



**MINUTES
OF THE
MEETING OF THE
BENBROOK CITY COUNCIL
THURSDAY, SEPTEMBER 21, 2006**

The regular meeting of the Benbrook City Council was held on Thursday, September 21, 2006 at 7:30 p. m. in the Council Chambers at 911 Winscott Road with the following Council members present:

Jerry Dittrich
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
David Ragsdale, Comptroller
Sherri Newhouse, Budget Director

Others Present:

Dorcas Neuman, Benbrook News
Ed Gallagher
Charlotte Vander Pan
Patty Bissey
Ron and Sandy Rainey
Joel Peal
Danny and Marilyn Perkins
Scott Roberson
Pamela Brandenburg
Bill Smith
Daniel Tully
Charlie Anderson
Ed Wilsberg
Karen Ellis
Sam Balkum
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**

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

III. MINUTES

1. Minutes of the regular meeting held September 7, 2006

Motion by Mr. Stowe, seconded by Mr. Sauma to approve the minutes of the regular meeting held September 7, 2006 as presented.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

IV. CITIZEN PRESENTATION

1. Benbrook Sister Cities – Ballymoney Youth Presentation

Danny Perkins, President of Benbrook Sister Cities, Inc. gave a video presentation of the Ballymoney Youth visit to Benbrook in July 2006.

2. Joel Peal, Benbrook Community Center/YMCA – City of Benbrook Participation in FitFuture Tarrant County

Joel Peal, Executive Director on the Benbrook Community Center/YMCA requested the City of Benbrook to enter into agreement to participate in the FitFuture program. The goal of this program is to unite individuals, schools, health care professionals, governments, community organizations, faith communities and employers to share responsibility and accountability for creating a healthier Texas. The FitFuture Tarrant County partners include; the United Way of Tarrant County, the City of Fort Worth Public Health Department, the Tarrant County Public Health Department, the University of North Texas Health Science Center and the YMCA.

Motion by Mr. Schull, seconded by Mr. Sauma to enter into a letter of agreement with FitFuture Tarrant County.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

3. Scott Roberson, President of Market Center Bingo, Inc. – Request Waiver for Select Public Buildings Regarding Smoking Ordinance

Mr. Scott Roberson, President of Market Center Bingo, Inc. addressed City Council with a request for an exemption from the Smoking Ordinance taking effect November 1, 2006. Mr. Roberson stated that 70% of the patrons playing Bingo at Market Center Bingo are smokers. He stated the no smoking ban in Benbrook will cause those patrons to seek other facilities located in other cities. He stated unless the City of Fort Worth passes a similar no smoking ban, Market Center Bingo and its local charities will see a decline in attendance and revenues.

Following discussion, it was the consensus of City Council to place this item on a worksession agenda for September 28, 2006.

V. BENBROOK ECONOMIC DEVELOPMENT CORPORATION

EDC-2006-03 Ratify Benbrook Economic Development Corporation Budget for FY 2006-2007

Mr. Ron Rainey presented the Benbrook Economic Development Budget for 2006-2007. This budget was adopted by the Corporation on September 18, 2006.

Personnel Services: This category itemizes expenses associated with employees and includes salaries, stability pay, FICA, insurance, retirement, workers' compensation, Texas Employment Commission and incentive pay.

\$212,912

Supplies & Material: Expenses associated with office supplies as well as motor vehicle supplies is included in this category.

\$3,450

Contractual Services: Professional services, legal fees, engineering expenses, travel, utilities (telephone) and Dues & Memberships along with other items such as Training and City Contract for office space rent are listed in this budget category.

\$182,975

Repairs & Maintenance: Auto maintenance, which includes car washes, oil & lubes and vehicle inspections, is reported in Repairs & Maintenance, along with any office equipment repairs.

\$800.00

Capital Outlay: Acquisition of land is included in Capital Outlay. The BEDC Board of Directors has identified potential sites for BEDC purchase and includes those presented in the August 21 Public Hearing.

\$4,850,000

Special Projects are:

- a. Land along the north side of I-20, east of Winscott Road
- b. Ridglea Industrial Park property on Vickery Loop East and Vickery Loop West
- c. Property located on the east side of Benbrook Blvd. north and south of Winscott Road
- d. Land between the north I-20 frontage road and Old Benbrook Road
- e. City of Benbrook/Texas Department of Transportation rights-of-way at Goliad north of Del Rio

Professional Services: The major item will be principal payment of \$3,840,000 to First Bank following the real estates sale to Wal-Mart and/or Home Depot. Interest expenses on the First Bank loan are included and may be reduced should the real estate closing occur early in the fiscal year. A portion of this category includes Benbrook Spotlight in Marketing Venues.

\$4,134,250

Following discussion regarding the incentive pay, motion by Mr. Schull, seconded by Mr. Sauma to ratify the Benbrook Economic Development Corporation budget for FY 2006-2007.

