hereby agree to become one of the Pool Members of this self-insured pool. The conditions of membership agreed upon by and between the parties are as follows:

1. Definitions of terms used in this Interlocal Agreement.

   a. Board. Refers to the Board of Trustees of the Fund.

   b. Fund Year. 12:01 a.m. October 1 through 12:01 a.m. the following October 1.

   c. Manual Rates. The basic rates applicable to each cyber liability and data breach response classification promulgated by the Insurance Service Office or the Board.

   d. Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan. The Cyber Liability and Data Breach Response Coverage Document that sets forth in exact detail the coverages provided as part of the overall plan.

   e. Adjustments. Refers to any offsets to manual premium that may result from the Pool Member's election of deductibles, loss experience, or Fund Modifier which reflects the savings to the Pool Member by entering into this Interlocal Agreement.

   f. Premium and Contribution. Used interchangeably in some parts of this Interlocal Agreement. Any reference at any time in this Interlocal Agreement to an insurance term not ordinarily a part of self-insurance shall be deemed for convenience only and is not construed as being contrary to the self-insurance concept except where the context clearly indicates no other possible interpretation such as but not limited to the reference to "reinsurance."

   g. Reimbursable Deductible. The amount that was chosen by this Pool Member to be applicable to the first monies paid by the Fund to effect judgment or settlement of any claim or suit. The Pool Member, upon notification of the action taken, shall promptly reimburse the Fund for all or such part of the deductible amount as has been paid by the Fund. Further, however, the Fund's obligation to pay damages shall be subject to the limits of liability stated in the Declarations of Coverage or Endorsements to this Interlocal Agreement less the stated deductible amount.

   h. Fund Modifier. A percentage figure that is applied to the manual rates by the Fund to reflect the savings to the Pool Member by entering into this Interlocal Agreement.

   i. Agreement Period. The continuous period since the Pool Member first became a member of this Fund excluding, however, any period or periods of time therein that the member did not participate as a member of the Pool.

   j. Declarations of Coverage. The specific indication of the coverages, limits, deductibles, contributions, and special provisions elected by each individual Pool Member. The Declarations of Coverages may be modified by Endorsement.

2. The Board, acting through its agents and Fund staff, is responsible for the administration of all Fund business on behalf of the Pool Members.

3. In consideration of the execution of this Interlocal Agreement by and between the Pool Member and the Fund and of the contributions of the Pool Member, the coverage elected by the Pool Member is afforded according to the terms of the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan. The affirmative declaration of contributions and limits of liability in the Declarations of Coverage and Endorsements determine the applicability of the Self-Insurance Plan.

Each Pool Member agrees to adopt and accept the coverages, provisions, terms, conditions, exclusions, and limitations as further provided for in the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan or as specifically modified by the Pool Member's Declarations of Coverage. This Interlocal Agreement shall be construed to incorporate the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan, Declarations of Coverage, and Endorsements and addenda whether or not physically attached hereto.

4. It is understood that by participating in this risk sharing mechanism to cover cyber liability and data breach response exposures, the Pool Member does not intend to waive any of the immunities that its officers or its employees now possess. The Pool Member recognizes the Texas Tort Claims Act and its limitations to certain governmental functions as well as its monetary limitations and that by executing this Interlocal Agreement does not agree to expand those limitations.

5. The term of this Interlocal Agreement and the self-insurance provided to the Pool Member shall be continuous commencing 12:01 a.m. on the date designated in this Interlocal Agreement until terminated as provided below. Although the self-insurance provided for in this Interlocal Agreement shall be continuous until terminated, the limit of liability of the Fund under the coverages that the Pool Member elects shall be limited during any Fund Year to the amount stated in the Declarations of Coverage for that Fund Year.

   This Interlocal Agreement may be terminated by either party giving to the other sixty (60) days' prior written notice of intent to terminate except the Pool Member may terminate this Interlocal Agreement and its coverages thereunder without giving the sixty (60) days' notice if the reason is because of a change by the Fund in the Pool Member's contribution, coverage, or other change in the limits of liability, terms, conditions, exclusions, and limitations provided for in the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan provided that no termination by the Member shall be effective prior to the date that written notice of termination is actually received in the offices of the Fund and provided that the Pool Member agrees to and shall pay the applicable premium and contribution for those coverages it is terminating until the date the notice of termination is actually received by the Fund.

   The Fund shall provide the Pool Member with Declarations of Coverage and any Endorsements that determine the applicability of the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan annually by December 1. Such Declarations of Coverage shall include, but not be limited to, the coverage period which shall be the applicable Fund Year, limits, deductibles, contributions, special provisions, and limitations. Changes made during the Fund Year, whether requested by the Pool Member or required by the Fund, will be handled by Endorsement.

   It is the intention of the parties that the Pool Member's coverages under this Interlocal Agreement shall remain in full force and effect from Fund Year to Fund Year, subject to the limits of liability that the Fund can provide each Fund Year and the terms, conditions, and limitations that the Fund may require to protect its solvency and to comply with reinsurance requirements, until notice of termination is given as herein provided. Realizing that the Pool Member needs the earliest possible information concerning the Fund coverages, limits, and exclusions, and the Pool Member's contribution that will be required for any new Fund Year, the Fund will endeavor to provide this information as soon as possible before the beginning of each Fund Year. The parties recognize, however, that conditions in the reinsurance industry are such that the Fund may not be able to provide this information to the Pool Member before the beginning of a Fund Year for various reasons including the failure of the Pool Member to timely submit the appropriate exposure summary or delays on the part of reinsurers in getting information to the Fund, and so, to protect the Pool Member from gaps in its coverage and to protect the solvency of the Fund, the parties agree as follows:

   If, for any reason other than the Pool Member's failure to provide the information requested in the exposure summary, the Fund has not been able to provide the Pool Member with information concerning available coverages for a new Fund Year or advise the Pool Member of the amount of its contribution for the new Fund Year by the beginning of the Fund Year, the Fund shall nevertheless continue the Pool Member's coverages at the same limits of liability (if still available and if not, then at the highest limit of liability available for the new Fund Year) so that the Pool Member shall at all times remain covered as herein provided and the Pool Member's initial contributions for the new Fund Year shall be determined by a "tentative contribution" as determined by the Board with the Pool Member's actual annual contribution to be credited by the amount paid in accordance with the tentative contribution and adjusted during the Fund Year. In the event the Pool Member does not wish to have its coverages extended or renewed at the end of any Fund Year, the burden shall be upon the Pool Member to give written notice to the Fund as provided hereinabove and the Pool Member agrees to pay as hereinabove stated all contributions or pro rata contributions until the date such written notice is received in the offices of the Fund or the date of termination of this Interlocal Agreement, whichever is later.

6. Commensurate with the execution of this Interlocal Agreement and annually thereafter, the Pool Member shall complete the appropriate exposure summary and deliver it or cause it to be delivered to the Fund, or, if so instructed, to a designated contractor, no later than September 1 of each year and new annual contributions shall be calculated using manual rates times exposure, less any adjustments. Intentional or reckless misstatements on the exposure summary shall be grounds for cancellation. In the event that the Pool Member fails or refuses to submit the appropriate exposure summary, the Fund reserves the right to terminate such Pool Member by giving thirty (30) days' written notice and to collect any and all contributions that are earned pro rata for the period preceding contract termination.

The Pool Member agrees to pay the annual contribution to the Fund in four (4) equal quarterly installments, in advance, commencing at the beginning of this Interlocal Agreement with subsequent installments due the first quarter thereafter. In the event this Interlocal Agreement is terminated as herein provided, the Fund shall promptly repay to the Pool Member any such unearned annual contribution prorated as of the date of termination and the Pool Member agrees during the term of this Interlocal Agreement to promptly pay all reimbursable deductibles upon receipt of statement.

At the end of each and every Fund Year, the Fund may require the Pool Member to submit the actual data requested on the exposure summary as reflected by the books and records of the Pool Member. The Fund reserves the right to audit the records of any Pool Member and adjust contributions accordingly.

In the event that the Pool Member fails or refuses to make the payments, including accrued interest, as herein provided, the Fund reserves the right to terminate such Pool Member by giving them ten (10) days' written notice and to collect any and all amounts that are earned pro rata for the period preceding contract termination. If the amounts owed, including reimbursable deductibles, must be collected by suit, the Pool Member agrees to pay attorneys' fees and costs incurred in such suit.

7. The Fund shall maintain adequate protection from catastrophic losses to protect its financial integrity. Aggregate protection shall also be maintained. The Member's contributions shall be limited to that amount as calculated under this Interlocal Agreement. Notwithstanding anything to the contrary, the total combined aggregate limit of liability of the Fund for all Pool Members in any Fund Year, regardless of the number of occurrences or claims, shall be limited to the amount of money contained in the Fund. As to the Pool annual aggregate limits or the amount of money in the Fund, the Board of Trustees, in its sole discretion, may determine an allocation methodology among affected Pool Members should the Pool annual aggregate limit be reached, or should the money in the Fund be exhausted.

8. Notwithstanding the provisions of the foregoing paragraph, it is agreed the Board shall have the right to adjust the financial protection outlined above and/or amend coverages as it finds available or deems necessary to maintain the fiscal soundness of the Fund at the beginning of or during any Fund Year.

9. The Fund will make available loss control services to the Pool Members to assist them in following a plan of loss control that may result in reduced losses. The Pool Member agrees that it will cooperate in instituting any and all reasonable loss control recommendations. In the event that the recommendations submitted seem unreasonable, the Pool Member has a right to appeal to the Board. The Board shall hear the objections of the Pool Member at its next regularly scheduled meeting and its decisions will be final and binding on all parties. Any Pool Member who does not agree to follow the decision of the Board shall be withdrawn from the Fund immediately.

10. The Pool Member agrees that it will appoint a contact of department head rank, and the Fund shall not be required to contact any other individual except this one person. Any notice to or any agreements with the contact shall be binding upon the Pool Member. The Pool Member reserves the right to change the contact from time to time by giving written notice to the Fund.

11. The Fund agrees to handle all cyber liability and data breach response claims, and provide a defense for any and all cyber liability and data breach response claims covered under this Interlocal Agreement after prompt notice has been given. The Pool Member hereby appoints the Fund staff and Contractors as its agents to act in all matters pertaining to processing and handling of claims covered under this Interlocal Agreement and shall cooperate fully in supplying any information needed or helpful in settlement or defense of such claims. As respects cyber liability and data breach response claims, the Fund staff and Contractors shall carry on all negotiations with the claimant and his/her attorney, when applicable, and negotiate within authority previously granted by the Fund. If a personal appearance by the Pool Member or an employee is necessary, the expense of this appearance will not be the responsibility of the Fund. With the advice and consent of the Fund, the Fund staff and the Contractors will retain and supervise legal counsel for the prosecution and defense of any litigation. All decisions on individual cases shall be made by the Fund through the Fund staff and the Contractors, which include, but are not limited to, the decision to appeal or not to appeal, settlement negotiations, the decision of whether to settle, and other litigation tactics. However, any Pool Member shall have the right in any case to consult with the Fund on any decision made by the Fund staff or Contractors. The Board shall hear the objections of the Pool Member at its next regularly scheduled meeting and its decision will be final and binding on all parties. Any suit brought or defended by the Fund shall be brought or defended only in the name of the Pool Member and/or its officers or employees. There shall be supplied periodically to each Pool Member a computer printout involving a statement of claims. As respects the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan, the Fund shall have priority in enforcing its subrogation claims against the claims of Pool Member.

12. The Pool Member acknowledges that it has received a copy of the Bylaws of the Fund and agrees to abide by the Bylaws and any amendments thereto.

13. The Fund agrees that all Fund transactions will be annually audited by a nationally recognized certified public accounting firm.

14. If legally required, the Fund shall cause to be filed the necessary tax forms with the Internal Revenue Service.

15. As the administrators of the Fund, the Board shall primarily and consistently keep foremost in their deliberations and decisions in operating the Fund that each of the participating Pool Members is a "self-insured." At least annually, the Board shall carefully review, study, and consider the actual claims or loss experience (including reserves for future claims payments) of each of the Pool Members, the pro rata savings to the Fund resulting from overall loss experience attributed to each Pool Member, and the pro rata portion of the cost of all catastrophic loss protection and aggregate stop loss protection allocated to each Pool Member as well as the pro rata allocation, as determined by the Board of the other and necessary administrative expenses of the Pool, in order to reasonably determine the actual pro rata cost, expense, and loss experience of each Pool Member in order to maintain as nearly as possible an equitable and reasonable self-insurance administration of the Fund as applied to each Pool Member.

    The Fund shall maintain case reserves and supplemental reserves computed in accordance with standard actuarial principles, taking into account historical and other data, designed to measure claims development and claims incurred but not yet reported, so that funds will be available to meet these claims as they become due, subject to paragraph 7 above. The Board has complete authority to determine all matters pertaining to the existence and dissolution of the Fund.

16. Venue of any suit or action arising out of or related to this Interlocal Agreement shall be exclusively in the state and federal courts of Travis County, Texas. The parties agree they shall assume their own expenses for attorney's fees in any suit or action arising out of or related to this Interlocal Agreement.

17. The parties agree this Interlocal Agreement may be executed by original written ink signature on paper documents, an exchange of copies showing the original written ink signature on paper documents, or electronic or digital signature technology in such a manner that the signature is unique and verifiable to the person signing. The use of any one or combination of these methods of execution shall constitute a legally binding and valid signing of this Interlocal Agreement, which may be executed in one or more counterparts, each of which, when duly executed, shall be deemed an original.

