

**MINUTES**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**Board of Directors**  
**Regular Meeting**  
**Benbrook City Hall**  
**June 15, 2009**

**I. CALL TO ORDER**

The regular meeting of the Benbrook Economic Development Corporation Board of Directors was called to order at 6:30 p.m., Monday, June 15, 2009, in the Council Chambers in City Hall at 911 Winscott Road. The presiding officer was President Carrol Crombie. A quorum was present, including the following:

Carrol Crombie, President  
Janet Powers, Vice President  
Will Higgins, Secretary  
Sandy Davis, Treasurer  
Dan Tully  
Ron Sauma  
Dennis Wood

Staff Present: Ron Rainey, Executive Director  
Patricia L. Taber, Administrative Assistant

Also Present: Dwight Heard, BEDC Attorney  
Debbie Watkins, Executive Director, Chamber of Commerce  
Lynette Spence, Chamber of Commerce  
Charlie Anderson, City Councilman  
Tammi Cauthen, Pinnacle Bank  
Patty Bissey, Marketing Director, City of Benbrook  
Jim Wilson, City Councilman

**II. 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 Board member, Citizen, or Executive Director may request one or more items to be removed from the Consent Agenda for separate discussion and action.)

*Mr. Ron Sauma requested the Financial Report for the period ending May 31, 2009, be pulled from the Consent Agenda for separate discussion and motion. President Carrol Crombie granted his request.*

**a. Minutes of BEDC Regular Meeting of May 18, 2009**

*Mr. Ron Sauma made a motion that the Minutes of the BEDC Regular Meeting of May 18, 2009, be approved as presented. Ms. Janet Powers seconded the motion. President Carrol Crombie called the vote. The motion carried 6-0. (Mr. William Higgins was not present at the time of voting.)*

- b. **Financial Report for Period Ending May 31, 2009** - BEDC Director Ron Rainey gave a brief summary of the financial details.

*Mr. Dennis Wood made a motion that the Financial Report for the period ending May 31, 2009, be approved. Mr. William Higgins seconded the motion. President Carrol Crombie called the vote. All voted aye and the motion carried.*

### III. DIRECTOR'S REPORT

- a. **Submittal of Walmart Sketch Plan** – Executive Director Ron Rainey reported the sketch plan for Walmart has been submitted to the Planning Department for the City of Benbrook as well as other agencies who will be involved in the Site Plan review. The final Plat is to be reviewed by the Planning & Zoning Commission at their July, 2009, meeting, and should be ready for presentation to City Council at their August, 2009, meeting. No action required.
- b. **BBT Crossing, Ltd.'s Notice to Exercise Purchase Option** – Mr. Ron Rainey informed the BEDC Board that BBT Crossing, Ltd. notified the Benbrook Economic Development Corporation of its intent to exercise its Purchase Option for all unsold property located within the approximately 80-acre Benbrook Field area. Closing of the Purchase Option, and ownership transfer, is to occur within ninety (90) days of BBT's notice to exercise the option. No action required.
- c. **City of Benbrook/BEDC Employee Comprehensive Classification and Compensation Study** – Mr. Rainey reported to the BEDC Board that the City of Benbrook has contracted an Employee Comprehensive Classification and Compensation Study in order to determine if the City of Benbrook employees are being compensated equitably with other cities of approximately the same size as Benbrook, particularly in the Metroplex area and suburban areas surrounding Fort Worth. The BEDC staff was invited to participate in this study and also submitted the required forms. Supervisors will review the submitted forms and the City will receive recommendations for the Classification and Compensation in August and utilize the information in determining the budgeted salary information FY2009-10. No action required.
- d. **City of Benbrook/TxDOT US377 Property Owners' Meetings** - Executive Director Ron Rainey notified the BEDC Board of informal meetings to be conducted by the City of Benbrook Planning Department, partnering with the Texas Department of Transportation, with property owners to be affected by the changes to Benbrook Blvd./US377. The EDC has been invited to attend the meetings which are scheduled for June 24, 2009, regarding ownership of property near McDonald's (10:00 am) and Risky's Bar-B-Q (1:00 pm). No action required.
- e. **TxDOT Open House Public Meeting – Benbrook Blvd. (US377) Improvements – July 14, 2009** – Mr. Rainey reported the Texas Department of Transportation and the City of Benbrook will be jointly conducting an open house public meeting on July 14, 2009, between 7:00 a.m. and 9:00 p.m. at the First Baptist Church at 1015 McKinley Street for citizens to view the displays and an opportunity to ask questions. No action required.

- f. **City of Benbrook's Quarterly Joint Work Session – YMCA Update, July 23, 2009** – Mr. Ron Rainey reported he is on the Board of the YMCA and was informed that Joel Peal, Executive Director of the Benbrook YMCA, has been asked to present a program on July 23, 2009, for the City of Benbrook's Quarterly Joint Work Session with City Council and its appointed Boards and Commissions. Details to follow in the near future. (Mr. Rainey indicated he would be out of town on that date. Ms. Pat Taber, Administrative Assistant will be attending to represent the BEDC staff). No action required.

#### **IV. UNFINISHED BUSINESS**

- a. **BEDC Office Relocation Lease Agreement** – Executive Director Ron Rainey reported a Lease has been prepared and reviewed locally, but a question of insurance has been raised with regard to the Lessee and is in the process of being addressed with the appropriate City personnel in order to provide said information to the Landlord. At the present time, it has been suggested the BEDC negotiate the Lease and assign to the City of Benbrook as Lessee, if approved by City Council, with the BEDC and Benbrook Chamber, if it decides to relocate, making monthly pro-rated payments to the City for use of the new location facilities. No action required.
- b. **Consider BEDC FY2007-08 Audit Report** – Mr. Rainey presented an update on the requested stand alone audit of the BEDC by Weaver & Tidwell. The auditor had sent a draft of the audit late Friday afternoon, June 12, 2009, (which was emailed to all Board members) and communicated to Mr. Rainey the BEDC should have the final report for the BEDC July 20, 2009, meeting. No action required.

