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From the Sports Desk with John English

Benbrook Council Action

Jan. 20 Meeting Wrap Up

by John English

The Benbrook city council meeting on Jan. 20 was conducted in person. Mayor Jason Ward called the meeting to order.

An invocation was followed by the Pledge of Allegiance. An opportunity was allowed for citizen comments, which were limited to agenda items only. There were none.

The minutes from the council meeting held on Jan. 6 were then approved.

The first item was a proposal to adopt an ordinance rezoning approximately 69 acres out of the James Cambo Survey Abstract No. 362 and John Laneri Survey Abstract No. 1964 from "F" Commercial, "G" Commerce, and "H" Industrial to the "G-PD" Commerce Planned Development District, providing for supplemental regulations to the "G" Commerce zoning district regulations and uses. The applicant also requested to amend the Benbrook Comprehensive Plan's future land use map designations for this area, consistent with the rezoning request. The property is generally east of Winscott Road and north of I.H. 20/820.

Assistant City Manager Jim Hinderaker said the ordinance establishes the "G" Commerce District as the base or underlying zoning district for the entire planned development boundary area, which means that all existing use, dimensional, development, and other standards of the Benbrook Municipal Code, as may be amended, for the "G" Commerce District apply to the property, except as follows: for additional permitted uses, for indoor manufacturing and production, for limited outdoor storage (must meet screening standards) and the ordinance also provides for some minor changes for parking, maximum height, screening and signage.

This property lies within the Day-Night-Level (DNL) 65 noise zone and discourages any new residential (continued on page 5)

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WHHS Boys and BMHS Girls Pick Up Wins; BMHS Boys Fall to YMLA

Benbrook came up a bit short on Friday, losing to the Young Men's Leadership Academy to move to 3-3 in district competition.

Coach Blake Mendez said his team struggled on the offensive side of the ball on against YMLA.

"We just couldn't get the lid off the bucket in this game," Mendez said. "I feel like we played well enough on defense to win it, but the shots weren't falling. YMLA did a good job making us take tough shots."

Mendez said he had one standout performance in the game in particular. "Kemondric Brown played great defense on their main offensive threat," Mendez said. "He is always willing to guard the other teams best player and he did a great job in this one. "

Benbrook will play Dunbar tomorrow night, and Mendez said he expects his team to have its work cut out for it.

"This is going to be an intense game as always," Mendez said. "We have to do a better job controlling the pace and not let Dunbar get out and run and use their athleticism. If we do that we will have a chance at the end."

Over at Western Hills, the Cougars went 1-1 last week, losing to Dunbar on Tuesday, but rebounding with a 61-50 victory over Eastern Hills on Friday night.

The Cougars are now 20-5 on the season, and will host Carter-Riverside at 8 p.m. tomorrow.

On the girls side, Benbrook defeated the Young Women's Leadership Academy by a score of 33-16 on Friday night.

The Lady Cats will host Dunbar at 7:30 p.m. tomorrow.





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City Council (continued from page 1) –

development.

The Planning and Zoning Commission recommended that city COVID and a backlog of projects." council approve the proposed future land use map amendment and zone map amendment as presented. A public hearing fol- remaining projects at rates established via Benbrook's existing lowed, but there were no comments.

The motion carried unanimously.

Dec. 31.

General Fund revenues for the month of December were \$7,478,777, with revenues collected through the end of December comments, and three residents of the Trinity Estates subdivision of \$9,748,695.

\$1,265,829, while fiscal year to date expenditures were near future. \$3.991.592.

\$240,118 and were all from property tax. There were no expendi- Member Charlie Anderson, who passed away in December. tures in December.

Economic Development Corporation revenues through December were \$472,148, while expenditures through the end of December were \$96,989. Total revenues exceeded total expenditures by \$375,159. The motion to accept the finance report carried unanimously.

Next up was a motion to accept the investment report for the quarter ending on Dec. 31. The total portfolio for the City of Benbrook and EDC on Dec. 31 was \$53,369,525, with 90 percent or \$47,850,513 belonging to the City, and 10 percent or \$5,519,012 belonging to the EDC.

The City's portion includes the \$22,000,000 in bond proceeds received in September. The Investment report was accepted unanimously.

The next item up was a proposal to award a floodplain study contract to Halff Associates. Director of Public Services Benett Howell said the proposed contract with Halff Associates will study the effects of non-regulatory (10-year, 25-year and 50year) rain events within Benbrook's floodplain. The study will enable the staff to review the city's flood prone areas at a more granular level, which in turn will guide the best floodplain management practices and allocation of mitigation dollars. It will also earn additional points toward improving the City's Community Rating System (CRS) program score.