Vote on the Motion:

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

Noes: Mr. Stowe

Motion carries 5-1

VI. PRESENTATION BY PLANNING AND ZONING COMMISSION

VII. REPORTS OF CITY MANAGER

A. GENERAL

G-1654 Financial Report for Month Ending August 31, 2006

Mr. Conklin gave the following report: General fund revenues for the month of August totaled \$484,526. Through August, total collections were \$10,862,967 or 99% of the amount budgeted.

General fund expenditures for August totaled \$713,593. Through August, total expenditures were \$9,774,918 or 88% of the original budget. At August 31, revenues exceeded expenditures by \$1,088,049.

August revenues for BEDC were \$832,526. Expenditures were \$63,219. Through the end of August, revenues exceeded expenditures by \$332,461.

Investments at August 31, 2006 were \$10,674,124.

Motion by Mr. Bailey, seconded by Mr. Stowe to accept the financial report for the month ending August 31, 2006.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

**G-1655 Adopt Ordinance Approving Budget Figures for Fiscal Year
2006-2007**

Ms. Newhouse gave the following report:

2006-2007 Revenues

–General Fund\$12,015,550
–Debt Service Fund\$ 1,239,474
–Operating Funds\$13,255,024

2006-2007 Expenditures

–General Fund\$12,015,550
–Debt Service Fund\$ 1,239,474
–Operating Funds\$13,255,024

Variance between expenditures and revenues

–General Fund \$0
–Debt Service Fund \$0
–Operating Funds \$0

•Projected Ending Fund Balances

–General Fund \$5,048,477
–Debt Service Fund \$ 101,173
–Operating Funds \$5,149,650

Proposed Ad Valorem Tax Rates (Per \$100 valuation)

–General Fund \$0.615346
–Debt Service Fund \$0.107154
–Operating Funds \$0.722500

Base Budget Requests

–Continuation of Current Services

- Step Increases for Eligible Employees
- Up to 15% Increase in Employee Insurance
- Replacement of Four (4) Police Vehicles
- Debt Service Principal and Interest (as of 10/01/06)
- Continuation of Current Fee Structures
- Funding of TIF in Non-Departmental

Decision Packages - Funded in City Manager's Proposal

- Outsource Document Imaging for Large Plat Files -\$7,000
- Document Imaging Software for User Departments -\$22,500
- Replacement of Staff Car with Hybrid Sedan -\$22,000
- Four Computer Systems for Communications/Records -\$4,400
- Six Patrol Vehicle Light Bars -\$11,400
- Six Hand-Held Radios for Patrol -\$ 3,900
- Computer System for Jail Booking Area -\$1,100
- Four Closed Circuit Cameras for Patrol -\$5,500
- Eight Tactical Entry Vests for Patrol -\$8,800
- LIDAR Accident Investigation Tool for Patrol -\$2,895
- Three Full-Time Fire Fighters -\$189,556
- One Chassis for Fire Brush Truck -\$36,250
- Replacement of Fire Station Generator -\$15,000
- Maintenance of Outdoor Warning Sirens -\$4,300
- Concrete Saw for Public Works -\$18,500
- Light Pole Replacement for Parks -\$19,000
- Utility Vehicle for Parks -\$8,400
- Citizen Opinion Telephone Survey -\$10,000

Decision Packages –Approved by City Manager

- Preliminary Engineering for Benbrook Boulevard -\$252,000
- Storm water Utility Feasibility/Implementation -\$121,000
- Re-Classification of Development Coordinator -\$4,633

Decision Packages –Not Approved by City Manager

- Fourth Full-Time Fire Fighter -\$63,186
- Replacement of Second Chassis for Fire Brush Truck -\$36,250
- ISO Consultant for Fire Department -\$17,400
- EMS Billing Software and Computers -\$30,575
- Additional Field Service Position for Parks -\$44,696

City Council Review

- Reduction of Property Tax Rate from the current rate of \$0.7425 to \$0.7225 (each one cent equals approximately \$115,203)
- 3.00% Cost of Living Salary Adjustment for Full-Time Employees (approximately \$72,669 per each 1.00% increase) -\$218,009
- Severance Pay for Retiring City Manager -\$48,076 (includes fringe benefits)

- Establish Wireless Hardware Fund -\$75,000
- Funds for EMS Software and Computers for Fire Department -\$30,575
- Establishment of Engineering Department -\$82,761
- Reduction of Funds for Preliminary Engineering for Benbrook Boulevard Project (only \$100,000 of \$252,000 included); reflects reduction of revenue by \$252,000
- Animal Shelter Renovations - \$12,500

Motion by Mr. Vander Pan, seconded by Mr. Schull to adopt Ordinance No. 1216 approving the budget figures for fiscal year 2006-2007.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