EMPLOYER MEMBERS' FUND CONTACT (See Section 10):

Member Name ____

Name of Contact ______________________________ Title ______________________________

Mailing Address ______________________________ Email Address ______________________________

Street Address (if different from above) ______________________________

City ______________________________Zip ______________ Phone______________

____
SIGNATURE OF AUTHORIZED MEMBER OFFICIAL

______________________________ ______________________________
Title Date

Member's Federal Tax I.D. Number ____ ____ - ____ ____ ____ ____ ____ ____ ____
This Information is MANDATORY

TO BE COMPLETED BY FUND: (OFFICE USE ONLY)

Effective Date of This Agreement ______________________________

Member Name ______________________________

Contract Number ______________________________

____
SIGNATURE OF AUTHORIZED FUND OFFICIAL

______________________________ ______________________________
Title Date

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: JP Ducay, Director of Planning and Development Services

Date: August 12, 2024

Subject: Richland Hills Square PD (2024-0183)

Agenda Item:

Consider Ordinance 1503-24 a Planned Development (2024-0183) to construct Townhomes or Single-Family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118 **PUBLIC HEARING**

Background Information:

On March 11, 2024, an application was submitted by Nathan Parrott with Pape Dawson Engineers (applicant) on behalf of Megma LLC (owner) requesting to rezone the subject property to PD, Planned Development with a base zoning of MF-2. The proposal has since changed by eliminating the townhome element and altering the base zoning district to SF-7.

The subject 4.67-acre property addressed as 7212 Baker Boulevard is currently zoned LC, Light Commercial. The applicant is requesting to rezone the property to PD, Planned Development with a base zoning of SF-7 to allow for the construction of a high-density single-family housing product. The proposed name of the development is Richland Hills Square.

According to the applicant, the intent is to deliver a maximum of 53 reduced square-footage homes that host desirable amenities. The proposed development standards will reduce setbacks and eliminate lot coverage requirements to maximize the space and reduce yard maintenance. However, the development shall provide at least 15% of gross land area as open space. The current concepts indicate that the open space requirement will be met by the inclusion of a park and detention area.

The Richland Hills Square proposal has gone through three review cycles with the City's Development Review Committee. Pursuing a Planned Development grants the applicant flexibility to establish standards outside of Richland Hills development standards. However, all preliminary fire and safety related requirements have been addressed throughout this review process. Included in their planned development package is a chart showing the existing SF-7 standards alongside the proposed development standards.

Planning Analysis:

The City's 2014 Comprehensive Plan designates the subject area as Light Commercial. This land use type is intended to develop a variety of retail and commercial uses that provide employment opportunities and support the City's tax base. Although the proposed residential use does not directly reflect the purpose and intent of the Light Commercial designation, review of such proposal shall include the following considerations:

- *Will the proposed change enhance the site and the surrounding area?*
- *Is the necessary infrastructure already in place?*
- *Is the proposed change a better use than that recommended by the Future Land Use Plan?*
- *Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas?*
- *Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?*
- *Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic wellbeing?*

It is important to recognize that proposals contrary to the 2014 Comprehensive Plan could be an improvement over the uses shown on the map for a particular area. This may be due to changing markets, the quality of proposed developments and/or economic trends that occur at some point in the future after the plan is adopted. If such changes occur, and especially if there is a significant benefit to the City, then these proposals should be approved, and the Future Land Use Map should be amended accordingly.

	Zoning	**Use**
Subject Site	LC, Light Commercial	Undeveloped
North	LC, Light Commercial	Developed, Commercial
East	LC, Light Commercial	Developed, Trail/Commercial
South	LC, Light Commercial	Developed, Commercial
West	LC, Light Commercial	Developed, Commercial

Financial Considerations:

No funding or financial participation from the City has been requested by the applicant at this time.

Legal Review:

The City Attorney has reviewed the planned development ordinance.

Board/Citizen Input:

The Planning and Zoning Commission recommended approval with two conditions by a vote of 5-0 at their June 25, 2024, meeting. The conditions were as follows:

1. Fiber-reinforced cementitious board shall be limited to 75% per building façade.
2. Screening along the western and southern boundaries shall be six (6) feet in height and consist of masonry material in lieu of wood.

The Council Development Committee met with the applicant on June 27, 2024. The Committee asked that the following items be considered:

1. Redesign to allow for additional parking options.
2. Focus on a single-family product in lieu of townhomes.
3. Additional architectural elements to ensure quality building design.
4. Masonry screening along western and southern boundaries.

City Council tabled the item at their July 8, 2024, meeting as the applicant was given additional time to prepare updated concepts that took the suggestions into consideration.

The Council Development Committee held a follow up meeting with the applicant on July 17, 2024. The Committee was satisfied with the parking improvements but maintained concerns surrounding the possibility of a townhome product.

City Council tabled the item at their July 22, 2024, meeting requesting that the applicant update the proposal to better address a variety of development details.

Attachments:

Application
Property Photos
Planned Development Design Statement
Conceptual Site Plan
Legal Description and Survey
Ordinance 1503-24
Sec. 6.07 - PD Application and Review

Council Action Requested:

Motion to approve Ordinance 1503-24 for a Planned Development (2024-0183) to construct Townhomes or Single-Family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118

Richland Hills Development Services
3200 Diana Drive | Richland Hills, TX, 76118
817-616-3800 | richlandhills.com

Zoning Application

Bhavani Satyanarayan

Application Type

- ☐ Specific Use Permit (Fee: $300.00)
- ☒ Planned Development (Fee: $300.00)
- ☐ Zoning Text Amendment (Fee: $300.00)
- ☐ Zoning Map Amendment (Fee: $300.00)

Applicant Information

Applicant's Name: NATHAN PARROTT

Business Name: PAPE DAWSON ENGINEERS

Phone: 760 413 6577 Email Address: nparrott@pape-dawson.com

Property Information

Property Address: 7212 BAKER BLVD.

Square Feet: 2.68 AC Deed Date: APRIL 15, 2012

LAND ~~Building~~ Owner: MEGNA LLC

Company: —

Phone: —

Owner Address: 22 WOODLAND CT, MANSFIELD, TX 76063

Owner Phone Number: —

Owner Email Address: —

Previous Occupant: — Current Zoning: COMMERCIAL

Zoning Request

Please provide a detailed description of your request: PURSUING DETACHED, FEE-SIMPLE SINGLE-FAMILY DEVELOPMENT CLOSELY EMULATING THE RECENTLY CONSTRUCTED BAKER'S LANDING DEAL ON BAKER BLVD.

Signature

I certify that my answers are true and complete to the best of my knowledge, and I understand that false or misleading information in my application may result in zoning violations.

Signature: [signature] Date: 3/7/2024

7212 Baker Blvd Property Photos

Development Statement

The intent of *Richland Hills Square* Planned Unit Development District is to create a residential community of individually platted single-family, lots, that will deliver housing products at an entry-level price point that best caters to the current market of the modern first or second home-buyer.

The intent is to deliver reduced square-footage homes that still host the amenities that many Texas residents desire to access the full availability of resources available here in NTX. The goal is to reduce cost for buyer's with lessor HOA fees and reduced private yards. The development team recognizes that many of today's buyer's prefer to spend less time maintaining, and more time living.

Richland Hills Square has worked to develop a site plan that maximizes value by reducing the area of yard setbacks on subdivided lots to reduce areas that would require maintenance. The site has also worked to create a few cohesive, usable open space areas rather than a slew of small, unusable areas that create increased maintenance costs in the long term.

If approved, Richland Hills Square will deliver a sustainable residential community with an enhanced, programmed, and landscape-packed open space area, fronting right on one of the main thoroughfares – Baker Blvd – a value-add for the public realm. *Richland Hills Square* is a residential community in pursuit of excellence.

Permitted Uses

The uses of the properties herein above described shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Richland Hills, Texas, for the zoning district into which they have been assigned (SF-7 Single-Family Residential District). All permitted uses found within the SF-7 district shall apply to this proposed Planned Unit Development District.

Site Development Standards

1) The Planned Unit Development district created herein affecting above-referenced properties shall be specifically subject to the regulations applicable to the SF-7 zoning district, except in the flowing respects:

Code Comparison Table		
Dimensional Controls	**SF-7 Current Requirement**	**Planned Development Standard (Proposed)**
Height (maximum)	35’	2 stories, not to exceed 40'
Front Yard (minimum)	25'	20' / 0' *
Side Yard - Interior (minimum)	8'	3', 0’
Side Yard - Street (minimum)	15'	5'
Rear Yard (minimum)	25'	5'
Building Size (minimum)	1,400 sq. ft. minimum	1200 SF
Lot Width (minimum)	60’	22'
Lot Depth (minimum)	100’	90' / 70' *
Lot Size (minimum)	7,000	1980 SF / 1540 SF *
Lot Coverage (maximum)	40%	no maximum lot coverage
Density	4-5 homes per acre	Up to 11.35 units per acre (gross)
*Up to 17% of proposed lots may be delivered with a reduced front yard, lot depth & lot area, however these lots are still subject to the same proposed parking requirement		
All proposed lots shall be platted as individual single-family lots		

2) The development shall have at least 15percent (15%) of the gross land area as open space. This percentage can be comprised of all landscape setbacks, internal ROW parkway areas, HOA common lots and areas set aside for storm water detention. All common open space areas and amenities must be owned and maintained by the homeowner’s association. The common open space areas shall be delivered generally as shown on the attached Site Plan. The developer shall have the flexibility to shuffle open space areas to accommodate design at time of platting so long as the total open space area is not reduced below the 15% requirement.

3) A permanent Homeowner's Association shall be established. After initial installation and maintenance provided by the developer, such maintenance responsibilities shall be turned over to the homeowners, who shall be permanently responsible to maintain said common features and areas, using a professional management company as well as:
    i. All fencing and screening as indicated by the wall and fencing key, and all fencing located within, and abutting HOA open spaces shall be maintained by the Homeowner's Association.
    ii. The HOA shall maintain all sidewalks, landscaping, irrigation and any other amenities located within the boundaries of the HOA common lot areas

4) All crosswalks shall exhibit an improved pavement condition which may be constructed as either:
    i. Stamped and stained concrete
    ii. Integrally-colored concrete
    iii. Vehicular-graded concrete pavers

5) Parking Requirement
    a. 83% of the units shall provide 4 parking spaces (two-car garage / two-car driveway).
    b. 17% of the units shall provide 2 parking spaces (two-car garage).
    c. Percentages may vary by no more than 2% contingent on final unit count.
    d. One guest parking space shall be provided for every 3.3 units.
    e. During civil design, if it is determined that less detention is required, additional guest parking spaces may be provided.
    f. Visitor parking (head-in and parallel spaces) is intended for visitor use. Residents parking in the visitor parking spaces is discouraged. The HOA shall monitor visitor parking so that residents do not abuse visitor parking.

6) The development shall include cluster mailboxes. The location and design shall be approved by the Development Review Committee and US Postal Service

7) Outdoor street lighting on the site shall be installed along the main internal street and be selected from Oncor's decorative street lighting options.

8) Masonry monument development entry signs shall be installed at a minimum of (1) access point from Baker Blvd. The scale of proposed entry signage will be at the developer's discretion within the bounds of a signage application and permit

9) All proposed concrete sidewalks to be a minimum of 4' in width. No sidewalks will be required to be constructed other than sidewalks exhibited on the attached conceptual site plan. The development will be required to extend the proposed sidewalk to connect to existing Baker Blvd ROW sidewalk at a minimum of (2) points (adjacent to dog park) as exhibited on the site plan.

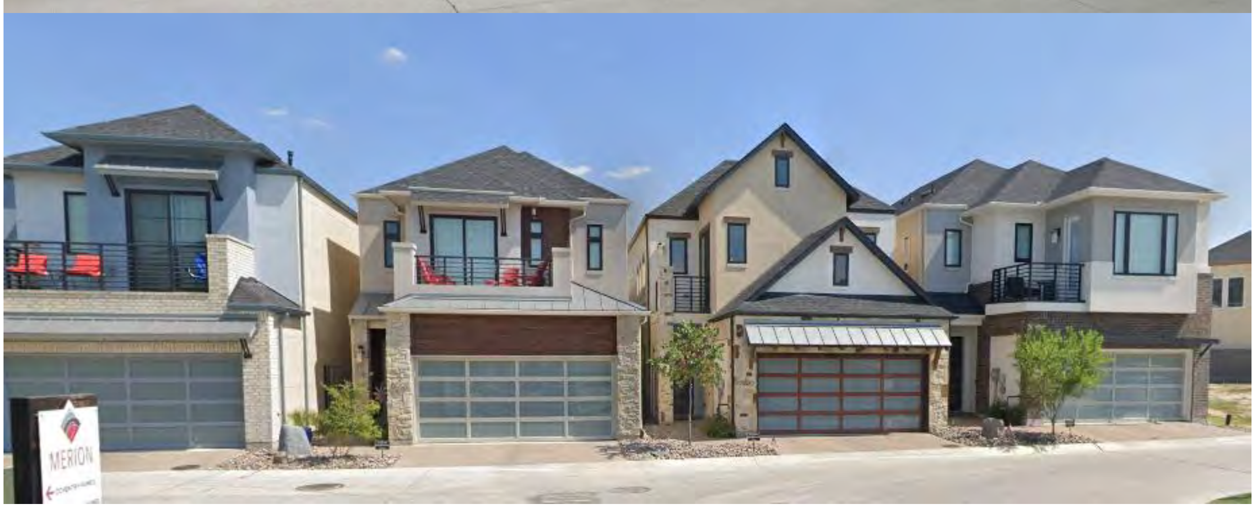
10) The development shall host a minimum 4,000 square feet open space to contain but not be limited to a park, grilling area, playground or dog park. If a dog park is to be pursued then the following shall be provided.
    a. Dog park shall have enclosed tubular steel fencing a minimum of 4’ in height
    b. Dog park shall have a minimum of (2) site furnishings for seating
    c. Dog park shall have a minimum of (1) dog bag dispenser

11) The development will attempt to preserve the existing trees as shown on the concept plan to provide immediate shade cover for a portion of the dog park, grilling area or playground. Trees existing along property boundaries will also be studied for preservation once more engineering analysis has been performed in regard to grading and hydrology needs throughout the permitting process. The final ability to preserve these trees will be determined after a tree survey and on-the-ground topography survey has been performed.
12) Decorative landscape shall be included in common area open spaces bordering the dog park and adjacent to Baker Blvd.
    a. A landscape plan for the development shall be approved by the Development Review Committee prior to construction
    b. All landscaped areas within HOA lots will be maintained with an underground, master irrigation system