#### **V. NEW BUSINESS**

- a. **Consider City Council Work Session Directives** – Executive Director Ron Rainey referenced the attendance of the BEDC Board at the City of Benbrook Work Session on Thursday, June 4, 2009, specifically called to discuss the performance of the Benbrook Economic Development Corporation. Mr. Ron Sauma, City Council Place 7, and a member of the BEDC Board, requested this item be included on the Agenda for the June 15, 2009, meeting. President Carrol Crombie and Board Member Ms. Janet Powers expressed the inferences towards both the BEDC Board and staff were very derogatory and insulting, and addressed projects in the City which are not the responsibility of the BEDC, nor of which the EDC has any control, and as stated by comments by Mr. Jim Wilson, City Council, Place 5, the staff was not performing to their expectations. Mr. Ron Sauma disagreed, and indicated he did not see this session as such, but confirmed that the items were those of which he has, in the past, discussed with Mr. Rainey and requested, i.e. the video recording of the BEDC monthly Board meetings in order for further communication to the citizens. No action required.
- b. **Consider Video Recording BEDC Meetings – FY2009-10 Budget** – Mr. Rainey reported he is working on the fiscal year budget FY2009-2010 and requested direction

from the BEDC Board to include video recording the Board meetings in the budget. The City of Benbrook has offered to pay a portion of the costs through funds granted by Charter Cable. The BEDC Board, in the past, has voted unanimously or by majority vote, not to video record the meetings, but at the request of Mr. Sauma and Mr. Wilson, Mr. Rainey is bringing this item to the attention of the Board for consideration, and suggesting to the Board that if they agree to video record the meetings, the BEDC pay the entire cost and include same in the BEDC budget for approximately \$10,000.00. After discussion by the Board that sufficient information is presently being distributed to the public by many avenues, Ms. Janet Powers made a motion to choose not to video record the meetings. Mr. William Higgins seconded the motion. President Carrol Crombie called the vote. The motion carried with a 5-2 vote, with Mr. Sandy Davis and Mr. Ron Sauma voting nay.

- c. **Consider City of Benbrook Heritage Fest Sponsorship** – Mr. Rainey reported that the Benbrook EDC has been asked to be a major contributor/sponsor of the City of Benbrook’s Heritage Fest Event. In the past two years, the EDC has contributed the requested \$5,000.00 sponsorship, and Mr. Rainey suggested the BEDC Board consider approval of this request and sponsor the new addition, “The Mexican Village”. Ms. Patty Bissey, Marketing Coordinator for the City of Benbrook, distributed a brochure explaining the event and activities involved, and asked for the support of the Board again this year and was available for any questions by Board members. Mr. Dennis Wood made a motion to approve the expenditure for sponsoring the Benbrook Heritage Fest in the amount of \$5,000.00. Ms. Janet Powers seconded the motion. President Carrol Crombie called the vote. All voted aye and the motion carried unanimously.
- d. **Consider BEDC Operation Policies/Processes – Work Session/Agenda Items** – Executive Director Ron Rainey presented topics for consideration generated by members of the Board for work sessions to establish a priority for Board action. (The items were included in the June 15, 2009 Board packet). President Carrol Crombie reiterated to the Board that Executive Director Ron Rainey was available to answer any questions at any time. Mr. Dan Tully presented the concern for an issue not included on the list, that being the relationship between the BEDC Board and City Council and the need to arrive at some formalized process to handle any disagreements that arise between the City Council and the BEDC Board to eliminate the negative process over the past two years of budget presentation and approval. President Carrol Crombie requested Mr. Rainey to coordinate a date convenient for all Board members to conduct a work session for the near future. No action required.
- e. **Consider Date for BEDC Board Retreat/Orientation Session** – See above

**VI. INFORMAL CITIZEN COMMENTS:** President Carrol Crombie opened the meeting for informal citizens’ comments at approximately 7:55 pm. Ms. Lynette Spence, 909 Keller, Benbrook, Texas 76126 addressed the BEDC Board (See below comments).

*“My name is Lynette Spence, I live at 909 Keller, in Benbrook, and I’m really not the oldest person in Benbrook, so I just wanted ya’ll to know that. I just wanted to tell Mr. Higgins you*

*were wondering who those people are that, well they're called CAVE people, "Citizens Against Virtually Everything". Ron Rainey and I learned that many years ago. And I would like to tell Dwight you did look great on TV. And if you have not been to Heritage, you need to see the video and the film that Patty and her husband put together 'cause it's really, really good so it shows me coming here on a covered wagon."*

Mr. Crombie closed the open portion of the meeting for informal citizens' comments.

**VII. EXECUTIVE SESSION PURSUANT TO OPEN MEETINGS LAW, TEXAS GOVERNMENT CODE SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY.**

- a. Benbrook Towne Crossing Option Agreement
- b. Restaurant Site Purchase Agreement

**VIII. RECONVENE IN OPEN SESSION:** President Carrol Crombie reconvened the Board into the Regular Meeting on June 15, 2009, at 8:35 p.m. No action required from the Executive Session.

**IX. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 8:36 p.m.

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Secretary

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Presiding Officer