

**Benbrook Water Authority**  
**1121 Mercedes Street**  
**Benbrook, TX 76126**  
**January 18, 2022**  
**3:00 p.m.**

The Board of Directors for the Benbrook Water Authority met in a regular meeting on January 18, 2022, with the following Directors present:

President Karen Henderson  
Vice-President Nick Dons  
Secretary Rick Whitehurst  
Director David Hafer  
Director David Clark

Also Present:

David Smith, General Manager  
Crystal Ramsey, Customer Support Division Manager  
Bill Daniel, Citizen  
Linda Daniel, Citizen  
Greg & Donna Clem  
Janice Howe, Citizen  
Bernadelle Boyd, Citizen

President Henderson called the meeting to order at 3:00 p.m. and Secretary Whitehurst gave the invocation.

**Citizen Comments on Any Agenda Item**

This item was moved until after the Reports of Manager.

**Consent Agenda**

1. Minutes of the Regular Meeting January 4, 2022
2. Compliance Letter with Chapter 395, Local Government Code Pertaining to the Land Use Assumptions and Capital Improvements Plan.

Motion was made by Director Clark, second by Secretary Whitehurst to accept the Consent Agenda as presented.

Motion passed (5-0)

**Reports of Manager**

Mr. Smith gave a brief report of the following:

1. Development – Under Contract
  - Mercedes Street Bridge; Basis Charter School; Whitestone Point; Boulevard

Office Park Addition; Whitestone Crest Phase 2; Whitestone Heights Phase 2; and Brookside IV

2. Development – Currently Proposed

- Benbrook Creekside Apartments; Victron Benbrook Addition; and Trinity Estates Replat

President Henderson opened the floor for Citizen Comments on Any Agenda Item.

Mr. Clem, a resident of S. Timberline Drive, addressed the Board with concerns of the proposed development of Trinity Estates Replat. They have a history of sanitary sewer problems during heavy rainfall. During prolonged rain events, the manhole near their house will overflow creating problems in their house and he feels that adding additional connections to the sewer main will cause even more problems.

In addition, he stated that he understands that there are several factors that contribute to the problem, but he is asking the Board to consider all these factors when approving the Developer Authority Agreement for the Trinity Estates Replat project. He stated that sewage issues in that area should be addressed before adding a new development.

Mr. Smith stated that BWA's current plan includes several projects, in preliminary stages, that will most likely alleviate the issues in that area. He stated that the City of Fort Worth is planning to build a new wastewater treatment plant and lift stations which should help as well. This will take some time to complete, however, BWA is addressing the collection system issues as well in its new 5-year Master Plan that is near completion.

Ms. Clem stated that after speaking with the City of Benbrook, it is her understanding that BWA will have the option of not approving the development and she believes the sewer issues should be addressed and fixed before the project of building more homes is approved.

Director Hafer stated that at this time, BWA can make no commitments, but all the comments have been heard and will certainly be taken into consideration. He stated that we don't know enough about the situation at this time, but the Master Plan is addressing flow concerns. While he realizes this brings no immediate comfort or relief, he said staff will work on a solution to help mitigate the problem in the meantime.

There was much discussion and the Board thanked everyone for their comments and they have been noted.

Mr. Smith continued with the remainder of Reports of Manager.

3. Active Capital Project Updates

- Basin 7 Central Wastewater Improvements; and 2020 WL Renewals and Std. Specification & Detail Development

4. Miscellaneous Projects

- 2021 Water & Wastewater Master Plan Update; Chlorine Dioxide System Supplies and Services; and Zollie Allen Emergency Interconnect.

**New Business**

1. Consider, Discuss and Possibly Approve Professional Services Agreement with Pipeline Analysis, LLC for Basin 7 East Service Area Sanitary Sewer Evaluation Survey.

Mr. Smith stated the next service area to be evaluated in accordance with the approved SSOI Plan is the east portion of Basin 7 in South Benbrook. Staff received a Professional Services Agreement from Pipeline Analysis, LLC to perform an Evaluation Survey to include manhole inspections, smoke testing, cleaning and video inspection of the basin and to prepare a final report on the findings.

After a brief discussion, motion was made by Vice-President Dons, seconded by Secretary Whitehurst to approve the proposal from Pipeline Analysis, LLC as presented and authorize the General Manager to execute the agreement.

Motion passed (5-0).

**Public Comment**

There were no Public Comments.

**Director / Staff Comment**

There were no Director / Staff Comments.

There was no need for Executive Session, therefore it was canceled.

There being no further business, the meeting adjourned at 4:15 p.m.

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Board President

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Date

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Recording Secretary