

The Bedford Citizen

THE NEWS YOU NEED TO GUIDE YOUR CITY

Vol. 1 No. 42

Monday

September 17, 2007

FEATURES

[TONIGHT'S BEAUTIFICATION COMMISSION MEETING](#)

The Beautification Commission will meet tonight at 7 p.m. in the library.

[NEGOTIATING YOUR MINERAL LEASE](#)

Learn how to negotiate the best terms and clauses when leasing mineral rights and the strategies that challenge even the toughest lease brokers.

[WEDNESDAY'S LIBRARY ADVISORY BOARD MEETING](#)

The Library Advisory Board will meet Wednesday, Sept. 19, at 7 p.m. in the library.

[DEADLINE WEDNESDAY FOR SPEAKING AT COUNCIL NEXT WEEK](#)

Anyone who intends to speak at next week's City Council Meeting as a "Person to Be Heard" must submit a written request no later than noon Wednesday.

[ONE VISION FOR BEDFORD](#)

On Sept. 10 we ran an editorial in which we said that we would like to hear what your vision for Bedford is. This is the first response we have received ...

[WHERE IN BEDFORD ...](#)

OPINIONS AND EDITORIALS

[LETTER TO THE EDITOR: JOHN HOGG](#)

There has been some discussion of Property Taxes lately and some criticism of my remarks about Bedford having the highest taxes. So, I thought I would update and reissue my letter to the [Star-Telegram] editor of 12/28/2006.

TO LEARN MORE ABOUT *The Bedford Citizen*,
PLEASE GO TO: WWW.BEDFORDCITIZEN.COM

If you find this e-news helpful and informative, please help us grow by passing it along to others.

FEATURES

TONIGHT'S BEAUTIFICATION COMMISSION MEETING

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The Beautification Commission will meet tonight at 7 p.m. in the library. Agenda topics include business recognition nominations, a citywide vision brainstorming session and calendar dates: Senior Citizen Benefit Fair Sept. 21, Business Recognition Event Sept. 22, Next BBC meeting Oct. 15, Work Day Oct. 20 and Paper-Shredding Event Oct. 27. The meeting is open to the public.

NEGOTIATING YOUR MINERAL LEASE

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Learn how to negotiate the best terms and clauses when leasing mineral rights and the strategies that challenge even the toughest lease brokers. A free class will be held at 7:30 p.m. Wednesday, Sept. 19, in the Dallas Central Library, 1515 Young St., 5th Floor Hamon Training Room. George Wilson, certified minerals manager and president of Mineral Management Services will present *Lease Clauses You Need and Want (and Why) and How to Get them in Your Lease*.

Reservations are required, and can be made by calling (214) 670-1608.

The program is sponsored by the Dallas Public Library and the Jake L. Hamon Oil and Gas Resource Center.

WEDNESDAY'S LIBRARY ADVISORY BOARD MEETING

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The Library Advisory Board will meet Wednesday, Sept. 19, at 7 p.m. in the library. Agenda topics include the Community Focus Group Analysis, the library's Mission Statement and the Board application process. The meeting is open to the public.

DEADLINE WEDNESDAY FOR SPEAKING AT COUNCIL NEXT WEEK

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Anyone who intends to speak at next week's City Council Meeting as a "Person to Be Heard" must submit a written request no later than noon Wednesday. The request must include the speaker's name, address and phone number as well as the topic of discussion. It may be emailed to the City Secretary at:

sjennings@ci.bedford.tx.us

or mailed to:

Bedford City Hall
ATTN: City Secretary Shanae Jennings
2000 Forest Ridge Dr.
Bedford, TX 76021.

SPECIAL ISSUE

The special issue dealing with the Library Advisory Board Liaison issue was delayed by technical difficulties. It will be available later this week.