Building Design Standards

1) Exterior Wall Materials – 100% of each façade (excluding doors & windows) shall consist of masonry construction materials as listed within the City’s definition for masonry construction, but also to include fiber-reinforced cementitious board. Fiber-reinforced cementitious board shall be limited to 75% of building façade.
2) Garages shall be front entry with driveways providing public street access
3) A minimum roof pitch of 6:12 (inches of rise per inches of run) from side to side shall apply to the predominant roof, except a tile or slate roof may have a minimum roof pitch of 5:12 from side to side. A variety of roof pitches may be incorporated into the roof design provided that the predominant roof meets the minimum roof pitch requirement. Porches, dormers and shed roofs shall have a minimum 3:12 roof pitch
4) Each building shall include at least (4) of the following architectural elements on the front façade and at least (2) of the architectural elements on the rear façade for the homes.
    a. Awnings/canopies
    b. Balconies (a minimum of 25 square feet)
    c. Dormers
    d. Front or Rear yard unit offsets (minimum of 10’ offset)
    e. Patio (a minimum of 25 square feet)
    f. Porches (a minimum of 25 square feet)
    g. Stoops (a minimum of two feet tall by four feet wide)
    h. Varied roof heights (a minimum of 10’ variation)
    i. Sconce lighting
    j. Decorative banding or molding
    k. Decorative overhangs above garage doors

l. Eyebrow soldier course over garage doors
m. Decorative brackets on garage doors
n. Decorative garage doors



Amendments to Approved Planned Developments

A major amendment or revision to the Residential Planned Unit Development shall be processed in the same manner as the original approval with the exception that the City Manager or designee may approve minor amendments or revisions to the R-PD standards provided the amendment or revisions does not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses
2. Change uses approved other than to a less intense use such as single family detached

3. Increase approved densities, height, site coverage or floor areas
4. Decrease on-site parking requirements
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns

VICINITY MAP

SITE DATA

GROSS ACREAGE: 4.67 ACRES

MAXIMUM RESIDENTIAL LOTS: 53

PROPOSED OPEN SPACE DETAILS: 15%

MAXIMUM DENSITY (LOTS PER ACRE): 11.35 LOTS PER ACRE

PARKING SUMMARY

GARAGE ENCLOSED PARKING SPACES: 106

DRIVEWAY PARKING SPACES: 88

PARALLEL PARKING SPACES: 6

HEAD-IN PARKING SPACES: 10

TOTAL PARKING SPACES: 210

PARKING SPACES PER UNIT: (2) Enclosed and (2) Driveway parking spaces for 83% of units
*Percentage may vary by no more than 2% contingent on final unit count
** Please reffer to design statement

ZONING

EXISTING ZONING: COMMERCIAL

PROPOSED ZONING: PLANNED DEVELPMENT (SF-7)

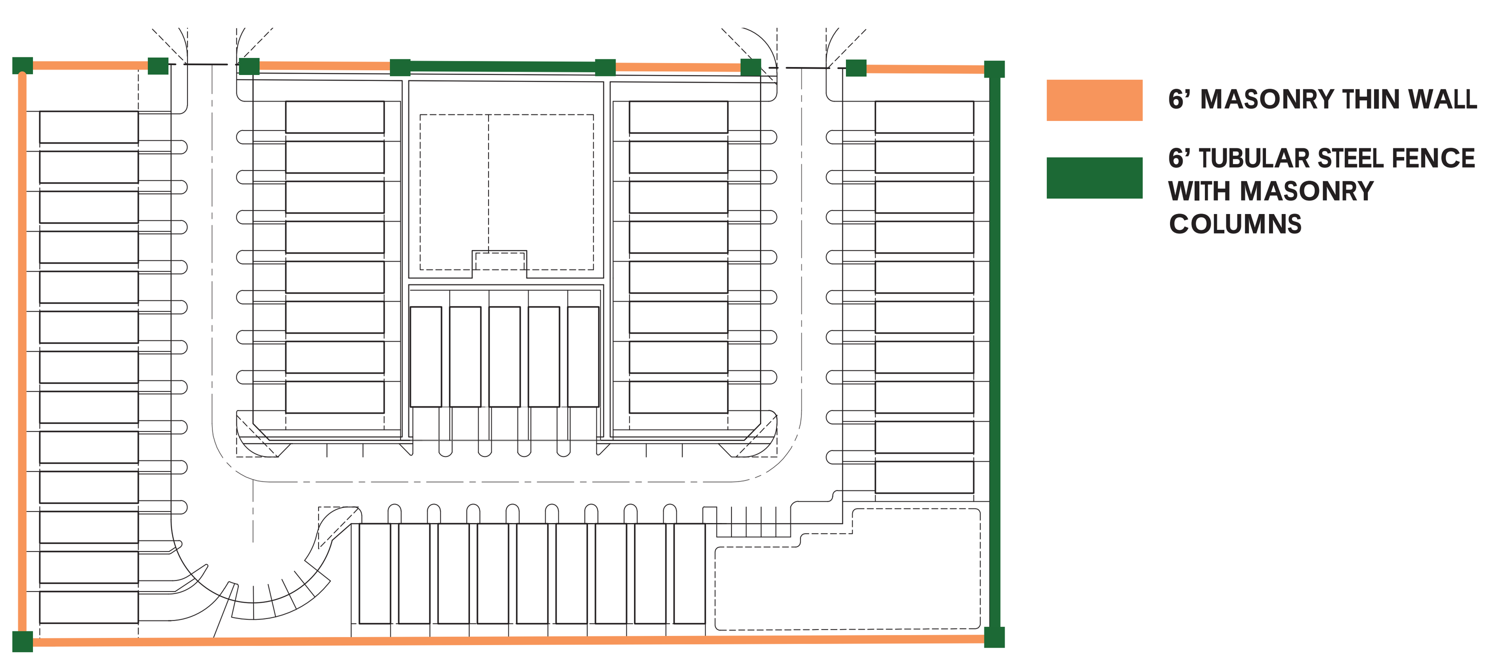
ZONING REGULATION COMPARISON TABLE

Code Comparison Table

Dimensional Controls	SF-7 Current Requirement	Planned Development Standard (Proposed)
Height (maximum)	35’	2 stories, not to exceed 40’
Front Yard (minimum)	25'	20’ / 0’ *
Side Yard - Interior (minimum)	8'	3’, 0’
Side Yard - Street (minimum)	15'	5’
Rear Yard (minimum)	25’	5’
Building Size (minimum)	1,400 sq. ft. minimum	1200 SF
Lot Width (minimum)	60’	22’
Lot Depth (minimum)	100’	90’ / 70’ *
Lot Size (minimum)	7,000	1980 SF / 1540 SF *
Lot Coverage (maximum)	40%	no maximum lot coverage
Density	4-5 homes per acre	Up to 11.35 units per acre (gross)

*Up to 17% of proposed lots may be delivered with a reduced front yard, lot depth & lot area
All proposed lots shall be platted as individual single-family lots

WALL AND FENCING



PAPE-DAWSON ENGINEERS

RICHLAND HILLS SQUARE

ZONING EXHIBIT ‘A’

JULY 16TH, 2024
RICHLAND HILLS, TX

PAPE-DAWSON JOB# 61428-00

ZONING EXHIBIT

S. Popplewell Survey, Abstract No. 1241
City of Richland Hills, Tarrant County, Texas

Being a 4.68 acre tract of land out of the S. Popplewell Survey, Abstract No. 1241, situated in the City of Richland Hills, Tarrant County, Texas, being Lot 1-A-R-1 of Slagle Commercial Addition, a subdivision of record in Volume 388-145, Page 43 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of State Highway 183 (Baker Boulevard), being the northeast corner of Lot 1-R of G. M. Slagle Addition, a subdivision of record in Volume 388-158, Page 3 of said Plat Records, and being the northwest corner of said Lot 1-A-R-1;

THENCE, S89°40'00"E (bearing of record: S89°40'E), with the south right-of-way line of State Highway 183, being the common north line of said Lot 1-A-R-1, a distance of 589.70 feet (distance of record: 589.7 feet) to a concrete monument found at the northwest corner of a called 3.27 acre tract of land conveyed to Texas Electric Service Company by deed of record in Volume 1998, Page 598 of the Deed Records of Tarrant County, Texas, being the northeast corner of said Lot 1-A-R-1;

THENCE, SOUTH, leaving the south right-of-way line of State Highway 183, with the west line of said 3.27 acre tract, being the common east line of said Lot 1-A-R-1, a distance of 341.60 feet (distance of record: 341.6 feet) to an iron rod found at the northeast corner of Lot 1-A-R-2 of said Slagle Commercial Addition, being the southeast corner of said Lot 1-A-R-1;

THENCE, S89°35'00"W (bearing of record: S89°35'W), leaving the west line of said 3.27 acre tract, with the south line of said Lot 1-A-R-1, in part being the common north line of said Lot 1-A-R-2, in part being the common north line of Lot 1-A-R-3-A of Slagle Commercial Addition, a subdivision of record in Volume 388-152, Page 86 of said Plat Records, and in part being the common north line of Lot 1-A-R-3-B of said Slagle Commercial Addition (Volume 388-152, Page 86), a distance of 589.70 feet (distance of record: 589.7 feet) to an iron rod found at the northwest corner of said Lot 1-A-R-3-B, being the northeast corner of Lot 5-R of said G. M. Slagle Addition, also being the southeast corner of said Lot 1-R, and being the southwest corner of said Lot 1-A-R-1;

THENCE, NORTH, with the east line of said Lot 1-R, being the common west line of said Lot 1-A-R-1, a distance of 349.32 feet (distance of record: 350.0 feet) to the **POINT OF BEGINNING**, and containing an area of 4.68 acres of land, more or less.

Basis of bearings is the north line of Lot 1-A-R-1. Bearings, distances, and monuments recited are in reference to Slagle Commercial Addition (Volume 388-145, Page 43) unless noted otherwise.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EAGLE SURVEYING, LLC
222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009

TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
2402.047	TER	2/23/2024

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

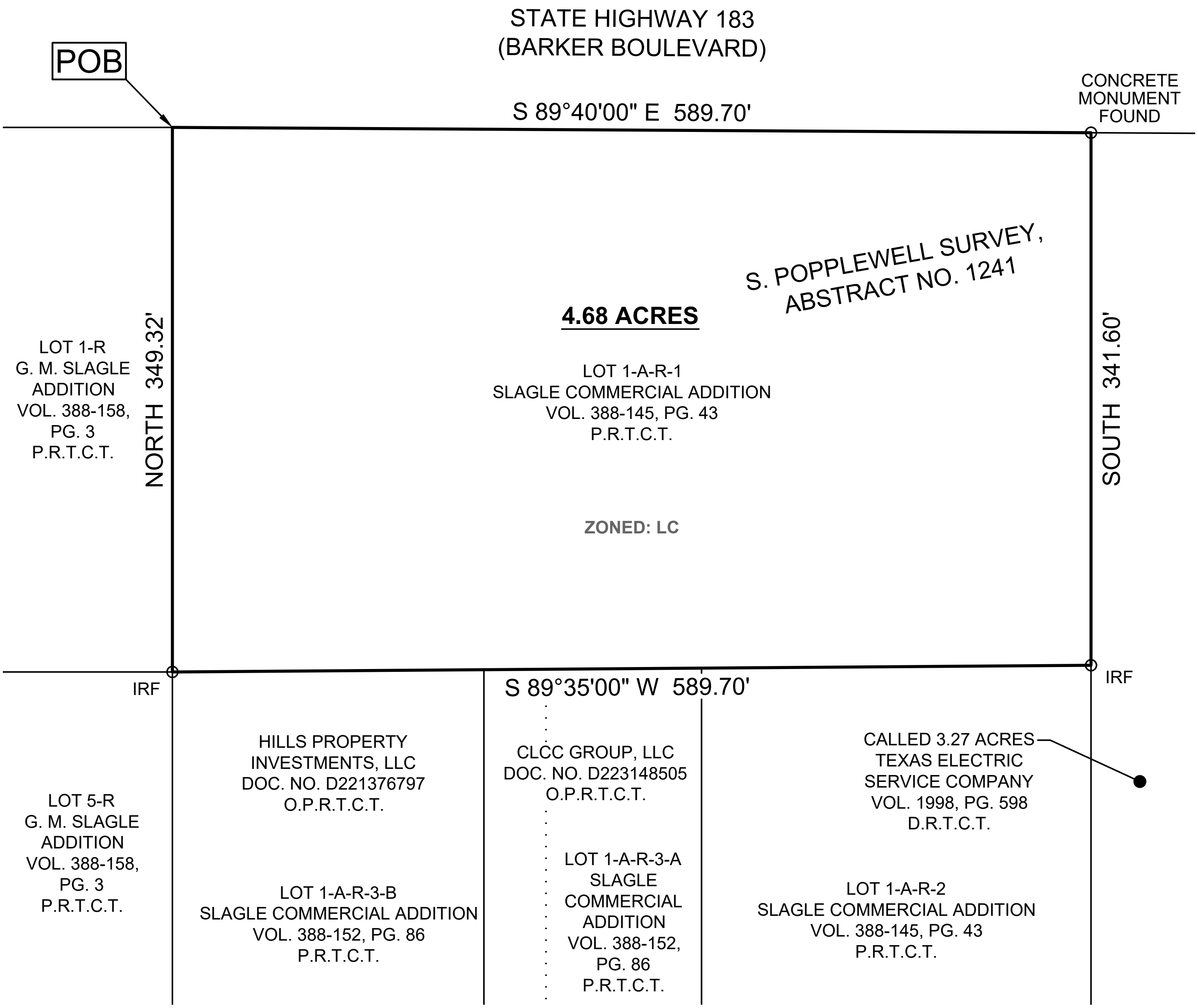
STATE OF TEXAS
REGISTERED
CALEB H. MCCANLIES
7036
PROFESSIONAL
LAND SURVEYOR

Caleb McCanlies
R.P.L.S. # 7036

02-23-2024
Date

ZONING EXHIBIT

S. Popplewell Survey, Abstract No. 1241
City of Richland Hills, Tarrant County, Texas



PAGE 2 OF 2

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JOB NUMBER	DRAWN BY	DATE
2402.047	TER	2/23/2024

N

1" = 100'

0 50 100

LEGEND

IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
O	BOUNDARY MONUMENT
LC	LIGHT COMMERCIAL

ORDINANCE NO. 1503-24

AN ORDINANCE AMENDING CHAPTER 90 OF THE RICHLAND HILLS CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHLAND HILLS, BY CHANGING THE ZONING OF CERTAIN PROPERTIES, SPECIFICALLY LOT 1-A-R-1 SLAGLE COMMERCIAL ADDITION, OTHERWISE KNOWN AS 7212 BAKER BOULEVARD, RICHLAND HILLS, TEXAS 76118, CURRENTLY ZONED AS LC (LIGHT COMMERCIAL), TO PD (PLANNED DEVELOPMENT) WITH A BASE ZONING OF SF-7, TO ALLOW FOR ADDITIONAL DESIGN REQUIREMENTS; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills 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, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, a change in the zoning of the properties listed below was requested by persons or entities having a proprietary interest in those properties; and

WHEREAS, a public hearing was held at a meeting of the Planning and Zoning Commission on June 25, 2024, and of the City Council on August 12, 2024, with respect to the proposed use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Richland Hills does hereby deem it advisable and in the public interest to amend Chapter 90 of the City Code, as amended, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS, THAT:

SECTION 1.
PROPERTY RE-ZONED

Chapter 90, as amended, is hereby amended by rezoning the property located at Lot 1-A-R-1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118, and being more particularly described on the attached **Exhibit A**, from LC (Light Commercial) to PD (Planned Development) with a base zoning of SF-7 (Single-Family Residential), with uses permitted as set forth in Section 3 of this Ordinance.