Howell said that Benbrook has contracted with Halff Associates for past floodplain studies as well. The contract was awarded to Halff Associates for \$75,000 unanimously.

The next item was a proposal to award a paving contract to Texas Bit. The City of Benbrook has collaborated with Tarrant County to complete the City's annual asphalt street overlay program for a number of years. While the annual program has been a great benefit to Benbrook, Tarrant County is unable to complete

the entire list of streets included in this year's program "due to

The proposed contract with Texas Bit would complete the Interlocal Agreement with Ellis County.

Staff recommended that city council approve the paving con-Next up was a proposal to accept the finance report ending tract with Texas Bit for \$858,591. The motion carried unanimously.

City council then provided an opportunity for informal citizen expressed concerns about infrastructure and sewage back up, par-General Fund expenditures for the month of December were ticularly with the construction of more homes near the area in the

Time was then allowed for council member or staff comments, Debt Service revenues for the month of December totaled and Dr. Larry Marshall paid tribute to former Benbrook Council

The meeting was then adjourned.



Suburban Newspapers, Inc. From StatePoint Media **Facing Financial Hardship? Tips to Avoid Foreclosure**



Life's unexpected challenges can make meeting monthly mortgage payments difficult. The good news? Help is available to gage payments as a lump sum. To pay off the rest, your loan seravoid foreclosure.

Indeed, Freddie Mac has completed more than 255,000 foreclosure prevention actions in 2021, according to the Federal payments as a lump sum, making your mortgage current. This is Housing Finance Agency. Whether you're currently behind on a good choice if you can afford it. payments or foresee trouble ahead, Freddie Mac advises taking the following steps as quickly as possible to get back on track:

Assess Your Situation

Whether it's due to unemployment, illness, natural disaster or other reasons, identifying the cause of your financial hardship and struggling due to the pandemic. anticipating its duration are important. These factors can help determine the best solution for you. (A short-term hardship is over able, there are options too. Short sale and deed-in-lieu, for examwithin 12 months. A long-term hardship extends beyond 12 months.)

Contact Your Servicer

Your servicer — the company where you send mortgage payments - is your best resource throughout the process. They will provide you with the available mortgage relief options based on your particular situation, which typically begins with being From the City of Benbrook placed in a temporary forbearance program. Remember, your servicer is there to help. If you think you're going to have trouble paying your mortgage, don't wait. Call them immediately! And if you're already behind on your mortgage or currently in a workout option, respond to their outreach efforts to keep an open dialogue going throughout the process.

Know Your Options

No matter where you stand, there are solutions. Here are some to consider:

• Forbearance is an agreement between you and your loan servicer that either pauses or reduces monthly mortgage payments for a limited time. Consider forbearance if you're currently unable to make payments but think you'll be able to resume soon.

• With payment deferral, missed mortgage payments move to the end of your loan term, but your monthly mortgage payment amount stays the same. Consider payment deferral if your hardship is resolved but you're unable to repay missed mortgage payments as a lump sum or by increasing monthly payments. Some loan modifications can permanently change one or more of the original terms of your mortgage, such as the interest rate and mortgage term. Ask your loan servicer whether this may be an option for you.

• A repayment plan increases mortgage payments for a short period to make up for missed payments. Plans must be longer than one month but no longer than 12 months. Consider this option if you can afford your regular monthly payment, plus a little more, for a short period.

• With partial reinstatement, you pay a portion of missed mortvicer works with you to create a repayment plan.

• With full reinstatement, you pay the total owed mortgage

• Refinancing your mortgage lowers your interest rate or replaces an adjustable-rate mortgage with a more affordable fixed-rate mortgage. This is a good choice if you're current on payments but would benefit from reduced payments in the future.

• COVID-19 relief is offered by many loan servicers to those

• Of course, if homeownership is no longer affordable or desirple, can help you exit your home without facing the costs associated with foreclosure.

If you're struggling to make mortgage payments, take action quickly. Doing so can help you prevent foreclosure and stay in your home.

Household Hazardous Waste Drop-Off Site

Benbrook residents may take household hazardous waste to the Fort Worth Environmental Collection Center (ECC) at no cost.

Proof of Benbrook residency is required (e.g., utility bill, driver's license).

The Fort Worth ECC is located at 6400 Bridge St. and is open for drop-offs Thursdays and Fridays, 11 a.m. to 7 p.m., and Saturdays, 9 a.m. to 3 p.m.

If you have questions, please call 817-392-EASY (3279).

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Texas History Minute Texas Inventor, Leonard Northrup by Dr. Ken Bridges



entire industry.