Ordinance No. 1216 being **“AN ORDINANCE OF THE CITY OF BENBROOK, TEXAS, APPROVING BUDGET FIGURES FOR THE FISCAL YEAR 2006 THROUGH 2007; APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2006, AND ENDING SEPTEMBER 30, 2007, AND MAKING APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT; ACCEPTING AND APPROVING THE EMPLOYEE CIVIL SERVICE CLASSIFICATIONS; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE AND SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.”**

G-1656 Adopt Ordinance Fixing and Levying Ad Valorem Taxes for Year 2006

Motion by Mr. Sauma, seconded by Mr. Stowe to adopt Ordinance No. 1217 fixing and levying Ad Valorem taxes for Year 2006.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

Ordinance No. 1217 being **“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BENBROOK, TEXAS, FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2006 AND ENDING SEPTEMBER 30, 2007, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED, AT THE RATE OF \$0.7225 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUE ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF BENBROOK, TEXAS, AS OF JANUARY 1, 2006, TO PROVIDE REVENUES FOR THE**

PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST IN DEBT SERVICE FUNDS ON ALL OUTSTANDING DEBTS OF THE CITY; DIRECTING THE ASSESSMENT THEREOF; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST THEREON; PROVIDING FOR PLACE OF PAYMENT; PROVIDING FOR APPROVAL OF THE TAX ROLLS PRESENTED TO THE CITY COUNCIL; PROVIDING FOR REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE AND DECLARING AN EFFECTIVE DATE.”

G-1657 2006-2007 Hotel/Motel Tax Allocation

Each year City Council solicits applications for the use of Hotel Motel Occupancy Tax (HMOT) funds. This year, staff sent request for proposals to seven organizations and received four proposals in return: Motel 6, Benbrook Area Chamber of Commerce, VSA (Very Special Artist) and Benbrook Sister Cities.

Motel 6 requested \$5,700 for advertising. The Benbrook Chamber of Commerce requested \$45,433 to fund the Visitor Center and the salary of the Tourism Director. Very Special Artist requested \$4,200 for a number of workshops, and Benbrook Sister Cities asked for \$8,625 to continue the Bled and Ballymoney programs.

On Tuesday, September 5, City Council met for a HMOT distribution worksession. After lengthy deliberation, Council reached an unbinding consensus for the following funding:

Organization	Purpose	Funding
Motel 6	Advertising	\$5,700
VSA	Art Workshops	\$4,200
Benbrook Chamber	Visitor Center & Tourism Director	\$45,433
Benbrook Promotions Fund	Promotional Items	\$5,000

Motion by Mr. Vander Pan, seconded by Mr. Sauma to approve the 2006-2007 Hotel/Motel tax allocations as presented.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

B. CONTRACT

C-221 Award Contract for Employee Dental Insurance

Ms. Newhouse gave the following report: Since November 2004, Metropolitan Life Insurance (MetLife) has provided dental insurance to City employees and their dependents.

Current Plan with MetLife

Monthly Premium

Employee	\$22.26
Family Coverage	\$50.60
Spouse Coverage	\$25.46
Children Coverage	\$26.16

Benefits – Co-payments/Deductibles

Preventative/Diagnostic	\$0.00/\$0.00
Basic	80%/\$50-\$150
Major	50%/\$50-\$150
Orthodontia	Not Covered
Annual Maximum	\$1,000

Dentists

Indemnity Plan – Any Dentist
Reimbursement at 90th Percentile

Preferred Dentist Program (Optional)
Discounts ranging from 10% to 35%
One participating Benbrook Dentist

MetLife's Proposed Renewal

No Increase to premiums
Continuation of current services
No changes in benefits
No changes in co-payments or deductibles

Staff Recommendation

Renew contract with MetLife
Effective November 1, 2006
No changes in benefits, services, deductibles and co-payments
Continue subsidy for family coverage at \$13.76 per month
City pays 100% of employee premium

Funding

Annual cost of premium and family subsidy \$32,899 for a savings of \$7,172 from 2006-2007 budget allocation of \$40,071

Motion by Mr. Schull, seconded by Mr. Bailey to award MetLife the contract for employee dental insurance as presented.

Vote on the Motion:

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

Noes: None

Motion carries unanimously.

VIII. OTHER MATTERS OF BUSINESS

IX. INFORMAL CITIZEN COMMENTS

Charlie Anderson commended City Council on the reduction in ad valorem taxes. Mr. Anderson spoke on behalf of the incentive program set for the BEDC Executive Director.

Mr. Sam Balkum expressed appreciation to the City Council for support of the Visitor Center. Mr. Balkum announced the second Annual 12 square mile Citywide garage sale on October 21, 2006.

X. ADJOURNMENT

Meeting adjourned at 8:45 p.m.

APPROVED:

Jerry B. Dittrich, Mayor

ATTEST:

Joanna King, City Secretary