SECTION 2.
DIRECTION TO AMEND THE OFFICIAL ZONING MAP

The City Secretary is hereby directed to amend the official zoning map to reflect the changes in uses approved herein.

SECTION 3.
PROPERTY SUBJECT TO ZONING ORDINANCE

The use of the properties hereinabove described shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Richland Hills, Texas, for the zoning district into which they have been assigned. The Planned Unit Development district created herein affecting above-referenced properties shall be specifically subject to the regulations applicable SF-7 Single-Family Residential, except in the following respects:

A. Site Development Standards.

1. The Planned Unit Development district created herein affecting above-referenced properties shall be specifically subject to the regulations applicable to the SF-7 zoning district, except in the flowing respects:

Code Comparison Table		
Dimensional Controls	**SF-7 Current Requirement**	**Planned Development Standard (Proposed)**
Height (maximum)	35’	2 stories, not to exceed 40'
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Density	4-5 homes per acre	Up to 11.35 units per acre (gross)
*Up to 17% of proposed lots may be delivered with a reduced front yard, lot depth & lot area, however these lots are still subject to the same proposed parking requirement		
All proposed lots shall be platted as individual single-family lots		

2. The development shall have at least 15 percent (15%) of the gross land area as open space. This percentage can be comprised of all landscape setbacks, internal ROW parkway areas, HOA common lots and areas set aside for storm water detention. All common open space areas and amenities must be owned and maintained by the homeowner’s association. The common open space areas shall be delivered generally as shown on the attached Site Plan. The developer shall have the flexibility to shuffle open space areas to accommodate design at time of platting so long as the total open space area is not reduced below the 15% requirement.

3. A permanent Homeowner’s Association shall be established. After initial installation and maintenance provided by the developer, such maintenance responsibilities shall be turned over to the homeowners, who shall be permanently responsible to maintain said common features and areas, using a professional management company as well as:

   i. All fencing and screening as indicated by the wall and fencing key, and all fencing located within, and abutting HOA open spaces shall be maintained by the Homeowners Association.
   ii. The HOA shall maintain all sidewalks, landscaping, irrigation and any other amenities located within the boundaries of the HOA common lot areas.

4. All crosswalks shall exhibit an improved pavement condition which may be constructed as either:
   i. Stamped and stained concrete
   ii. Integrally-colored concrete
   iii. Vehicular-graded concrete pavers

5. Parking Requirement:
   i. 83% of the units shall provide 4 parking spaces (two-car garage / two-car driveway).
   ii. 17% of the units shall provide two parking spaces (two-car garage).
   iii. Percentages may vary by no more than 2% contingent on final unit count.
   iv. One guest parking space shall be provided for every 3.3 units.
   v. During civil design, if it is determined that less detention is required, additional guest parking spaces may be provided.
   vi. Visitor parking (head-in and parallel spaces) is intended for visitor use. Residents parking in the visitor parking spaces is discouraged. The HOA shall monitor visitor parking so that residents do not abuse visitor parking.

6. The development shall include cluster mailboxes. The location and design shall be approved by the Development Review Committee and US Postal Service.

7. Outdoor street lighting on the site shall be installed along the main internal street and be selected from Oncor's decorative street lighting options.

8. Masonry monument development entry signs shall be installed at a minimum of (1) access point from Baker Blvd. The scale of proposed entry signage will be at the developer's discretion within the bounds of a signage application and permit.

9. All proposed concrete sidewalks to be a minimum of 4' in width. No sidewalks will be required to be constructed other than sidewalks exhibited on the attached conceptual site plan. The development will be required to extend the proposed sidewalk to connect to existing Baker Blvd ROW sidewalk at a minimum of (2) points (adjacent to dog park) as exhibited on the site plan.

10. The development shall host a minimum 4,000 square-foot open space to contain but not be limited to a park, grilling area, playground or dog park. If a dog park is pursued, then the following shall be provided:
    i. Dog park shall have enclosed tubular steel fencing a minimum of four feet (4') in height.
    ii. Dog park shall have a minimum of two (2) site furnishings for seating.
    iii. Dog park shall have a minimum of one (1) dog bag dispenser.

11. The development will attempt to preserve the existing trees as shown on the concept plan to provide immediate shade cover for a portion of the dog park, grilling area or playground. Trees existing along property boundaries will also be studied for preservation once more engineering analysis has been performed in regard to

grading and hydrology needs throughout the permitting process. The final ability to preserve these trees will be determined after a tree survey and on-the-ground topography survey has been performed.

12. Decorative landscape shall be included in common area open spaces bordering the dog park and adjacent to Baker Blvd.
    i. A landscape plan for the development shall be approved by the Development Review Committee prior to construction.
    ii. All landscape areas within the HOA lots will be maintained with an underground, master irrigations system.

B. Building Design Standards.

1. The exterior Wall Materials – 100% of each façade (excluding doors & windows) shall consist of masonry construction materials as listed within the City's definition for masonry construction, but also to include fiber-reinforced cementitious board. Fiber-reinforced cementitious board shall be limited to 75% per building façade.

2. Garages shall be front entry with driveways providing public street access.

3. A minimum roof pitch of 6:12 (inches of rise per inches of run) from side to side shall apply to the predominant roof, except a tile or slate roof may have a minimum roof pitch of 5:12 from side to side. A variety of roof pitches may be incorporated into the roof design provided that the predominant roof meets the minimum roof pitch requirement. Porches, dormers and shed roofs shall have a minimum 3:12 roof pitch.

4. Each building shall include at least four (4) of the following architectural elements on the front façade and at least two (2) of the architectural elements on the rear façade of the homes:
   a) Awnings/canopies.
   b) Balconies (a minimum of 25 square feet in size).
   c) Dormers.
   d) Front or rear yard unit offsets (minimum of 10' offset).
   e) Patio (a minimum of 25 square feet in size).
   f) Porches (a minimum of 25 square feet in size).
   g) Stoops (a minimum of 2' tall by 4' wide).
   h) Varied roof heights (minimum 10' variation)
   i) Decorative sconce lighting.
   j) Decorative banding or molding.
   k) Decorative overhangs above garage doors.
   l) Eyebrow soldier course over garage doors.
   m) Decorative brackets on garage doors.
   n) Decorative garage doors.

SECTION 4.
ORDINANCE CUMULATIVE

This Ordinance shall be cumulative of all other ordinances of the City of Richland Hills affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 5.
RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS

All rights or remedies of the City are expressly saved as to any and all violations of Chapter 90, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 6.
SEVERABILITY CLAUSE

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 judgment 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 7.
PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

SECTION 8.
PUBLICATION CLAUSE

The City Secretary of the City of Richland Hills is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

SECTION 9.
EFFECTIVE DATE

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.

APPROVED AND ADOPTED at a regular meeting of the Richland Hills City Council on August 12, 2024, by a vote of _____ ayes, _____ nays, and _____ abstentions.

APPROVED:

____
THE HONORABLE MAYOR CURTIS BERGTHOLD

ATTEST:

____
LINDSAY RAWLINSON, CITY SECRETARY

EXHIBIT A-1
Legal Description

Being a 4.68 acre tract of land out of the S. Popplewell Survey, Abstract No. 1241, situated in the City of Richland Hills, Tarrant County, Texas, being Lot 1-A-R-1 of Slagle Commercial Addition, a subdivision of record in Volume 388-145, Page 43 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of State Highway 183 (Baker Boulevard), being the northeast corner of Lot 1-R of G. M. Slagle Addition, a subdivision of record in Volume 388-158, Page 3 of said Plat Records, and being the northwest corner of said Lot 1-A-R-1;

THENCE, S89°40'00"E (bearing of record: S89°40'E), with the south right-of-way line of State Highway 183, being the common north line of said Lot 1-A-R-1, a distance of 589.70 feet (distance of record: 589.7 feet) to a concrete monument found at the northwest corner of a called 3.27 acre tract of land conveyed to Texas Electric Service Company by deed of record in Volume 1998, Page 598 of the Deed Records of Tarrant County, Texas, being the northeast corner of said Lot 1-A-R-1;

THENCE, SOUTH, leaving the south right-of-way line of State Highway 183, with the west line of said 3.27 acre tract, being the common east line of said Lot 1-A-R-1, a distance of 341.60 feet (distance of record: 341.6 feet) to an iron rod found at the northeast corner of Lot 1-A-R-2 of said Slagle Commercial Addition, being the southeast corner of said Lot 1-A-R-1;

THENCE, S89°35'00"W (bearing of record: S89°35'W), leaving the west line of said 3.27 acre tract, with the south line of said Lot 1-A-R-1, in part being the common north line of said Lot 1-A-R-2, in part being the common north line of Lot 1-A-R-3-A of Slagle Commercial Addition, a subdivision of record in Volume 388-152, Page 86 of said Plat Records, and in part being the common north line of Lot 1-A-R-3-B of said Slagle Commercial Addition (Volume 388-152, Page 86), a distance of 589.70 feet (distance of record: 589.7 feet) to an iron rod found at the northwest corner of said Lot 1-A-R-3-B, being the northeast corner of Lot 5-R of said G. M. Slagle Addition, also being the southeast corner of said Lot 1-R, and being the southwest corner of said Lot 1-A-R-1;

THENCE, NORTH, with the east line of said Lot 1-R, being the common west line of said Lot 1-A-R-1, a distance of 349.32 feet (distance of record: 350.0 feet) to the **POINT OF BEGINNING**, and containing an area of 4.68 acres of land, more or less.

Basis of bearings is the north line of Lot 1-A-R-1. Bearings, distances, and monuments recited are in reference to Slagle Commercial Addition (Volume 388-145, Page 43) unless noted otherwise.

Exhibit A-2
Survey

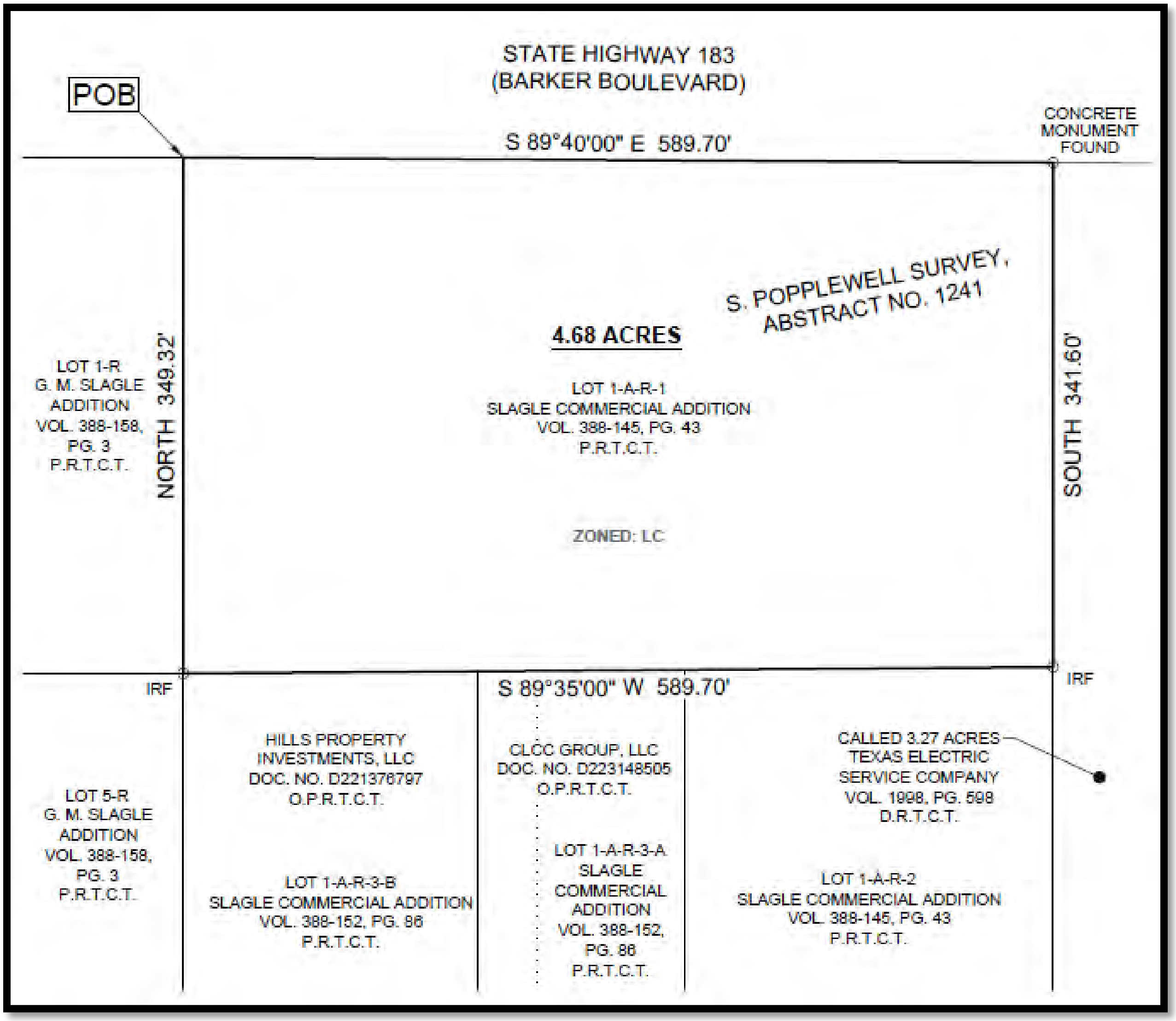


EXHIBIT B
Richland Hills Square Site Plan

EXHIBIT C
Product Examples

§ 6.07. PD Application and Review.

