



**MINUTES
OF THE
MEETING OF THE
BENBROOK CITY COUNCIL
THURSDAY, FEBRUARY 2, 2006**

The regular meeting of the Benbrook City Council was held on Thursday, February 9, 2006 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
David Gattis, Assistant City Manager
David Ragsdale, Comptroller
Phyllis Wolfe, IT Coordinator

Others Present:

Dorcas Neuman, Benbrook News
Valerie Stowe
Ed Gallagher
Bill Smith
Tammi Cauthen
Sam Balkum

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 Elder Dashelle Murrin.
The Pledge of Allegiance was recited.

III. MINUTES

1. Minutes of the regular meeting held January 19, 2006

Motion by Mr. Allison, seconded by Mr. Vander Pan to approve the minutes of the January 19, 2006 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 BENBROOK ECONOMIC DEVELOPMENT CORPORATION

EDC-2006-01 Ratify Bank Loan Refinance

This item was withdrawn until later date.

V. PRESENTATION BY PLANNING AND ZONING COMMISSION

PZ-2006-01 Adopt Update of Section 9-Drainage of the Comprehensive Plan

Mr. Gattis gave the following report: The Homerule Charter requires that the City update the Comprehensive Plan every five years. The last major update of the Drainage Plan was in 1994. In 2004, the City Engineer revised cost estimates for all drainage projects. The City Engineer also revised drainage plans for main channels of Plantation East Creek, Plantation West Creek, Timber Creek and Willow Bend Creek for the Capital Improvements Program.

This year's update includes:

- Included updated precipitation data
- Added data on thunderstorm frequency
- Added information on storm water quality
- Updated information on City ordinances and policies related to drainage
- Added information on repetitive loss properties
- Revised text on site-specific drainage projects
- Revised Plates to reflect projects competed and CIP revisions

The Planning and Zoning Commission approved the update to Section 9-Drainage at their January 12, 2006 meeting and recommends adoption as part of the Comprehensive Plan.

Mayor Dittrich opened the public hearing at 7:34 p.m. No one in the audience spoke to the item. Mayor Dittrich closed the public hearing at 7:35 p.m.

Motion by Mr. Sauma, seconded by Mr. Vander Pan to adopt the update of Section 9-Drainage as part of the Comprehensive Plan.

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.

PZ-2006-02 Adopt Update of Section 17-Capital Improvements of the Comprehensive Plan

Mr. Gattis gave the following report: The Homerule Charter requires that the City update the Capital Improvements Plan annually.

The update includes:

- The Revised Population Projections are based on the most recent estimate by North Central Texas Council of Governments.
- Updated financial status of CIP Projects
- Updated future bonding capacity showing ability to sell \$5 million over the next five years without exceeding the debt limit.
- Updated street condition assessment and priorities
- Updated drainage costs to conform to Drainage Plan

There were no new projects added in the update. The status of projects in the 2005 bond package includes:

- Purchase of the new Fire Station site
- Completion of the Timbercreek/Edgewood storm drain
- Start of construction of the Timber Creek culvert at Winscott Road
- Easement acquisition under way for both the Plantation East Creek and Plantation West Creek projects
- Design phase of the Willow Bend culverts

The Planning and Zoning Commission approved the update of Section 17-Capital Improvements at their January 12, 2006 meeting and recommend adoption.

Mayor Dittrich opened the public hearing at 7:36 p.m. No one in the audience spoke to the item. Mayor Dittrich closed the public hearing at 7:37 p.m.

Motion by Mr. Schull, seconded by Mr. Stowe to adopt the updated version of Section 17-Capital Improvements as part of the Comprehensive Plan.

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.

