

**MINUTES
OF THE
MEETING OF THE
BENBROOK CITY COUNCIL
THURSDAY, JUNE 16, 2005**

The regular meeting of the Benbrook City Council was held on Thursday, June 16, 2005 at 7:30 p. m. in the Council Chambers at 911 Winscott Road with the following Council members present:

Jerry Dittrich
Rickie Allison
Keith Bailey
John Vander Pan
Ron Sauma
James Schull
Larry Stowe

Also Present:

Cary Conklin, City Manager
Joanna King, City Secretary
Dave Gattis, Assistant City Manager
Sherri Newhouse, Budget Director

Others Present:

Ed Gallagher, City Planner
Valerie Stowe
Dorcas Neuman, Benbrook News
Bill Smith
Daniel Tully
Bob Clark
Mark Washburn
Pamela Brandenburg
Lucinda Nicholson
Ron Rainey
Patti Bissey
Gary Hankins
Jack and Loma Matthews
Paul and Rachel Emond
Robin Yarbrough
Boyd London
Pat Dunkin
and 5 other citizens

I. CALL TO ORDER

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

**II. INVOCATION
PLEDGE OF ALLEGIANCE**

Mr. Ryan Justice, Business Administrator with Trinity Hills Baptist Church gave the invocation.

The Pledge of Allegiance was recited.

III. CONSENT AGENDA (Items listed under the Consent Agenda are considered routine and are enacted in one motion. The exception to this rule is that a Councilmember, citizen or City Manager may request one or more items to be removed from the Consent Agenda for separate discussion and action.)

- 1. Minutes of the regular meeting held June2, 2005**
- 2. Resolution 2005-13 Expressing Official Intent to Reimburse Cost of Projects (Tax Increment Financing District No. 1)**

Motion by Mr. Allison, seconded by Mr. Sauma to approve the consent agenda as presented.

Vote on the Motion:

Ayes: Mr. Schull, Mr. Bailey, Mr. Allison, Mayor Dittrich, Mr. Vander Pan, Mr. Stowe, Mr. Sauma

Noes: None

Motion carries unanimously.

IV. PROCLAMATION/RECOGNITION/AWARDS

- 1. Proclamation – National Garden Week**

Mayor Dittrich read and presented a proclamation to Mrs. Loma Matthews, President of Waverly Park Garden Club proclaiming June 5-11, 2005 as National Garden Club Week.

V. CITIZEN PRESENTATION

1. **Pamela Brandenburg – Benbrook Sister Cities – Update on Scheduled Summer Events and Request Coverage Under the City’s Liability as a Non-Profit Corporation**

Mrs. Pamela Brandenburg, Treasurer of Benbrook Sister Cities, Inc. announced the upcoming events planned by Benbrook Sister Cities. A student delegation from Western Hills High School will be visiting Balleymoney, Northern Ireland, Benbrook’s Friendship City from June 27 through July 11, 2005. A delegation of students from Bled, Slovenia, Benbrook’s Sister City will visit Benbrook and surrounding areas from July 13 through July 27, 2005. The Mayor’s reception will be hosted by the Benbrook Area Chamber of Commerce and Benbrook Sister Cities. The event is scheduled for 7:00 p.m., July 14 at Benbrook United Methodist Church and all citizens are invited to attend and meet the students from Bled.

Mrs. Brandenburg stated that Benbrook Sister Cities, Inc. is requesting inclusion in the City’s vehicle liability insurance coverage while transporting the Bled students during their stay. She advised Texas Municipal League requires the City of Benbrook’s approval for this coverage. The coverage would include use of the City’s bus during transportation as well as the rent vehicles that will be used.

Ms. Sherri Newhouse informed council that it is a new requirement of TML and if approved the coverage would run through the current fiscal year. She stated the City has sixty vehicles under coverage at this time and the addition of Benbrook Sister Cities would not increase the City premium. She advised that in the event of any accident, the \$1,500 deductible would be paid by Benbrook Sister Cities. Ms. Newhouse stated that this coverage is identical to the vehicle insurance covering the Benbrook Economic Development Corporation and 4PAWS volunteers operating City vehicles.

Discussion was then held regarding General Liability insurance coverage afforded to Benbrook Sister Cities and not to 4PAWS.

Following discussion motion by Mr. Allison, seconded by Mr. Stowe to approve the request by Benbrook Sister Cities for inclusion on the City’s vehicle liability insurance.

Vote on the Motion:

Ayes: Mr. Bailey, Mr. Allison, Mayor Dittrich, Mr. Vander Pan, Mr. Stowe, Mr. Schull

Noes: Mr. Sauma

Motion carries 6-1.