90-6.07.01 General.

(A) PD Planned Development Zoning District establishment. An application for a PD Planned Development Zoning District shall be made to the planning and zoning commission and city council in the same manner that an application for any zoning map amendment (rezoning) is made.

(B) Submission of PD related plats and site plans shall occur after PD establishment. The subsequent applications for plats and site plans within an established PD Planned Development District shall be reviewed and approved separately and independently in accordance with established procedures.

(C) Land area requirement for PD planned developments. A PD District requires a minimum of two contiguous acres. Acreage may be less than two acres when carrying out the recommendations of the comprehensive plan.

90-6.07.02 Planned Development (PD) Submission Requirements.

(A) The developer of a PD shall follow a 5-step procedure.

(1) Pre-application conference.

(2) Zoning map amendment (rezoning) application with the submission of planned development master plan, which includes the:

(a) PD design statement; and

(b) PD Concept Design Map.

(3) Preliminary plat, if subdivision occurs and where required by the subdivision ordinance.

(4) Final plat, if subdivision occurs and where required by the subdivision ordinance.

(5) Application for building permit and site plan reviewed by the DRC.

(B) Approvals needed before proceeding.

(1) Each required step shall be completed and approved before the following step is reviewed.

(2) Where appropriate, other methods authorized in the Subdivision Ordinance may be substituted in Step 3. Preliminary Plat, and Step 4. Final Plat, such as an amending plat or minor plat, etc.

(3) The planning and zoning commission and city council may, however, review more than one step at the same public hearing.

(C) Public hearings (rezonings and plats).

(1) Public hearings shall be held on the zoning map amendment (rezoning) application and the planned development master plan in accordance with regular procedures for zoning applications.

(2) Public hearings on required plats shall be held in accordance with regular procedures established in the subdivision ordinance.

90-6.07.03 Planned Development (PD) Steps for Creation and Development.

(A) Step 1. Pre-Application Conference Review.

(1) At least ten business days prior to submission of an application for zoning map amendment (rezoning) to a PD planned development, the applicant shall submit to the zoning administrator a sketch plan drawn to approximate scale showing streets, lots, public areas, and other significant features. The applicant shall execute an acknowledgement that the pre-application conference does not initiate a vested right.

(2) The applicant should discuss with the zoning administrator the procedure for adopting a PD planned development and the requirements for the general layout of streets and utilities, access to arterials, or general design and narrative, the availability of existing services, and similar matters.

(3) The zoning administrator shall also advise the applicant, where appropriate, to discuss the proposed PD planned development with those officials charged with responsibility to review the various aspects of the proposal coming within their jurisdiction.

(4) The intent of Step 1. Pre-Application Conference Review, is to expedite and facilitate the approval of a planned development master plan.

(B) Step 2. PD Application for Rezoning and Planned Development Master Plan.

(1) Procedures and requirements.

(a) The PD zoning map amendment (rezoning) application shall be filed in accordance with regular procedures and on application forms of the city.

(b) The planned development master plan, which is submitted with the application for rezoning, shall consist of a PD design statement and a PD Concept Design Map.

(c) The applicant shall also provide other supporting maps as necessary to meet the submission requirements of this Zoning Ordinance.

(2) PD design statement. The PD design statement shall be a written report submitted as a part of the planned development master plan containing a minimum of the following elements:

(a) Title of PD;

(b) List of the owners and/or developers;

(c) Statement of the general location and relationship to adjoining land uses, both existing and proposed;

(d) Description of the PD concept, including an acreage or square foot breakdown of land use areas and densities proposed, a general description proposed, a general description of building use types, proposed restrictions, and typical site layouts;

(e) The existing PD zoning districts in the development area and surrounding it;

(f) Selection of one conventional zoning district as a base zoning district to regulate all uses and development regulations not identified as being modified (multiple base zoning districts may be selected to accommodate a mixture of land uses in different geographic areas);

(g) A list of all applicable special development regulations or modified regulations to the base zoning district; plus a list of requested subdivision waivers to the Subdivision Ordinance or other applicable development regulations;

(h) A statement identifying the existing and proposed streets, including right-of-way standards and street design concepts;

(i) The following physical characteristics: elevation, slope analysis, soil characteristics, tree cover, and drainage information;

(j) A topographic map with minimum five-foot contour intervals;

(k) Drainage information, including number of acres in the drainage area and delineation of applicable flood levels;

(l) A statement of utility lines and services to be installed, including lines to be dedicated to the city and which will remain private;

(m) The proposed densities, and the use types and sizes of structures; and

(n) A description of the proposed sequence of development.

(3) PD Concept Design Map.

(a) The PD Concept Design Map shall be a graphic representation of the development plan for the area of a PD planned development.

(b) The zoning administrator shall establish an application form outlining all requirements of the PD Concept Design Map and shall be responsible for maintaining and revising the application form.

(4) Approval of the planned development master plan.

(a) Upon final approval by the city council of the planned development master plan and the appropriate ordinance of rezoning, these elements shall become a part of the Official Zoning District Map.

(b) The rezoning ordinance shall adopt the planned development master plan by reference, and it shall be attached to said ordinance and become a part of the official records of the city.

(5) Expiration of planned development master plan.

(a) If, after two years from the date of approval of a planned development master plan, no substantial development progress has been made within the PD, then the planned development master plan shall expire.

(b) If a planned development master plan expires, a new planned development master plan must be submitted and approved according to the procedures within this section.

1. An extension to the two-year expiration shall be granted if a development application for the PD has been submitted and is undergoing the development review process or if the zoning administrator determines development progress is occurring.

(6) Use and development of the property.

(a) The planned development master plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the city council.

(b) The developer shall furnish a reproducible copy of the approved PD Concept Design Map for signature by the mayor and acknowledgement by the city secretary.

(c) The planned development master plan, including the signed map and all supporting data, shall be made a part of the permanent file and maintained by the city secretary.

(C) Step 3. Preliminary Plat.

(1) If the subdivision of land is to occur, then after city council approval of the zoning map amendment (rezoning) with the associated planned development master plan, the developer shall prepare a preliminary plat for the entire development area.

(2) Where a recorded plat exists and where there will be no extensive easements, no homeowners or property owners associations, no plat restrictions, and no sale of lots that do not conform to the platted lot lines, the city council may waive the platting requirement.

(D) Step 4. Final Plat.

(1) Where a subdivision plat is required, the developer shall prepare a final plat for

review, approval, and filing of record according to procedures established by the city council. In addition to these procedures, the final plat shall include:

(a) Provisions for the ownership and maintenance of common open space and detention/retention ponds. Said open space shall be dedicated to a private association or dedicated to the public provided that a dedication to the public shall not be accepted without the approval of the city council.

(b) A homeowners and property owners association shall be created if other satisfactory arrangements have not been made for improving, operating, and maintaining common facilities, including private street drives, fire lanes, service and parking areas and recreation areas.

(2) If no plat is required, then proof of the items identified in subsections (D)(1)(a) and (D)(1)(b) above, shall be submitted and approved as a part of the planned development master plan at the time the zoning map amendment (rezoning) is considered for approval.

(E) Step 5. Site Plan. A site plan shall be submitted upon the application for a building permit and reviewed in accordance with procedures established in section 6.06 Site Plan Requirements.

90-6.07.04 Planned Development (PD) Modifications.

(A) Minor PD amendment and adjustment. The zoning administrator may approve or defer for city council consideration a minor PD amendment and adjustment to the planned development master plan provided all of the following conditions are satisfied:

(1) The project boundaries are not altered.

(2) Uses other than those specifically approved in the planned development master plan are not added. Uses may be deleted but not to the extent that the character of the project is substantially altered from the character described within the PD design statement.

(3) The allocation of land to particular uses or the relationship of uses within the project are not substantially altered.

(4) The density of housing is not increased more than ten percent or decreased by more than 30 percent.

(5) The land area allocated to nonresidential uses is not increased or decreased by more than ten percent.

(6) Floor area, if prescribed, is not increased or decreased by more than ten percent.

(7) Floor area ratios, if prescribed, are not increased.

(8) Open space ratios, if prescribed, are not decreased.

(B) Zoning administrator approval.

(1) The zoning administrator shall determine if proposed amendments to an approved planned development master plan satisfy the above criteria.

(2) If the zoning administrator finds that these criteria are not satisfied, an amended planned development master plan shall be submitted for full review and approval according to the procedures set forth in these regulations.

90-6.07.05 Reversion.

(A) Property owner request.

(1) If the property owner decides to abandon the PD concept and nullify the planned development master plan, he shall make application for rezoning either to the original status or to a new classification.

(2) Said application shall be heard according to regular rezoning procedures utilized by the planning and zoning commission and city council.

[Ord. No. 1273-14, § 1(Exh. A), 5-6-2014]

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Russell Shelley, Fire Chief

Date: August 12, 2024

Subject: Link Water Feature Repairs

Agenda Item:

Consider approval of quote from Sunbelt Pools in the amount of $62,650 for Link water feature repairs

Background Information:

Staff has been working with multiple vendors to identify the inoperable components of the Link water feature and develop a plan for its repair and proper operation. Sunbelt Pools was contacted as a regional expert in fountain and water feature operation following an extremely high quote from another qualified vendor. After an in-depth analysis of our water feature and an extensive conversation with the manufacturer Crystal Fountains, the attached proposal was submitted by Sunbelt Pools for your consideration. Sunbelt Pools is confident that these repairs will correct most, if not all the current operational challenges and will highlight any potential follow-up work that may be necessary to achieve full and proper operation of the water feature.

Financial Considerations:

Sunbelt Pools provided a quote in the amount of $62,650 to replace the Crystal Fountain solenoids, solenoid cables and reseal with potting compound. All parts come with a two (2) year warranty.

Sunbelt Pools is a BuyBoard cooperative purchasing vendor (Contract #701-23) and has provided service for Crystal Fountain water features in other cities. As a BuyBoard vendor, Sunbelt Pools has been thoroughly vetted and their contract meets city and state purchasing requirements.

Funding for repair of the Link water feature is available in the FY 2024 Strategic Initiative Fund. Upon approval from City Council, staff will bring forward a budget amendment of $62,650 to the Strategic Initiative Fund for Council consideration at the August 26, 2024 City Council meeting.

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

Sunbelt Pools Sales Quote dated 07/29/2024

Council Action Requested:

Motion to approve quote from Sunbelt Pools in the amount of $62,650 for Link water feature repairs with funding allocated from the FY 2024 Strategic Initiative Fund.

Sales Quote

SQ06117

SUNBELT POOLS

10555 Plano Rd. Dallas, TX 75238
214-343-1133

Richland Hills, City of
3200 Diana Drive
Richland Hills, , TX 76118

Ship-to Address
Richland Hills, City of
3200 Diana Drive
Richland Hills, , TX 76118

Document Date	Valid to	Salesperson	Payment Terms
July 29, 2024	August 29, 2024	Jason Avara	Net 25 Days

Water Feature Repair Parts and Installation

Replace Crystal Fountains solenoids, solenoid cables and reseal with potting compound as needed
Parts come with a 2 year warranty

BuyBoard Contract 701-23: Swimming Pool Chemicals, Supplies and Equipment
Category 6: Swimming Pool Underwater Lights and Electrical

No.	Description	Quantity	Unit Price	Discount	Line Amount
1025	Crystal Fountains solenoids, cables and potting compound	1	71,562.50	-20%	57,250.00
1958	labor	36	150.00		5,400.00
				Subtotal	62,650.00
				Total Tax	0.00
				Total $	**62,650.00**

Credit cards are only accepted at time of purchase AND for amounts under $1,000. Any other credit card charges will incur a 3% fee.

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Candice Edmondson, City Manager

Date: August 12, 2024

Subject: 2024 Certified Tax Roll

Agenda Item:

Consider approval and adoption of the 2024 Certified Tax Roll (Fiscal Year 2025/Tax Year 2024)

Background Information:

On July 25, 2024, Joe Don Bobbitt, Chief Appraiser of Tarrant County Appraisal District, certified the 2024 tax roll to be levied October 1, 2024 (Fiscal Year 2025) in the amount of $1,010,087,506 (attached). There are outstanding properties under protest with the Appraisal Review Board with an estimated minimum taxable value of $17,408,312, incomplete accounts with an estimated minimum taxable value of $12,402,295 and in process properties with an estimated net taxable value of $0 to be added to the certified total. These amounts equal a total of $1,039,898,113 of projected assessed valuation and are the totals that are used to calculate the No-New-Revenue and Voter Approval tax rates. Included in the certified tax roll total is the TIF Zone (Baker Boulevard) incremental value of $46,835,229.

