



JOINT MEETING - BUILDING & STANDARDS COMMISSION AND EVERMAN CITY COUNCIL

Tuesday, May 21, 2024 at 6:00 PM
213 North Race Street Everman, TX 76140

MINUTES

1. CITY COUNCIL MEETING CALLED TO ORDER

Mayor called meeting to order at 6:04pm.

PRESENT

Place 1 Linda Sanders
Place 2 Carolyn Renfro
Place 3 Johnnie Allen
Place 4; Mayor Pro-Tem Susan Mackey
Place 5 Judy Sellers
Place 6 Miriam Davila

Mayor, Ray Richardson

2. BUILDING & STANDARDS COMMISSION MEETING CALLED TO ORDER

Ray Richardson called meeting at 6:04pm.

Present:

Board Member, Ray Richardson

Board Member, Linda Sanders

Board Member, Carolyn Renfro

Board Member, Johnnie Allen

Board Member, Susan Mackey

Board Member, Judy Sellers

Board Member, Miriam Davila

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

A. Proclamation Declaring May 16 - 22, 2024 as Search and Rescue Week

Mayor read and presented the Proclamation declaring May 16-22, 2024 as Search and Rescue Week.

6. CITY COUNCIL MEETING RECESSED

Mayor recessed council meeting at 6:09pm.

Mayor reconvened the council meeting at 8:57pm.

7. DELIBERATION AND DETERMINATION ON CASES

A. Case # 1394, Continuation/Deferred Decision

Continued hearing to receive sworn testimony concerning whether the following structures complies with the standards set for in the City of Everman Code of Ordinances, Chapter 4, Article IV and the 2018 International Property Maintenance Code as adopted in Article XVIII of the Code; the Building Code, Chapter 4, Article III; Electrical Code, Chapter 4 Article V; Residential Code, Chapter 4 Article VI; Mechanical Code, Chapter 4, Article VII; and the Plumbing Code, Chapter 4 Article VIII .

(1) The Paradise Apartments, 929 Coury Road Everman, Texas 76140, with the legal description being Tract A, Block 21, Everman Park, Sixth Filing, An Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 30, Map Records, Tarrant County, Texas

(2) The Paradise Apartments, 928 Coury Road Everman, Texas 76140, with the legal description being Tract A, Block 21, Everman Park, Sixth Filing, An Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 30, Map Records, Tarrant County, Texas

(3) The Paradise Apartments, 917 Coury Road Everman, Texas 76140, with the legal description being Tract A, Block 21, Everman Park, Sixth Filing, An Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 30, Map Records, Tarrant County, Texas

(4) The Paradise Apartments, 901 Coury Road Everman, Texas 76140, with the legal description being Tract A, Block 21, Everman Park, Sixth Filing, An Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 30, Map Records, Tarrant County, Texas

(5) The Paradise Apartments, 900 Coury Road Everman, Texas 76140, with the legal description being Tract A, Block 21, Everman Park, Sixth Filing, An Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 30, Map Records, Tarrant County, Texas

After hearing testimony, the Building Standards Commission will discuss and consider action on whether the building(s) the subject of the public hearing comply with the standards set for in the City of Everman Code of Ordinances, Chapter 4, Article IV and the 2018 International Property Maintenance Code as adopted in Article XVIII of the Code; the Building Code, Chapter 4, Article III; Electrical Code, Chapter 4 Article V; Residential Code, Chapter 4 Article

VI; Mechanical Code, Chapter 4, Article VII; and the Plumbing Code, Chapter 4 Article VIII, (the "Code").

Should the building(s) be found in violation of the standards set forth in the Code, the Building Standards Commission will take any action, which may include an order that the building(s) be demolished by the owner, mortgagee, lien holder, or other person with an interest in the property within thirty (30) days from the date of the order. The owner of record is Paradise Apartments, LLC, CEO Hermann Vorhand, 14 Bourbon Court Lakewood, NJ 08701-3784.

6:11pm opened Public Hearing

Mr. Childress, with Childress Engineering Services at this time had handouts that were giving to the Board to review. This is an update to the Board regarding the initial site assessment and what has been done and found up to date.

Convened into executive session at 7:53pm.

Board meeting was called back to order at 8:32pm. No Action Taken

At this time Ray Richardson announced anyone with public comments could speak at this time, and there were no citizens that wanted to speak.

Ray Richardson closed Public Hearing at 8:33pm.

Ray Richardson recessed Board meeting at 8:57pm to allow the attorney to call the engineer to see if the time limit and stipulations would be obtainable.

Council reconvened at 8:57pm to finish meeting for Council.

Board reconvened at 9:23pm.