Mr. Allison requested a worksession to discuss liability issues as it pertains to Benbrook Sister Cities, Inc. under the City's General Liability policy. Mrs. Brandenburg requested the worksession be scheduled following the delegation visit from Bled since members of Sister Cities would not be available until after such time.

VI. PRESENTATION BY PLANNING AND ZONING COMMISSION

VII. BENBROOK ECONOMIC DEVELOPMENT CORPORATION

1. EDC-2005-01 Benbrook Economic Development Corporation Progress Report

Mr. Ron Rainey, BEDC Director presented the Development Corporation's progress report for fiscal year 2004/2005. The report included:

- Sale of approximately 71,000 square feet of commercial real estate to N3 Development Corporation at the corner of Benbrook Blvd and the I-20 frontage road.
- A land swap with Waffle House allowed for the demolition of the company's 20-year old restaurant and construction of a new facility. Starbucks became the second business operating on the reconfigured site. A third business, a casual dining restaurant is expected to be built on the remainder of the property.
- The removal of a reverter clause discovered in the Waffle House's deed effecting approximately 56 acres disallowing the sale of liquor from any of the land within the boundaries was removed following legal activity by the BEDC and its legal counsel.
- The sale of the remaining six acres in Benbrook Industrial Park, Phase II to T&J Ford Properties allowing for the expansion of Salon Support.
- A traffic signal at Whitestone Heights and Benbrook Blvd. as completed with BEDC and Steve Hawkins Family Partnership sharing the cost. The light will make entry to US377 from Whitestone Heights much safer for residents living in the subdivision.
- BEDC funded \$350,000 required for the extension and relocation of entry and exit ramps at I-20 and Winscott Road as well as the addition of a Texas Turnaround on the Winscott Road bridge.
- BEDC in partnership with the Benbrook Area Chamber of Commerce is

developing plans for a November Industry Appreciation Day and Dinner to recognize local manufacturers, distributors and service firms.

- The BEDC contract to sell 14 acres to an apartment builder south and west of Albertson's has been terminated by the purchaser. A second apartment builder is currently considering the site.
- The BEDC entered into the Barnett Shale game and has leased 24.643 acres in and near Benbrook Industrial Park to Plover Production, Inc. A second lease is expected on approximately 80 acres comprising the Benbrook Towne Crossing site west of Benbrook Blvd. with the tract being from the I-20 frontage road to near Sproles Avenue and east of the proposed Vista Way Ridge extension.
- Much of the activity of the BEDC in the past 12 months has been focused on Benbrook Towne Crossing, which is the most aggressive commercial/office/residential development to have ever been attempted in Benbrook.
- The BEDC acquired 80 acres along Benbrook Blvd. and is working in a partnership with Richpenn Resources International, Inc. to develop the approximately 200 acre total project.
- BEDC Director met with representative of Wal-Mart during the past week. Wal-Mart will be presenting documents to the BEDC to begin work on a Super Center in Benbrook.

No action necessary on this item.

VIII. REPORTS OF CITY MANAGER

A. GENERAL

G-1570 Financial Report for Month Ending May 31, 2005

Mr. Conklin gave the following report: General Fund revenues for the month of May totaled \$436,143. Through May, total collections were \$8,882,962 or 87.67% of the amount budgeted.

General Fund expenditures totaled \$880,078. Through May, total expenditures were \$6,792,753 or 64.84% of the amount budgeted. At May 31, 2005, revenues exceeded expenditures by \$2,090,237.

BEDC revenues were \$91,923 with most of this amount coming from Sales Tax and drilling rights fees. Expenditures were \$45,010. Revenues exceed expenditures by \$440,341.

At may 31, 2005, the City had investments at \$10,146,824.

Motion by Mr. Vander Pan, seconded by Mr. Schull to approve the financial report for month ending May 31, 2005 as presented.

Vote on the motion:

Ayes: Mr. Allison, Mayor Dittrich, Mr. Vander Pan, Mr. Stowe, Mr. Sauma, Mr. Schull, Mr. Bailey

Noes: None

Motion carries unanimously.

IX. OTHER MATTERS OF BUSINESS

X. INFORMAL CITIZEN PRESENTATION

Mayor Pro Tem Allison presented Mayor Dittrich with certificates from the American Cancer Society for Benbrook's support with the Relay for Life. He stated 2004 was the first year for Benbrook's Relay and over \$40,000 was raised. This year's relay has exceeded \$60,000 with funds still coming in.

Mrs. Pat Dunkin gave an overview of the services 4PAWS provides to the City of Benbrook.

XI. ADJOURNMENT

Meeting adjourned at 8:40 P.M.

APPROVED:

Jerry B. Dittrich, Mayor

ATTEST:

Joanna King, City Secretary