The calculated No-New-Revenue Tax Rate (formerly known as the Effective Tax Rate) is $0.514251/$100 and the calculated Voter-Approval Tax Rate (formerly known as the Rollback Rate) is $0.518880/$100. A new rate established in Senate Bill 2 during the 2019 Texas Legislative Session is the De Minimis Rate, which is the rate needed to raise $500,000 in new revenue. The De Minimis Rate is $0.566290/$100.

Financial Considerations:

The Certified Tax Roll contains the taxable values used to calculate the tax rate options listed above.

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

Fiscal Year 2025 - Tax Year 2024 Certified Tax Roll – July 25, 2024
Richland Hills TIF 1 (Baker Blvd) Certified Summary – Fiscal Year 2025

Council Action Requested:

Motion to approve and adopt the 2024 Certified Tax Roll (Fiscal Year 2025/Tax Year 2024)

Tarrant Appraisal District

Joe Don Bobbitt, Chief Appraiser

CITY OF RICHLAND HILLS 020

Appraisal Roll Information Valuation Summary as of July 25, 2024

2024 Certified Property Information

I, Joe Don Bobbitt, Chief Appraiser for the Tarrant Appraisal District, to the best of my ability do solemnly swear that the attached is that portion of the appraisal roll for the Tarrant Appraisal District which lists property taxable by the above-named entity and constitutes their Certified Appraisal Roll.

APPRAISED VALUE (Considers Value Caps) -> $ **1,188,019,131**

Number of Accounts: 11,295

Absolute Exemptions	**$ 96,181,985**
Cases before ARB – Appraised Value	**$ 25,043,017**
Incompletes	**$ 18,941,918**
Partial Exemptions	**$ 37,757,354**
In Process	**$ 7,351**

NET TAXABLE VALUE -> **$ 1,010,087,506**

Appraised Value minus Absolute Exemption amount, minus Cases before ARB amount, minus Incompletes, minus Partial Exemptions, minus the In Process accounts equals the Net Taxable Value.

ESTIMATED NET TAXABLE VALUE -> **$ 1,039,898,113**

Including suggested values to be used for pending ARB accounts (see page two), Incompletes (see page three) and In Process accounts (see page four).

Joe Don Bobbitt

Joe Don Bobbitt, Chief Appraiser

Tarrant Appraisal District

Joe Don Bobbitt, Chief Appraiser

CITY OF RICHLAND HILLS 020

Appraisal Roll Information Valuation Summary as of July 25, 2024

2024 Appraisal Review Board Information

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 values below are from the ARB roll and are not included in the totals by the Chief Appraiser and represented on page 1 of this report.

$ 25,043,017

Total appraised value of properties under protest.

$ 24,869,017

Net taxable value of properties under protest.

$ 17,408,312

Estimated minimum taxable value for the same properties.

This value should be added to the net taxable value on page one.

Tarrant Appraisal District
Joe Don Bobbitt, Chief Appraiser

CITY OF RICHLAND HILLS 020

Appraisal Roll Information Valuation Summary as of July 25, 2024
2024 Incomplete Property Information

Section 26.01(d) of the State Property Tax Code directs the Chief Appraiser to prepare a list of all properties that are not on the appraisal roll and not included on the ARB roll.

The values below are from the incomplete property listing and are not included in the totals by the Chief Appraiser and represented on page 1 of this report.

The value of incomplete properties are subject to change and are also subject to appeal before the Appraisal Review Board.

$ 18,941,918
Total appraised value of incomplete properties

$ 17,717,564
Net taxable value of properties under of incomplete properties.

$ 12,402,295
Estimated minimum taxable value for the same properties.
This value should be added to the net taxable value on page one

Joe Don Bobbitt, Chief Appraiser

CITY OF RICHLAND HILLS 020

Appraisal Roll Information Valuation Summary as of July 25, 2024

2024 In Process Property Information

The values below are from In Process properties and are not included in the totals by the Chief Appraiser and represented on page 1 of this report.

$ 7,351

Total appraised value of In Process properties

$ 0

Estimated net taxable value of In Process properties.

This value should be added to the net taxable value on page one.

Tarrant Appraisal District
CITY OF RICHLAND HILLS 020
Totals for Roll Instance July Roll
2024

Value Detail	Market	Appraised	Counts	Taxable
Real Estate Residential	745,103,755	662,887,311	2,880	632,286,793
Real Estate Commercial	346,233,026	345,397,055	439	249,819,584
Real Estate Industrial	20,990,091	20,990,091	15	20,990,091
Personal Property Commercial	144,519,232	144,519,232	484	139,948,702
Personal Property Industrial	9,273,399	9,273,399	9	4,923,304
Mineral Lease Properties	4,951,460	4,951,460	7,467	4,705,030
Agricultural Properties	453,960	583	1	583
Total Value	1,271,524,923	1,188,019,131	11,295	1,052,674,087

Pending Detail	Market	Appraised	Counts	Taxable
Cases Before ARB	25,938,268	25,043,017	60	24,869,017
Incomplete Accounts	19,395,295	18,941,918	875	17,717,564
In Process Accounts	7,351	7,351	18	0

Certified Value	1,226,184,009	1,144,026,845	10,342	1,010,087,506

Exemption Detail	Market	Exempt	Counts	Appraised
Absolute Public	73,162,470	73,162,470	170	73,162,470
Absolute Charitable	2,335,805	2,288,067	9	2,335,805
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	20,747,781	20,731,448	17	20,731,448
Indigent Housing	0	0	0	0
Nominal Value	158,742	158,742	1,282	158,742
Disabled Vet 10-29%	1,588,364	30,000	6	1,217,519
Disabled Vet 30-49%	1,022,715	30,000	4	691,919
Disabled Vet 50-69%	522,995	20,000	2	441,959
Disabled Vet 70-99%	12,148,768	516,000	43	10,187,251
Disabled Vet 100%	5,172,784	3,833,322	15	4,492,355
Surviving Spouse Disabled Vet 100%	1,032,701	674,828	4	830,828
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	299,684	269,684	1	299,684
Inventory	7,832,254	4,877,507	4	7,832,254
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead State Mandated-Disabled Person Over 65	0	0	0	0
Homestead Local Option-General	0	0	0	0
Homestead Local Option-Over 65	221,870,077	23,639,283	797	179,630,383
Homestead Local Option-Disabled Person	0	0	0	0
Homestead Local Option-Disabled Person Over 65	7,299,221	840,000	28	5,798,213
Solar & Wind Powered Devices	84,151	84,151	1	84,151
Pollution control	0	0	0	0
Community Housing Development	0	0	0	0
Childcare Facilities Exemption 11.36	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	1,588,701	559,453	1	1,588,701
Misc Personal Property (Vehicles, etc.)	2,820,814	2,224,384	12	2,820,814
Surviving Spouse of First Responder KLD	0	0	0	0
Transfer Base Value SS KIA Armed Service Member	0	0	0	0
Transfer Base Value SS of First Responder KLD	0	0	0	0
Property Damaged by Disaster	0	0	0	0
Total Exemptions		133,939,339	2,396	

Deferrals	Market	Deferred	Counts	Appraised
Ag Deferrals	0	0	0	0
Scenic Deferrals	0	0	0	0
Public Access Airports	0	0	0	0
Other Deferrals	0	0	0	0
Total Deferrals	0	0	0	0

New Exemptions	Market	Exempt	Counts	Appraised
Absolute Public	0	0	0	0
Absolute Charitable	0	0	0	0
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	0	0	0	0
Indigent Housing	0	0	0	0
Nominal Value	0	0	0	0
Disabled Vet 10-29%	0	0	0	0
Disabled Vet 30-49%	284,863	7,500	1	205,475
Disabled Vet 50-69%	0	0	0	0
Disabled Vet 70-99%	2,260,546	84,000	7	2,162,398
Disabled Vet 100%	475,874	354,960	2	393,110
Surviving Spouse Disabled Vet 100%	0	0	0	0
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	0	0	0	0
Inventory	98,529	98,529	1	98,529
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead State Mandated-Disabled Person Over 65	0	0	0	0
Homestead Local Option-General	0	0	0	0
Homestead Local Option-Over 65	3,272,261	360,000	12	2,841,365
Homestead Local Option-Disabled Person	0	0	0	0
Homestead Local Option-Disabled Person Over 65	240,980	30,000	1	224,336
Solar & Wind Powered Devices	0	0	0	0
Pollution control	0	0	0	0
Community Housing Development	0	0	0	0
Childcare Facilities Exemption 11.36	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	77,708	77,708	2	77,708
Surviving Spouse of First Responder KLD	0	0	0	0
Transfer Base Value SS KIA Armed Service Member	0	0	0	0
Transfer Base Value SS of First Responder KLD	0	0	0	0
Property Damaged by Disaster	0	0	0	0
Total New Exemptions		1,012,697	26	

New Construction		New Value	Counts	Taxable
All Real Estate		63,153,602	61	8,878,440
New business in new improvement		0	0	0
Total New Construction		63,153,602	61	8,878,440
New Construction in Residential		8,085,035	57	7,892,392
New Construction in Commercial		55,068,567	4	986,048
	Market	**Appraised**	**Counts**	**Taxable**
Annexation	0	0	0	0
Deannexation	0	0	0	0

Tax Ceiling	Market	Taxable	Counts	Ceiling Amount
Over 65	221,614,880	152,541,120	796	407,173.00
Disable Person	5,548,271	4,492,601	25	15,023.00
Disabled Person Over 65	7,299,221	4,958,213	28	15,610.00
Total Ceilings	234,462,372	161,991,934	849	437,806.00
New Over 65 Ceilings	4,318,881	0	16	0.00
New Disabled Person Ceilings	0	0	0	0.00
New Disabled Person Over 65 Ceilings	0	0	0	0

Capped Accounts	Market	Cap Loss	Counts	Appraised
Cap Total	437,103,828	79,132,705	1,574	357,971,123
New Cap this Year	17,171,554	1,795,344	51	15,376,210
Circuit Breaker Total	33,523,901	3,024,459	81	30,499,442
New Circuit Breaker this Year	33,523,901	3,024,459	81	30,499,442

All Exemptions by Group	Market	Exempt	Counts	Appraised
Residential	239,899,018	30,414,518	865	194,834,666
Commercial	101,286,742	98,964,896	153	101,286,742
Industrial	6,889,202	4,350,095	2	6,889,202
Mineral Lease	209,830	209,830	1,335	209,830
Agricultural	0	0	0	0
Exemption Total		133,939,339	2,355	
	Market	**Exempt**	**Counts**	**Appraised**
Prorated Absolute	328,764	281,026	1	328,764
Multi-Prorated Absolute	0	0	0	0
		Current Taxable	**Counts**	**Appraised**
Value Loss - 25.25(d)		0	0	0
	Average Market	**Average Appraised**	**Counts**	**Average Taxable**
Averages for Value Single Family	268,506	238,140	2,672	226,907

Entity Exemptions Report
2024 JULY ROLL

020 CITY OF RICHLAND HILLS

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Abatements	$0	0	$0	0	$0	0	$0	0
Absolute Charitable	$2,288,067	9	$0	0	$0	0	$2,288,067	9
Absolute Miscellaneous	$0	0	$0	0	$0	0	$0	0
Absolute Public	$73,162,470	170	$0	0	$393,405	11	$73,555,875	181
Absolute Religious & Private Schools	$20,731,448	17	$0	0	$0	0	$20,731,448	17
Childcare Facilities Exemption 11.36	$0	0	$0	0	$0	0	$0	0
Community Housing Development	$0	0	$0	0	$0	0	$0	0
Disabled Vet 100%	$3,833,322	15	$0	0	$0	0	$3,833,322	15
Disabled Vet 10-29%	$30,000	6	$0	0	$0	0	$30,000	6
Disabled Vet 30-49%	$30,000	4	$0	0	$0	0	$30,000	4
Disabled Vet 50-69%	$20,000	2	$0	0	$0	0	$20,000	2
Disabled Vet 70-99%	$516,000	43	$24,000	2	$12,000	1	$552,000	46
Donated Disabled Vet	$0	0	$0	0	$0	0	$0	0
Foreign Trade Zone	$559,453	1	$0	0	$0	0	$559,453	1
Historic Sites	$0	0	$0	0	$0	0	$0	0
Homestead Local Option-Disabled Person	$0	0	$0	0	$0	0	$0	0
Homestead Local Option-Disabled Person Over 65	$840,000	28	$0	0	$0	0	$840,000	28
Homestead Local Option-General	$0	0	$0	0	$0	0	$0	0
Homestead Local Option-Over 65	$23,639,283	797	$150,000	5	$0	0	$23,789,283	802
Homestead State Mandated-Disabled Person	$0	0	$0	0	$0	0	$0	0
Homestead State Mandated-Disabled Person Over 65	$0	0	$0	0	$0	0	$0	0
Homestead State Mandated-General	$0	0	$0	0	$0	0	$0	0
Homestead State Mandated-Over 65	$0	0	$0	0	$0	0	$0	0
Indigent Housing	$0	0	$0	0	$0	0	$0	0
Inventory	$4,877,507	4	$0	0	$545,398	3	$5,422,905	7
Misc Personal Property (Vehicles, etc.)	$2,224,384	12	$0	0	$152,495	4	$2,376,879	16
Nominal Value	$158,742	1,282	$0	0	$310	1	$159,052	1,283
Pollution control	$0	0	$0	0	$0	0	$0	0
Property Damaged by Disaster	$0	0	$0	0	$0	0	$0	0
Solar & Wind Powered Devices	$84,151	1	$0	0	$84,146	2	$168,297	3
Surviving Spouse Disabled Vet 100%	$674,828	4	$0	0	$0	0	$674,828	4

Entity Exemptions Report
2024 JULY ROLL

020 CITY OF RICHLAND HILLS

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Surviving Spouse Donated Disabled Vet	$0	0	$0	0	$0	0	$0	0
Surviving Spouse KIA Armed Service Member	$0	0	$0	0	$0	0	$0	0
Surviving Spouse of First Responder KLD	$0	0	$0	0	$0	0	$0	0
Transfer Base Value for SS Disable Vet	$269,684	1	$0	0	$0	0	$269,684	1
Transfer Base Value SS KIA Armed Service Member	$0	0	$0	0	$0	0	$0	0
Transfer Base Value SS of First Responder KLD	$0	0	$0	0	$0	0	$0	0
Subtotals ==>	**$133,939,339**	**2,396**	**$174,000**	**7**	**$1,187,754**	**22**	**$135,301,093**	**2,425**

Entity Exemptions Report
2024 JULY ROLL

020 CITY OF RICHLAND HILLS

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Prorated Absolute (included in above Absolute categories)	$281,026	1	$0	0	$0	0	$281,026	1

Deferral Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Ag Deferrals	$0	0	$0	0	$453,377	1	$453,377	1
Scenic Deferrals	$0	0	$0	0	$0	0	$0	0
Subtotals ==>	**$0**	**0**	**$0**	**0**	**$453,377**	**1**	**$453,377**	**1**

Entity Totals	
Total Appraised *	$1,188,019,131
Absolute Exempt	$96,181,985
Cases Before ARB	$25,043,017
Incompletes	$18,941,918
Partial Exemptions	$37,757,354
In Process	$7,351
Calculated Net Taxable Value	$1,010,087,506
Total # of Accounts *	11,295

* Only includes totals from Agricultural Properties, Mineral Lease Properties, Personal Property Commercial, Personal Property Industrial, Real Estate Commercial, Real Estate Industrial, and Real Estate Residential.