Leonard L. Northrup, Jr., was born in factory and later delivered newspapers.

of science, he studied engineering. He conditioners and improved on them previ-He then went on to earn a masters degree in across the country. engineering at the University of Denver and a second masters degree, in business solar power as the nation faced a series of died quietly in Dallas at his home, beloved administration from Harvard University. crises in the energy industry. Consulting by family and celebrated by colleagues for

while in the army, and the couple eventual- Northrup also began constructing solar ly had three children together.

ing for a Dallas-area machinery and air- energy collected. He also began applying craft parts manufacturer. Part of the com- his solar innovations into practical comengines.

for cleaning jet engines much more quickly solar-powered air conditioners. and efficiently. He followed it up with a

an innovative air conditioning system for end of the decade, his company merged

The 20th century was a time of great the house, one of the first homes in the with ARCO Solar. innovation and progress in technology. state to have a central air conditioning sys-Some of the most significant break- tem. He began building and selling air con- Solar becoming the largest photovoltaic throughs were in the areas of energy, med- ditioners for cars, devices that would be solar company in the world. icine, and electronics. Leonard Northrup installed in the trunks of cars with cool air was among these important inventors. In a piped inside. When his friend Curtis Board of Trustees of Trinity University in life that took him from making saddles to Mathes began his electrical products com- San Antonio and began ranching. In the making solar power, Northrup's own work pany in the late 1950s, Northrup began 1980s, he founded American Limestone, a with solar energy helped revolutionize the selling Mathes's air conditioning units for company that sought new ways to use homes and apartment buildings.

Houston in March 1918. His father was an air conditioning division as Mathes Myers in 1992. inventor, and both parents had deep roots branched into televisions and electronics. in Texas history. At a young age, he Northrup found new ways to improve the study solar energy and new types of solar showed a fascination with detail and devel- efficiency of air conditioners. By the early technology. In 2006, at the age of 88, he oped a strong work ethic. He worked for a 1970s, he had patented three new devices received his 14th and final patent. It was time as a youth in his grandfather's saddle to improve electrical efficiency and heating for a process to desalinate water using simand cooling. These inventions changed ple evaporation.

As a young man, the family moved to how Texans and millions of others across Dallas, where he graduated high school in the south and west weather the heat of he continued to work until nearly his dying 1936. Inspired in part by his father's love summer. Though others had created air day.

stayed close to home for college, earning a ously, Northrup helped make them much 98th birthday, he finally retired, content degree at Southern Methodist University. more efficient and widespread in homes that his work was done. Sadly, his wife

During World War II, Northrup served with scientists and engineers, Northrup his triumphs in technology.

in the army corps of engineers. He contin- began building solar collectors to heat air. ued to serve shortly after the end of the He also began using new materials, curved war, eventually rising to the rank of cap- lenses, and new designs to concentrate the tain. He met his first wife Jane Keliher amount of solar energy collected.

power towers to collect focused solar ener-After he left the army, he began work- gy and tracking mirrors to maximize the pany's business involved work on jet mercial products through his company, Northrup Energy. His inventions included In 1951, Northrup patented a process the first solar-powered water heaters and

Between 1975 and 1978, he completed 1954 patent for cleaning other small parts. four patents on solar energy devices. In the 1950s, he became fascinated with Northrup also began working with photorefrigeration and early efforts at air condi- voltaic hybrid energy systems, finding tioning. He had become successful enough ways to incorporate solar cells into power that he and his wife designed a new home generation. He garnered a great deal of for their family in Dallas. He incorporated respect within the solar industry, and by the

ARCO Solar later merged with BP

In his later years, her served on the Texas limestone in construction. His first By the late 1960s, he bought Mathes's wife died in 1989, and he married Mernie

Now past 70, Northrup continued to

Energized by the pursuit of knowledge,

In February 2016, just weeks shy of his died just a couple of weeks later. And less In the 1970s, he turned his attention to than a week after he turned 98, Northrup

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Three Day Weekend Forecast



Friday, Jan. 28:

<u>AM</u> - Sunny; high near 52. N wind 10-15mph; gusts as high as 25mph. <u>PM</u> - Clear; low around 31. N/NW wind around 5mph becoming SW after midnight.





Saturday, Jan. 29:

<u>AM</u> - Sunny; high near 64. W/SW wind 5-15mph. <u>PM</u> - Mostly clear; low around 38. S wind around 10mph.

Sunday, Jan. 30:

<u>AM</u> - Sunny; high near 66. <u>PM</u> - Partly cloudy; low around 40.

Extended Forecast Click Here