

**MINUTES
OF THE
MEETING OF THE
BENBROOK CITY COUNCIL
THURSDAY, DECEMBER 15, 2005**

The regular meeting of the Benbrook City Council was held on Thursday, December 15, 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
Andy Wayman, Assistant City Manager

Others Present:

Dorcas Neuman, Benbrook News
Valerie Stowe
Bill Smith
Daniel Tully
Sam Balkum
Ron Rainey
Tammi Cauthen

I. CALL TO ORDER

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

**II. INVOCATION
PLEDGE OF ALLEGIANCE**

Invocation was given by Youth Minister Sakal Kiv with Trinity Hills Baptist Church. The Pledge of Allegiance was recited.

III. MINUTES

1. Minutes of the regular meeting held December 1, 2005

Motion by Mr. Schull, seconded by Mr. Allison to approve the minutes of the

December 1, 2005 regular meeting 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. PRESENTATION BY PLANNING AND ZONING COMMISSION

VII. REPORTS OF CITY MANAGER

A. GENERAL

G-1602 Financial Report for Month Ending November 30, 2005

Cary Conklin gave the following report: General Fund revenue for the month of November totaled \$730,964. Most of this amount came from Property Taxes, Franchise Taxes and Sales Taxes.

General Fund expenditures for November totaled \$897,601. At November 30 expenditures exceeded revenues by \$621,526.

Benbrook Economic Development revenues were \$83,520 while expenditures were \$63,951.

Investments were \$9,982,253 at November 30, 2005. The entire amount is available immediately if needed.

Motion by Mr. Allison, seconded by Mr. Stowe to approve the financial report for month ending November 30, 2005 as reported.

Vote on the motion:

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

Noes: None

Motion carries unanimously.

G-1603 Approve Mineral Rights Lease for Whitestone Area (Public Hearing)

Andy Wayman gave the following report: The City owns 211 acres of land in the Whitestone area. As required by State law the City of Benbrook developed, advertised and received RFP's for a gas and oil lease of the 211 acres.

On December 1, City Council accepted the winning proposal from Chesapeake Energy Corporation. City Council instructed the City Attorney to negotiate the technicalities of the lease document.

The financial terms of the lease are established in Chesapeake's original proposal. Chesapeake uses a standard 2-page lease document to address technical terms and conditions of the lease. The City Attorney negotiated changes and revisions to protect the City's specific interest via an eight page lease addendum. The 8-page addendum is being evaluated by Chesapeake's attorneys. The City does not anticipate any material changes or alterations to the lease.

Mayor Dittrich opened the public hearing at 7:37 p.m. No one from the audience spoke for or against the item. Mayor Dittrich closed the public hearing at 7:38 p.m.

Motion by Mr. Vander Pan, seconded by Mr. Bailey to approve the gas and oil lease with Chesapeake Energy Corporation subject to minor and immaterial modifications, if applicable, by Chesapeake's attorneys.

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.

VI. OTHER MATTERS OF BUSINESS

VII. INFORMAL CITIZEN PRESENTATION

VIII ADJOURNMENT

Meeting adjourned at 7:39 p.m. followed by a worksession.

APPROVED:

Jerry B. Dittrich, Mayor

ATTEST:

Joanna King, City Secretary