Current Use Code Report - Estimates
Entity: 020 CITY OF RICHLAND HILLS

Category	Roll Status	# of Accts	Market Value	Appraised Value	Taxable Value	Ag Acreage	Ag Deferred	New Const. Value
A -- "Residential SingleFamily"	ARB	28	$8,616,465	$7,826,451	$7,652,451	0.0000	$0	$0
A -- "Residential SingleFamily"	Certified	2,681	$719,209,550	$638,087,348	$608,470,978	0.0000	$0	$9,373,941
A -- "Residential SingleFamily" Totals:		2,709	$727,826,015	$645,913,799	$616,123,429	0.0000	$0	$9,373,941
AC -- "Single Family Interim Use"	Certified	1	$262,790	$262,790	$232,790	0.0000	$0	$0
AC -- "Single Family Interim Use" Totals:		1	$262,790	$262,790	$232,790	0.0000	$0	$0
B -- "MultiFamily Residential"	ARB	2	$1,172,582	$1,111,200	$1,111,200	0.0000	$0	$0
B -- "MultiFamily Residential"	Certified	24	$8,772,047	$8,724,622	$8,505,875	0.0000	$0	$0
B -- "MultiFamily Residential" Totals:		26	$9,944,629	$9,835,822	$9,617,075	0.0000	$0	$0
BC -- "MultiFamily Commercial"	Certified	14	$60,386,465	$59,886,002	$59,886,002	0.0000	$0	$0
BC -- "MultiFamily Commercial" Totals:		14	$60,386,465	$59,886,002	$59,886,002	0.0000	$0	$0
C1 -- "Vacant Land Residential"	ARB	1	$41,150	$41,150	$41,150	0.0000	$0	$0
C1 -- "Vacant Land Residential"	Certified	52	$2,242,006	$2,172,819	$2,172,819	0.0000	$0	$0
C1 -- "Vacant Land Residential" Totals:		53	$2,283,156	$2,213,969	$2,213,969	0.0000	$0	$0
C1C -- "Vacant Land Commercial"	Certified	61	$5,726,473	$5,628,454	$5,628,454	0.0000	$0	$0
C1C -- "Vacant Land Commercial" Totals:		61	$5,726,473	$5,628,454	$5,628,454	0.0000	$0	$0
C2C -- "CommercialLandWithImprovementValue"	Certified	11	$649,586	$649,586	$649,586	0.0000	$0	$0
C2C -- "CommercialLandWithImprovementValue" Totals:		11	$649,586	$649,586	$649,586	0.0000	$0	$0
D1 -- "Qualified Open Space Land"	Certified	1	$453,960	$583	$583	6.4120	$453,377	$0
D1 -- "Qualified Open Space Land" Totals:		1	$453,960	$583	$583	6.4120	$453,377	$0
E -- "Rural Land (No Ag) and Improvements Residential"	Certified	2	$956,221	$846,320	$846,320	0.0000	$0	$0
E -- "Rural Land (No Ag) and Improvements Residential" Totals:		2	$956,221	$846,320	$846,320	0.0000	$0	$0
F1 -- "Commercial"	ARB	6	$2,934,818	$2,890,963	$2,890,963	0.0000	$0	$0
F1 -- "Commercial"	Certified	215	$179,085,250	$178,891,616	$178,891,616	0.0000	$0	$679,448
F1 -- "Commercial" Totals:		221	$182,020,068	$181,782,579	$181,782,579	0.0000	$0	$679,448
F1C -- "VarX Billboards"	Certified	2	$37,124	$37,124	$37,124	0.0000	$0	$0
F1C -- "VarX Billboards" Totals:		2	$37,124	$37,124	$37,124	0.0000	$0	$0

This report contains All Excluding Absolutes

Process Code: 220 **Table Group Name: "July Roll"**

Current Use Code Report - Estimates
Entity: 020 CITY OF RICHLAND HILLS

Category	Roll Status	# of Accts	Market Value	Appraised Value	Taxable Value	Ag Acreage	Ag Deferred	New Const. Value
F2 -- "Industrial"	Certified	15	$20,990,091	$20,990,091	$20,990,091	0.0000	$0	$306,600
F2 -- "Industrial" Totals:		15	$20,990,091	$20,990,091	$20,990,091	0.0000	$0	$306,600
G1 -- "Oil, Gas and Mineral Reserve"	ARB	10	$8,550	$8,550	$8,550	0.0000	$0	$0
G1 -- "Oil, Gas and Mineral Reserve"	Certified	7,365	$4,853,440	$4,853,440	$4,696,480	0.0000	$0	$0
G1 -- "Oil, Gas and Mineral Reserve" Totals:		7,375	$4,861,990	$4,861,990	$4,705,030	0.0000	$0	$0
J2C -- "VarX Utility Gas Companies"	Certified	1	$7,456,310	$7,456,310	$7,456,310	0.0000	$0	$0
J2C -- "VarX Utility Gas Companies" Totals:		1	$7,456,310	$7,456,310	$7,456,310	0.0000	$0	$0
J3 -- "Commercial Utility Electric Companies"	Certified	25	$824,344	$824,344	$824,344	0.0000	$0	$0
J3 -- "Commercial Utility Electric Companies" Totals:		25	$824,344	$824,344	$824,344	0.0000	$0	$0
J3C -- "VarX Utility Electric Companies"	Certified	1	$18,200,250	$18,200,250	$18,200,250	0.0000	$0	$0
J3C -- "VarX Utility Electric Companies" Totals:		1	$18,200,250	$18,200,250	$18,200,250	0.0000	$0	$0
J4 -- "Commercial Utility Telephone Companies"	Certified	3	$768,091	$768,091	$768,091	0.0000	$0	$0
J4 -- "Commercial Utility Telephone Companies" Totals:		3	$768,091	$768,091	$768,091	0.0000	$0	$0
J4C -- "VarX Utility Telephone Companies"	ARB	3	$169,553	$169,553	$169,553	0.0000	$0	$0
J4C -- "VarX Utility Telephone Companies"	Certified	17	$3,509,010	$3,509,010	$3,508,660	0.0000	$0	$0
J4C -- "VarX Utility Telephone Companies" Totals:		20	$3,678,563	$3,678,563	$3,678,213	0.0000	$0	$0
J4P -- "Personal Property Utility Telephone Companies"	Certified	2	$312,700	$312,700	$312,700	0.0000	$0	$0
J4P -- "Personal Property Utility Telephone Companies" Totals:		2	$312,700	$312,700	$312,700	0.0000	$0	$0
J6C -- "VarX Utility Pipelines"	Certified	3	$1,075,800	$1,075,800	$1,075,800	0.0000	$0	$0
J6C -- "VarX Utility Pipelines" Totals:		3	$1,075,800	$1,075,800	$1,075,800	0.0000	$0	$0
J7C -- "VarX Utility Cable Companies"	Certified	1	$9,268,569	$9,268,569	$9,268,569	0.0000	$0	$0
J7C -- "VarX Utility Cable Companies" Totals:		1	$9,268,569	$9,268,569	$9,268,569	0.0000	$0	$0
J8C -- "VarX Utility Other"	Certified	1	$86,940	$86,940	$86,940	0.0000	$0	$0
J8C -- "VarX Utility Other" Totals:		1	$86,940	$86,940	$86,940	0.0000	$0	$0
L1 -- "Personal Property Tangible Commercial"	ARB	9	$12,991,317	$12,991,317	$12,991,317	0.0000	$0	$0

This report contains All Excluding Absolutes

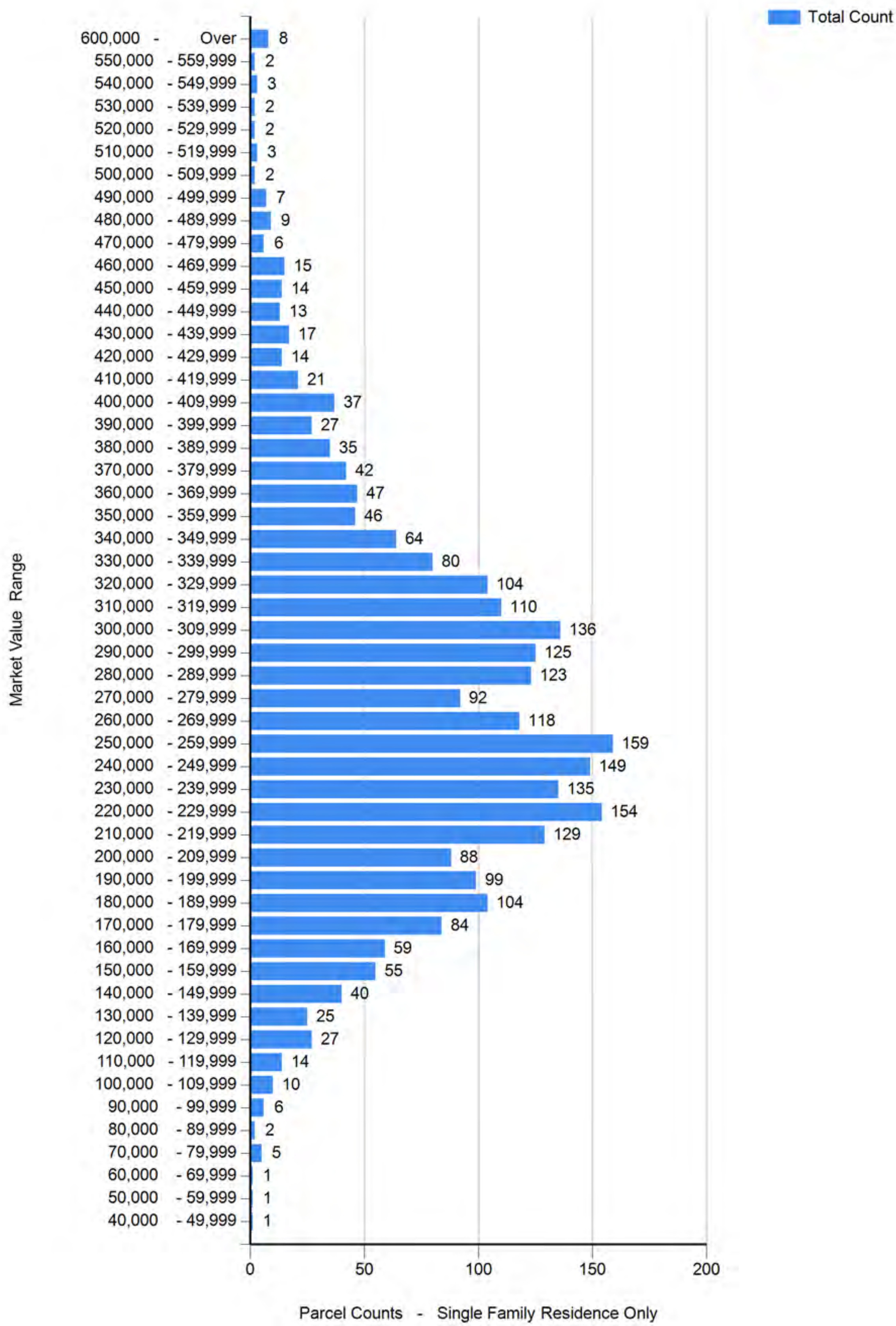
Current Use Code Report - Estimates
Entity: 020 CITY OF RICHLAND HILLS

Category	Roll Status	# of Accts	Market Value	Appraised Value	Taxable Value	Ag Acreage	Ag Deferred	New Const. Value
L1 -- "Personal Property Tangible Commercial"	Certified	267	$80,800,290	$80,800,290	$79,137,731	0.0000	$0	$0
L1 -- "Personal Property Tangible Commercial" Totals:		276	$93,791,607	$93,791,607	$92,129,048	0.0000	$0	$0
L1C -- "VarX Commercial"	ARB	1	$3,833	$3,833	$3,833	0.0000	$0	$0
L1C -- "VarX Commercial"	Certified	166	$9,325,098	$9,325,098	$6,766,357	0.0000	$0	$0
L1C -- "VarX Commercial" Totals:		167	$9,328,931	$9,328,931	$6,770,190	0.0000	$0	$0
L2 -- "Personal Property Tangible Industrial"	Certified	8	$9,272,181	$9,272,181	$4,922,086	0.0000	$0	$0
L2 -- "Personal Property Tangible Industrial" Totals:		8	$9,272,181	$9,272,181	$4,922,086	0.0000	$0	$0
L2C -- "VarX Industrial"	Certified	1	$1,218	$1,218	$1,218	0.0000	$0	$0
L2C -- "VarX Industrial" Totals:		1	$1,218	$1,218	$1,218	0.0000	$0	$0
O -- "Residential Inventory"	Certified	83	$3,486,000	$3,486,000	$3,486,000	0.0000	$0	$0
O -- "Residential Inventory" Totals:		83	$3,486,000	$3,486,000	$3,486,000	0.0000	$0	$0
S -- "Personal Property Special Inventory"	Certified	5	$935,390	$935,390	$933,558	0.0000	$0	$0
S -- "Personal Property Special Inventory" Totals:		5	$935,390	$935,390	$933,558	0.0000	$0	$0
ARB Totals:		60	$25,938,268	$25,043,017	$24,869,017	0.0000	$0	$0
Certified Totals:		11,028	$1,148,947,194	$1,066,352,986	$1,027,757,332	6.4120	$453,377	$10,359,989
Incomplete Totals:		0				0.0000		
In Process Totals:		0				0.0000		
Report Totals:		11,088	$1,174,885,462	$1,091,396,003	$1,052,626,349	6.4120	$453,377	$10,359,989