ONE VISION FOR BEDFORD

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On Sept. 10 we ran an editorial in which we said that we would like to hear what your vision for Bedford is. This is the first response we have received:

I have one small vision of a little part of Bedford. Somewhere in the New Library/Old Bedford School complex, I see a beautiful community garden. This would be a natural garden with a path running between native Texas plants, flowers and trees. All would have nameplates, so residents could learn which native plants grow well in Bedford. It would be a community garden, in that Bedford residents would maintain it. The Library would have a wonderful Butterfly Garden of flowering native plants, with a bench to sit on and watch the butterflies. My vision is a little "Nature Center" right here in Bedford.

Claire Kamego

If you have a vision for Bedford, please send it to: comments@bedfordcitizen.com and show "Vision" in the subject line.

WHERE IN BEDFORD ... is an old wooden windmill?

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Look for the answer to this question in Thursday's issue of *The Bedford Citizen*.

Answer to last week's question:

Where in Bedford can you get a hard copy of the City Charter?

A hard copy is available for members of the public to review at City Hall and at the Bedford Public Library. Hard copies may

be requested and purchased under the Public Information Act by written request to the City Secretary. The charter is available online, also, at:

<http://www.municode.com/resources/gateway.asp?pid=11924&sid=43>.

OPINIONS AND EDITORIALS

LETTER TO THE EDITOR: JOHN HOGG

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To the Editor,

There has been some discussion of Property Taxes lately and some criticism of my remarks about Bedford having the highest taxes. So, I thought I would update and reissue my letter to the [Star-Telegram] editor of 12/28/2006.

The truth of the matter is that even after the Tax Rollback anyone with access to the Tarrant County Web Site and a calculator will soon discover that the taxes on an owner occupied home in Bedford are still higher, much higher, than the same value home in the surrounding cities of Hurst, Euless, Colleyville and Grapevine.

I am sure this will come as a shock to many people who think Bedford has low taxes.

Tax rate is a visible but deceiving number. It does not take other things into consideration such as the General Homestead Exemption many cities, except Bedford, have in force. And Bedford is unique in that we have a Sales Tax that is supposed to reduce our property taxes. In theory, that sales tax to offset property taxes should result in lower taxes in this

city. In reality, the taxes the homeowners actually pay here are the highest of the surrounding cities even after the sales tax reduction.

Take that average Bedford Home of \$153,555 [TAD] and the city taxes, if it is owner occupied, are from 8% to 52% higher than the surrounding cities and that is just counting that part of the City Property taxes paid by the homeowner. Add back in the sales tax that "reduces" the property taxes then we are 27% to 79% higher.

The homeowner paid portion of city property taxes on that average \$153,555

home in Bedford are the same as the city property taxes on a \$231,100 home in Grapevine. That's sad!

The City Council should continue to examine every aspect of the City operation in an effort to reduce these high taxes.

Life is better in Bedford unless you own a home.

John Hogg
1200 Overhill Dr
Bedford, Tx 76022
817-283-0776
817-896-9007

Tax Payments - Homeowners

1	2	3	4	5	6	7	8	9	10
City	Rate	Start Value	GHE	Taxable Value	Taxes	Percent	ST/PT	Taxes w/ST	Percent 2
Grapevine	0.36675	153,555	20%	122,844	450.53	152.31%	0.0000	450.53	179.24%
Colleyville	0.33882	153,555	0%	153,555	520.27	131.89%	0.0000	520.27	155.21%
Eules	0.48950	153,555	20%	122,844	601.32	114.12%	0.0000	601.32	134.29%
Hurst	0.51800	153,555	20%	122,844	636.33	107.84%	0.0000	636.33	126.90%
Bedford	0.44688	153,555	0%	153,555	686.21	100.00%	0.0790	807.52	100.00%

- 1 City name
- 2 Tax Rate - from official published records
- 3 Start value - this is the average home value in Bedford from Tarrant Appraisal District
- 4 GHE - General Homestead Exemption for each City
- 5 Taxable value - The amount the home is taxed at after the homestead exemption is deducted
- 6 Taxes on the Taxable Value
- 7 Percentages over base
- 8 Sales Tax / Property Tax
- 9 Total Taxes w/prop tax added in. .079 based on my tax statement
- 10 Percent over w/st