PZ-2006-03 Ordinance Amending Title 16-Subdivisions of the Benbrook Municipal Code

Mr. Gattis gave the following report: The last major amendments to the Subdivision Ordinance were adopted in 2002. This year's amendments include:

- A new section on rough proportionality to comply with new State law
- Revised definitions
- Deleted redundant section on variances (now called waivers and exceptions)
- Added requirements for integrated Storm Water Management (iSWM)
- Separation of Street Plan and Lot Grading Plan
- Reduced standard utility easement from 15 to 10 feet
- Increased concrete thickness for local streets to 6 inches
- Revision of street sign requirements to meet Texas Manual on Uniform Traffic Control Devices requirements
- Increased minimum width of sidewalk from 4 to 5 feet
- Revised detention requirement to include 2-year and 25-year storm as well as 100-year storm
- Updated references to Texas Commission on Environmental Quality, Benbrook Water Authority and TXU Electric Delivery
- Clarify that monthly bills for street lights on private streets is the responsibility of property owners associations
- Numerous editorial revisions throughout.

The Planning and Zoning Commission considered this item at their January 12, 2006 meeting and recommend its adoption.

Motion by Mr. Allison, seconded by Mr. Schull to adopt Ordinance 1203 amending Title 16-Subdivisions of the Benbrook Municipal Code.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

VI. REPORTS OF CITY MANAGER

A. GENERAL

G-1607 Recommend Contractor for 31st Year Community Development Block Grant Project

Mr. Gattis gave the following report: The 31st Year Community Development Block Grant project is construction of sidewalks and wheelchair ramps on Del

Rio and San Saba Avenues. Tarrant County opened bids on January 18, 2006. Bids submitted were:

Contractor	Bid
Ken-Do Contracting	\$ 98,077.50
Reliable Paving	99,778.00
Laughley Bridge & Construction	103,751.00
Humphrey & Morton	113,515.92
Wall Enterprises	137,825.40
McClendon Construction	154,351.00

The City has not used Ken-Do Contracting before, but based on references, the City Engineer recommends that we award the bid to them. There are sufficient funds available in the 31st Year grant to pay for the project.

Motion by Mr. Stowe, seconded by Mr. Sauma to recommend Tarrant County award the contract to Ken-Do Contracting in the amount of \$98,077.50.

Vote on the motion:

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

Noes: None

Motion carries unanimously.

G-1608 Quarterly Hotel/Motel Bed Tax Report

Mr. Ragsdale gave the following report: A total of \$6,997.13 in expenses was submitted for reimbursement for the period ending December 31, 2005.

A total of \$1,085.84 was submitted for reimbursement for art workshops at Western Hills High School, Leonard Middle School and the Benbrook YMCA.

The Benbrook Area Chamber of Commerce submitted expenses totaling \$5,911.19. These expenses included visitor center salary (\$3,259.12), overhead charges (\$1,500), travel expenses (\$362), memberships (\$250) and display racks (\$540.07).

Motion by Mr. Vander Pan, seconded by Mr. Schull to approve the Hotel/Motel bed tax report and authorize the Comptroller to make the requested reimbursements.

Vote on the Motion:

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

Noes: Mr. Sauma

Motion carries 6-1.

VII. OTHER MATTERS OF BUSINESS

VIII. INFORMAL CITIZEN PRESENTATION

IX. EXECUTIVE SESSION – Pursuant to the Texas Government Code

Section 551.072 – Deliberation Regarding Real Property

1. **Consider Counter Offer for Drainage Easement at 4020 Tara Drive**
2. **Consider Counter Offer for Drainage Easement at 8520 LaJolla Ct**

Mayor Dittrich recessed the regular meeting at 8:02 p.m. for the Executive Session.

X. RECONVENE FROM EXECUTIVE SESSION

Take any action necessary from Executive Session

Mayor Dittrich reconvened the regular meeting at 8:50 p.m. and announced that there would be no action from the Executive Session.

XI. ADJOURNMENT

Meeting adjourned at 8:50 p.m. followed by a worksession for a demonstration of the new City of Benbrook website.

APPROVED:

Jerry B. Dittrich, Mayor

ATTEST:

Joanna King, City Secretary