Motion made by Place 4; Mayor Pro-Tem Mackey to defer a decision on Case # 1394 and place this matter for consideration on the Building and Standards Commission Agenda for July 9th, 2024, at which time the owner shall provide reports, surveys or studies for all buildings at the Paradise Apartments Complex including but not limited to structure issues, roof concerns, electrical hazards, mechanical hazards, plumbing concerns and any and all other code violations that constitute substandard and dangerous conditions, and the owner shall also provide a detailed scope of work, time schedule for the work to bring all buildings into compliance and provide detailed financial information, including a budget, and source of financing for required repairs, which will be delivered to the city staff by Friday, July 5, 2024, Seconded by Place 5 Sellers.

Voting Yea: Board Member Sanders, Board Member Renfro, Board Member Allen, Board Member Mackey, Board Member Sellers, Board Member Davila and Board Member Ray Richardson.

Motion Carried.

8. ADJOURNMENT OF THE BUILDING AND STANDARDS COMMISSION MEETING

Ray Richardson adjourned meeting at 9:38pm.

9. THE EVERMAN CITY COUNCIL MEETING IS RECONVENED

10. CONSENT AGENDA

11. CITIZEN'S COMMENTS

No citizens had comments at this time.

12. DISCUSSION ITEMS

13. CONSIDERATION AND POSSIBLE ACTION

- A. RESOLUTION # 2024-05-06 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AMENDMENTS TO THE CITY'S PERSONNEL MANUAL TO MAKE NECESSARY ADJUSTMENTS TO ACCOMMODATE A FOUR DAY WORK PERIOD FOR CERTAIN MUNICIPAL DEPARTMENTS; AND PROVIDING AN EFFECTIVE DATE.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders.

Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila and Mayor Ray Richardson.

Motion Carried

Amended Motion made by Place 4; Mayor Pro-Tem Mackey for Resolution #2024-05-06 to begin Monday, June 10th, Seconded by Place 1 Sanders.

Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila and Mayor Ray Richardson

Amended Motion Carried.

- B. ORDINANCE # 815 - AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS AMENDING THE CODE OF ORDINANCES BY REVISING THE WATER RATES, AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; PUBLICATION; EFFECTIVE DATE; PROPER NOTICE AND HEARING.

Motion made by Place 5 Sellers, Seconded by Place 1 Sanders.

Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila and Mayor Ray Richardson.

Voting Nay: Place 3 Allen

Motion Carried.

- C. ORDINANCE # 816 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF EVERMAN, TEXAS, CHAPTER 4 "BUILDINGS AND BUILDING REGULATIONS" BY ADDING A NEW ARTICLE XXI "MURALS"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE .

Motion made by Place 4; Mayor Pro-Tem Mackey with the change to 30 percent of the mural definition, Seconded by Place 5 Sellers.

Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila and Mayor Ray Richardson.

Motion Carried.

14. CITY MANAGERS REPORT

Craig will send out Budget schedule in email very quickly to council to get this ready to go.

15. MAYOR'S REPORT

Mayor went and visited the Binions and they were so thankful for the recognition. Mayor also stated that Craig's evaluation is coming up along with the meetings for council going to the second and fourth Tuesday of each month starting next month.

16. ADJOURN

Mayor adjourned the meeting at 9:23pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday May 17, 2024.

/s/ Mindi Parks
City Secretary

Citizens may watch city council meetings live on YouTube. A link to the City of Everman YouTube channel is provided on the city website at: www.evermantx.us/government/citycouncil/

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Council reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting, to receive advice from its attorney on any posted agenda item, as permitted by Law. Additionally, Council may convene into Executive Session to discuss the following:

- A. Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney.
- B. Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property.
- C. Section 551.073 - Deliberation Regarding Prospective Gift.
- D. Section 551.074 - Personnel Matters.
- E. Section 551.087- Deliberation Regarding Economic Development Negotiations.
- F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.

Citizens wishing to submit written comments should e-mail the City Secretary at mparks@evermantx.net. Comments that are received at least one-hour prior to the start of the meeting will be provided to all council members.

According to the City of Everman Policy on Governance Process, individual citizen comments will be restricted to three (3) minutes unless otherwise determined by a majority vote of the Council. The mayor is responsible to enforce the time limit. Citizens may address City Council either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. City Council is only permitted by Law to discuss items that are listed on the agenda. Citizens wishing to make comments should notify the City Secretary as soon as possible.

City Hall is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpretative services must be made 48 hours prior to the meeting. To make arrangements, call 817.293.0525 or TDD 1.800.RELAY TX, 1.800.735.2989.