



# JOINT MEETING - BUILDING & STANDARDS COMMISSION AND THE EVERMAN CITY COUNCIL

Tuesday, April 02, 2024 at 6:00 PM  
213 North Race Street Everman, TX 76140

## MINUTES

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### 1. CITY COUNCIL MEETING IS CALLED TO ORDER

Mayor called meeting to order at 6:00pm.

#### 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 IS CALLED TO ORDER

Ray Richardson called meeting to order at 6:00pm.

### 3. INVOCATION

### 4. PLEDGE OF ALLEGIANCE

### 5. PRESENTATIONS

#### A. Proclamation - Declaring April 2024 as Child Abuse Prevention Month

Mayor Ray Richardson read the Proclamation declaring April 2024 as Child Abuse Prevention Month and Craig presented this Proclamation to the Alliance for Children, CID, and assistant Chief.

### 6. CITY COUNCIL MEETING IS RECESSED

Mayor recessed Council Meeting at 6:04pm.

### 7. PUBLIC HEARING, DELIBERATION, AND DETERMINATION ON CASES

Ray Richardson opened up Public Hearing at 6:04pm.

A. Case # 1394, Public Hearing

Public hearing to receive sworn testimony and citizen's comments 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.

Kartik Singapura, attorney for Saul Moskowiec owner of Paradise Apartments are present at this Public Hearing to request another two week reset for this case. Mr. Singapura expressed

to the Board that they need this time to come up with a complete comprehensive scope and identify what conditions exist at the property that will need repair and or upgrades.

Motion made by Board Member Mackey to approve a two week reset for April 16th for Case No. 1394, Seconded by Board Member Sellers.

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

Motion Carried.

Public Hearing was closed at 6:13pm.

## **8. ADJOURNMENT OF THE BUILDING AND STANDARDS COMMISSION**

Ray Richardson adjourned at 6:13pm.

## **9. THE EVERMAN CITY COUNCIL MEETING IS RECONVENED**

Mayor Richardson reconvened the Regular Council Meeting at 6:13pm.

## **10. CONSENT AGENDA**

## **11. CITIZENS COMMENTS**

Donna Sullivan spoke to council on the ongoing problems and issues she has at the Paradise Apartments at her unit that she lives in currently.

## **12. DISCUSSION ITEMS**

### **A. Discussion related to appointments for the Animal Control Advisory Board**

Craig wanted this on council radar so they can get this done. They are responsible for these appointments. Next meeting we will ask for these nominations.

### **B. Presentation and discussion by the City Attorney's office related to potential implementation of a Stormwater Impact and/or Utility Fee.**

The City Attorney had explanation and discussion related to potential implementation of a Stormwater Impact and/or Utility Fee and how it could impact our community and city, also answering questions for the council. After the discussion council would like to have Craig move forward with the City Attorneys Office and City Engineer to try to get a Cost Proposal put together to bring back to council and they can decide to approve it urgently or just put it in Fiscal Year 2025 Budget. This will take about three months to gather and Craig did want to keep in mind the projected revenue from this a year from the engineer is about \$180,000 and it takes some time to build that money up to do any kind of Projects that is allowed with the funds collected for these Fees.

### **C. Discussion related to the Everman Animal Shelter and the USDA Community Facilities Direct Loan and Grant Program**

Craig stated a year ago, at the time the Animal Control Advisory Board tasked us with looking into the concept of building a new Animal Control Shelter. With new agreements and growth at the Shelter and other things that have come up, it has now become a more prominent issue so

we have been researching that more. Craig explained that as part of the agreement for Master City Planning with Grossman Design Build, that EDC paid for, was a concept design for an Animal Shelter. City staff has also been working with them to design what will be needed for an Animal Shelter to get cost estimates back to us. Craig explained that the cost estimates have come back to us at estimating between \$1.5 to \$1.8 million dollars for a brand new Animal Shelter. The next question is Craig stated, is where do we come up with that. This has been researched and trying to come up with a solution to that and what the different options would be. City staff did apply for the USDA Grant Program for critical infrastructures. This is an Agriculture Grant and Loan Program very similar to the Texas Water Development Board. The City has done those before and it is very similar Craig stated. We did get pre-approval back that our Project does qualify and in a qualified area to have this Project funded and now we are in the application phase right now. This is 82 pages and staff is working on that. In the event that we get chose they would grant 55 percent of the cost. This means the city could just pay off the other 45 percent or do a Long Term Low Interest Note through the USDA for the 45 percent. This would make our cost estimated at \$700 to \$900 thousand dollars. The time line is a ways out because the grant process is long. Craig just needs a general consensus to move forward with this application process. Council is all in consensus to moving forward with this.

D. Forest Hill Drive Project and Public Meeting - April 8th

April 8th, at 6pm at the Forest Hill Civic Center there will be a Public Hearing for the Forest Hill Drive Project. Craig is encouraging everyone to attend this meeting.

**13. CONSIDERATION AND POSSIBLE ACTION**

**14. EXECUTIVE SESSION**

**15. CITY MANAGERS REPORT**

Craig had nothing to report.

**16. MAYOR'S REPORT**

Mayor had nothing to report.

**17. ADJOURN**

Mayor adjourned the meeting at 6:58pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday March 29, 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/](http://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](mailto: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.*