



**MINUTES  
OF THE  
REGULAR MEETING OF THE  
BENBROOK CITY COUNCIL  
THURSDAY, APRIL 6, 2017**

The regular meeting of the Benbrook City Council was held on Thursday April 6, 2017 at 7:30 p. m. in the Council Chambers at 911 Winscott Road with the following Council members present:

Jerry Dittrich  
Renee Franklin  
Larry Marshall  
Rickie Allison  
Jim Wilson  
Mark Washburn

Also Present:

Andy Wayman, City Manager  
Joanna King, City Secretary  
Jim Hinderaker, Assistant City Manager  
Bennett Howell, Public Services Director

Others Present:

Hillary Cromer, EDC Specialist  
Ed Gallagher, Planning Director  
JoAnn Marshall  
Bill Smith  
Debbie Reynolds  
Terri Janak

**I. CALL TO ORDER**

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

**II. INVOCATION/PLEDGE OF ALLEGIANCE**

Invocation given by Pastor Lonnie Huett of Restoration Family Church.  
The Pledge of Allegiance was recited.

**III. MINUTES**

**1. Approve Minutes of the Regular Meeting held March 16, 2017**

Motion by Dr. Marshall, seconded by Mr. Wilson to approve the minutes of the regular meeting held March 16, 2017.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Allison, Mayor Dittrich, Mr. Wilson, Mr. Washburn

Noes: None

Motion carries unanimously.

#### **IV. REPORTS FROM CITY MANAGER**

##### **A. GENERAL**

##### **G-2291 Approve Ground Leased Agreement with Benbrook United Methodist Church for Pocket Park**

Bennett Howell gave the following report: For several years, the City of Benbrook and Benbrook United Methodist Church have discussed a potential pocket (neighborhood) park on vacant land owned by the church. The church has no near-term or long-term plans for the site. Currently, South Benbrook does not have a neighborhood park.

The proposed ground lease formalizes this relationship. The initial lease term is for five-years, with automatic renewals for subsequent five-year periods (an evergreen lease). The City's cost for the lease is \$10/year. The agreement allows the City to construct and maintain a small pocket park located on the church's vacant field west of its main building. The 1.18-acre public park will include playground equipment, picnic tables, a walking path and benches. If approved, Staff anticipates construction will begin in late spring.

The cost of park construction will not exceed \$60,000. Funding is from General Fund reserves. The proposed park is currently unnamed.

Motion by Mr. Washburn, seconded by Mr. Allison to authorize the City Manager to execute the Ground Lease Agreement with Benbrook United Methodist Church for a pocket park.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Allison, Mayor Dittrich, Mr. Wilson, Mr. Washburn

Noes: None

Motion carries unanimously.

**G-2292      Approve revised Concessionaire Agreement for Benbrook Lake Lighted Par 3 Golf Course, Driving Range, Mini Golf and Batting Cages**

Bennett Howell gave the following report: In 2002, Debbie Reynolds entered into a 15-year Concessionaire Agreement with the City of Benbrook for the Driving Range, Mini Golf and Batting Cages. At the same time, Penny Reynolds entered into a 15-year Concessionaire Agreement for the Lighted Par 3 Golf Course. Debbie Reynolds has agreed to purchase the Lighted Par 3 Golf Course from Penny Reynolds, pending approval of a new Concessionaire Agreement by the City of Benbrook and U. S. Army Corps of Engineers.

Debbie Reynolds plans on investing over \$100,000 in both businesses over the next five (5) years.

The terms of the revised (combined) agreement are unchanged and the agreement period is for ten years with a five-year extension. The Parks and Recreation Board recommended approving this agreement at their March 8, 2017, meeting and the U. S. Army Corps of Engineers has conceptually approved the project, pending approval by the City Council. The revised Concessionaire Agreement is not final until the Corps of Engineers provides written approval to the City.

Motion by Ms. Franklin, seconded by Dr. Marshall to approve the revised Concessionaire Agreement for Benbrook Lake Lighted Par 3 Golf Course, Driving Range, Mini Golf and Batting Cages.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Allison, Mayor Dittrich, Mr. Wilson, Mr. Washburn

Noes: None

Motion carries unanimously.

**G-2293      Approve Interlocal Agreement with Tarrant County for 2017 Asphalt Overlay Project**

Bennett Howell gave the following report: For a number of years, Tarrant County Precinct Number 1 has assisted the City of Benbrook with its annual street overlay program. Without this assistance, the overlay program would be significantly more expensive.

For fiscal year 2016/2017, \$200,000 was budgeted for the program. Under the Interlocal Agreement, the County will furnish labor and equipment necessary to overlay and reclaim various streets throughout the City with two inches of asphalt. The City pays for the materials, prepares the streets and provides traffic control. This year's program will overlay approximately 1.5 miles of streets and reclaim 0.3 miles of streets. The program is tentatively scheduled to begin in late April.

Overlay streets for the project include: Tobie Layne, Cottonwood Trail, Estes Street, Leland Lane. Reclaim streets include: Palomino Drive and Brookdale Drive.

Motion by Mr. Wilson, seconded by Mr. Washburn to authorize the City Manager to execute the Interlocal Agreement with Tarrant County for the Fiscal Year 2016/2017 Asphalt Overlay Program.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Allison, Mayor Dittrich, Mr. Wilson, Mr. Washburn

Noes: None

Motion carries unanimously.

**VI. INFORMAL CITIZEN COMMENTS**

**VI. COUNCIL MEMBER AND STAFF COMMENTS**

Councilmember Franklin thanked staff and citizens for participation on the recent American Veterans Traveling Tribute (AVTT) Vietnam Wall.

**VII. ADJOURNMENT**

Meeting adjourned at 7:43 p.m. followed by a worksession to discuss Lodging Licensing Ordinance requiring the annual licensing and inspection of all transient lodging establishments (hotels, etc.) with three or more guest rooms.

**ATTEST:**

  
Joanna King, City Secretary

**APPROVED:**  
  
Jerry B. Dittrich, Mayor