This report contains All Excluding Absolutes

Process Code: 220 **Table Group Name: "July Roll"**

Total Parcel Counts: 2,671 Average Market: 268,508 Average NTV: 226,905



TARRANT APPRAISAL DISTRICT
TIF ACCOUNT SUMMARY LISTING

7/23/2024

RICHLAND HILLS - TIF #1
TIF # 000039

	2009 BASE YEAR APPRAISED VALUE	2024 APPRAISED VALUE	2009 BASE YEAR TAXABLE VALUE	2024 TAXABLE VALUE	APPRAISED VALUE INCREMENT	TAXABLE VALUE INCREMENT	APPRAISED VALUE UNDER PROTEST	NET TAXABLE LESS PROTESTED VALUE	NEW CONSTRUCTION	NET TAXABLE LESS NEW CONSTRUCTION
CITY OF RICHLAND HILLS	42,127,639	91,037,158	41,647,643	88,482,872	48,909,519	46,835,229	507,186	87,975,686	7,291,133	81,191,739
TARRANT COUNTY	42,159,045	91,037,158	41,829,906	86,600,711	48,878,113	44,770,805	507,186	86,093,525	7,291,133	79,309,578

TOTALS FOR APPRAISED VALUE UNDER PROTEST AND NEW CONSTRUCTION DO NOT INCLUDE VALUES FROM ABSOLUTE EXEMPT ACCOUNTS

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Candice Edmondson, City Manager

Date: August 12, 2024

Subject: FY 2025 Tax Rate and Public Hearing Date

Agenda Item:

Set proposed tax rate for Fiscal Year 2025 and public hearing date for tax rate adoption

Background Information:

The City of Richland Hills' proposed tax rate for the Fiscal Year 2024-2025 is $0.518879/$100 which is 0.3% lower than the current property tax rate of $0.522689/$100.

Tax Code 26.05(d), states: "The governing body of a taxing unit other than a school district may not adopt a tax rate that exceeds the lower of the Voter-Approval Tax Rate or the No-New-Revenue Tax Rate calculated as provided by this chapter until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065."

Wendy Burgess, Tax Assessor-Collector for Tarrant County, has calculated the No-New-Revenue Tax Rate as $0.514251/$100 and the Voter-Approval Tax Rate as $0.518880/$100 for the City of Richland Hills.

The No-New-Revenue Rate is 0.89% lower than the proposed tax rate of $0.518879.

The proposed tax rate public hearing is set to be held on September 9, 2024.

Financial Considerations:

N/A

Board/Citizen Input:

N/A

Attachments:

2024 Tax Rate Calculation Worksheet

Council Action Requested:

Motion to set the proposed Fiscal Year 2025 property tax rate at $0.518879/$100, which is effectively a 0.89% increase in the tax rate AND set the public hearing on the tax rate for September 9, 2024

Form 50-856

2024 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

City of Richland Hills
Taxing Unit Name

817-616-3800
Phone *(area code and number)*

3200 Diana Drive Richland Hills, Texas 76118
Taxing Unit's Address, City, State, ZIP Code

www.richlandhills.com
Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public 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 (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]		$ 984,253,910
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]		$ 152,685,998
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.		$ 831,567,912
4.	**Prior year total adopted tax rate.**		$ 0.522689 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**		
	A. Original prior year ARB values:	$ 67,184,213	
	B. Prior year values resulting from final court decisions:	- $ 58,089,409	
	C. Prior year value loss. Subtract B from A.[3]		$ 9,094,804
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.**		
	A. Prior year ARB certified value:	$ 7,015,932	
	B. Prior year disputed value:	- $ 1,403,186	
	C. Prior year undisputed value. Subtract B from A.[4]		$ 5,612,746
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.		$ 14,707,550

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 846,275,462
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2023.** Enter the prior year value of property in deannexed territory. [5]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: .... $ 0 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: .... + $ 914,168 **C. Value loss.** Add A and B. [6]	$ 914,168
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** .... $ 0 **B. Current year productivity or special appraised value:** .... - $ 0 **C. Value loss.** Subtract B from A. [7]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 914,168
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 37,044,215
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 808,317,079
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 4,224,984
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [9]	$ 40,650
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16. [10]	$ 4,265,634
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [11] **A. Certified values:** .... $ 1,010,087,506 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: .... + $ **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: .... - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. [12] .... - $ 39,544,096 **E. Total current year value.** Add A and B, then subtract C and D.	$ 970,543,410

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [14] .... $ 17,408,312 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [15] .... + $ 12,402,295 **C. Total value under protest or not certified.** Add A and B.	$ 29,810,607
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 161,991,934
21.	**Current year total taxable value.** Add Lines 18E and 19C. Subtract Line 20. [17]	$ 838,362,083
22.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [18]	$ 0
23.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [19]	$ 8,878,460
24.	**Total adjustments to the current year taxable value.** Add Lines 22 and 23.	$ 8,878,460
25.	**Adjusted current year taxable value.** Subtract Line 24 from Line 21.	$ 829,483,623
26.	**Current year NNR tax rate.** Divide Line 17 by Line 25 and multiply by $100. [20]	$ 0.514251 /$100
27.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [21]	$ ______ /$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.361700 /$100
29.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 846,275,462

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §26.012(6)
[18] Tex. Tax Code §26.012(17)
[19] Tex. Tax Code §26.012(17)
[20] Tex. Tax Code §26.04(c)
[21] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	**Total prior year M&O levy.** Multiply Line 28 by Line 29 and divide by $100.	$ 3,060,978
31.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding the prior tax year.. + $ 30,987	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 193,626	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ -162,639	
	E. Add Line 30 to 31D.	$ 2,898,339
32.	**Adjusted current year taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ 829,483,623
33.	**Current year NNR M&O rate (unadjusted).** Divide Line 31E by Line 32 and multiply by $100.	$ 0.349414 /$100
34.	**Rate adjustment for state criminal justice mandate.** [23]	
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
35.	**Rate adjustment for indigent health care expenditures.** [24]	
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose.. $ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose.. – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100

[22] [Reserved for expansion]
[23] Tex. Tax Code §26.044
[24] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	**Rate adjustment for county indigent defense compensation.** [25]	
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose. . . . . $ 0	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose. . . . . $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	D. Multiply B by 0.05 and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.	$ 0.000000/$100
37.	**Rate adjustment for county hospital expenditures.** [26]	
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. . . . . $ 0	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. . . . . $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	D. Multiply B by 0.08 and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.000000/$100
38.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.	
	A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. . . . . $ 0	
	B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100 . . . . $ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000/$100
39.	**Adjusted current year NNR M&O rate.** Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	$ 0.349414/$100
40.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.	
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . $ 0	
	B. Divide Line 40A by Line 32 and multiply by $100 . . . . $ 0.000000/$100	
	C. Add Line 40B to Line 39.	$ 0.349414/$100
41.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	$ 0.361643/$100

[25] Tex. Tax Code §26.0442
[26] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	***Disaster Line 41 (D41):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. [27] If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	$ 0.000000 /$100
42.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [28] Enter debt amount .... $ 1,470,485 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... – $ 0 **D.** Subtract **amount paid** from other resources .... – $ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 1,470,485
43.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [29]	$ 152,278
44.	**Adjusted current year debt.** Subtract Line 43 from Line 42E.	$ 1,318,207
45.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [30] .... 100.00 % **B.** Enter the prior year actual collection rate. .... 99.87 % **C.** Enter the 2022 actual collection rate. .... 100.14 % **D.** Enter the 2021 actual collection rate. .... 99.93 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [31]	100.00 %
46.	**Current year debt adjusted for collections.** Divide Line 44 by Line 45E.	$ 1,318,207
47.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 838,362,083
48.	**Current year debt rate.** Divide Line 46 by Line 47 and multiply by $100.	$ 0.157236 /$100
49.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 41 and 48.	$ 0.518879 /$100
D49.	***Disaster Line 49 (D49):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	$ 0.000000 /$100

[27] Tex. Tax Code §26.042(a)
[28] Tex. Tax Code §26.012(7)
[29] Tex. Tax Code §26.012(10) and 26.04(b)
[30] Tex. Tax Code §26.04(b)
[31] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.000000 /$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [32] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
52.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [33] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [34] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
53.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 838,362,083
54.	**Sales tax adjustment rate.** Divide Line 52 by Line 53 and multiply by $100.	$ 0.000000 /$100
55.	**Current year NNR tax rate, unadjusted for sales tax.**[35] Enter the rate from Line 26 or 27, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.514251 /$100
56.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	$ 0.514251 /$100
57.	**Current year voter-approval tax rate, unadjusted for sales tax.**[36] Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ 0.518879 /$100
58.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 54 from Line 57.	$ 0.518879 /$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [37] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [38]	$ 0
60.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 838,362,083
61.	**Additional rate for pollution control.** Divide Line 59 by Line 60 and multiply by $100.	$ 0.000000 /$100

[32] Tex. Tax Code §26.041(d)
[33] Tex. Tax Code §26.041(i)
[34] Tex. Tax Code §26.041(d)
[35] Tex. Tax Code §26.04(c)
[36] Tex. Tax Code §26.04(c)
[37] Tex. Tax Code §26.045(d)
[38] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	$ 0.518879 /$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [39] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [40]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [41]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [42] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [43]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [44]

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	**Year 3 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.523902 /$100
	B. Unused increment rate (Line 66)	$ 0.001211 /$100
	C. Subtract B from A	$ 0.522691 /$100
	D. Adopted Tax Rate	$ 0.522689 /$100
	E. Subtract D from C	$ 0.000002 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 815,538,973
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 16
64.	**Year 2 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.540096 /$100
	B. Unused increment rate (Line 66)	$ 0.027757 /$100
	C. Subtract B from A	$ 0.512339 /$100
	D. Adopted Tax Rate	$ 0.538885 /$100
	E. Subtract D from C	$ -0.026546 /$100
	F. 2022 Total Taxable Value (Line 60)	$ 674,050,071
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
65.	**Year 1 Foregone Revenue Amount. Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.586308 /$100
	B. Unused increment rate (Line 66)	$ 0.032449 /$100
	C. Subtract B from A	$ 0.553859 /$100
	D. Adopted Tax Rate	$ 0.558551 /$100
	E. Subtract D from C	$ -0.004692 /$100
	F. 2021 Total Taxable Value (Line 60)	$ 610,573,531
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Total Foregone Revenue Amount.** Add Lines 63G, 64G and 65G	$ 16 /$100
67.	**2024 Unused Increment Rate.** Divide Line 66 by Line 21 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.000001 /$100
68.	**Total 2024 voter-approval tax rate, including the unused increment rate.** Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	$ 0.518880 /$100

[39] Tex. Tax Code §26.013(b)
[40] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[41] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[42] Tex. Tax Code §§26.0501(a) and (c)
[43] Tex. Local Gov't Code §120.007(d)
[44] Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [44]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [45]

Line	De Minimis Rate Worksheet	Amount/Rate
69.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 39 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.349414 /$100
70.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 838,362,083
71.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 70 and multiply by $100.	$ 0.059640 /$100
72.	**Current year debt rate.** Enter the rate from Line 48 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.157236 /$100
73.	**De minimis rate.** Add Lines 69, 71 and 72.	$ 0.566290 /$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[48]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [49]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	**2023 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.522689 /$100
75.	**Adjusted 2023 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2023 and the taxing unit calculated its 2023 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2023 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2023 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2023, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2023 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [50] Enter the final adjusted 2023 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2023 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ 0.000000 /$100
76.	**Increase in 2023 tax rate due to disaster.** Subtract Line 75 from Line 74.	$ 0.000000 /$100
77.	**Adjusted 2023 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 808,317,079
78.	**Emergency revenue.** Multiply Line 76 by Line 77 and divide by $100.	$ 0
79.	**Adjusted 2023 taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ 829,483,623
80.	**Emergency revenue rate.** Divide Line 78 by Line 79 and multiply by $100. [51]	$ 0.000000 /$100

[45] Tex. Tax Code §26.04(c)(2)(B)
[46] Tex. Tax Code §26.012(8-a)
[47] Tex. Tax Code §26.063(a)(1)
[48] Tex. Tax Code §26.042(b)
[49] Tex. Tax Code §26.042(f)
[50] Tex. Tax Code §26.042(c)
[51] Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	$ 0.518880 /$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.514251 /$100
As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
Indicate the line number used: 26

Voter-approval tax rate .... $ 0.518880 /$100
As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).
Indicate the line number used: 68

De minimis rate. .... $ 0.566290 /$100
If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [52]

print here Wendy Burgess
Printed Name of Taxing Unit Representative

sign here
Taxing Unit Representative

Date

Approve

Print Here Candice Edmondson
Printed name of representative

Sign Here Candice Edmondson
Signature of representative

Title City Manager

Date 8-6-2024

[52] Tex. Tax Code §§26.04(c-2) and (d-2)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	$ 0.518880 /$100

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Voter-approval tax rate .... $ 0.518880 /$100
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Indicate the line number used: 68

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print here Wendy Burgess
Printed Name of Taxing Unit Representative

sign here Wendy Burgess
Taxing Unit Representative

8-6-2024
Date

[52] Tex. Tax Code §§26.04(c-2) and (d-2)