



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

Tuesday, April 16, 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 6:17pm.

PRESENT

Place 1 Linda Sanders
Place 2 Carolyn Renfro
Place 4; Mayor Pro-Tem Susan Mackey
Place 5 Judy Sellers
Mayor Ray Richardson

ABSENT

Place 6 Miriam Davila

2. BUILDING & STANDARDS COMMISSION MEETING CALLED TO ORDER

Ray Richardson called meeting to order at 6:18pm.

Board Members Present:

Ray Richardson

Linda Sanders

Carolyn Renfro

Johnnie Allen

Susan Mackey

Judy Sellers

Board Members Absent:

Miriam Davila

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. CITY COUNCIL MEETING RECESSED

Mayor recessed council meeting at 6:25pm.

6. PRESENTATIONS

A. Proclamation - National Telecommunicators Week

Mayor Ray Richardson read the Proclamation for National Telecommunicators Week.

B. Proclamation - Administrative Professional's Day

Mayor Ray Richardson read the Administrative Professional's Day.

7. PUBLIC HEARING, DELIBERATION, AND DETERMINATION ON CASES

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

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.

Mayor opened up Public Hearing for Case #1394 at 6:28pm.

At this time Scott Dabbs, Code Enforcement Officer and Landon Whatley, Fire Chief presented his presentation to the Board on Paradise Apartments.

7:51pm break

Back from break at 8:01pm.

Tony Childress on the phone, Engineer hired by Paradise Apartment, Attorneys and owner of Paradise Apartments all presenting to the Board as well.

Ray Richardson called another five minute recess at 9:55pm.

Ray reconvened from recess at 10:05pm.

At this time Ray Richardson took any public comments from the audience.

Citizens that had comments for the Board:

Donna Sullivan

Maudi Jones

Alexis Franklin

Eva Solis

Ray Richardson convened into Executive Session at 10:17pm.

Ray Richardson closed Executive Session at 10:37pm and reconvened the Board meeting at 10:37pm.

At this time the Board members and staff made comments as well to the owner to Paradise Apartments.

Motion made by Place 4; Mayor Pro-Tem Mackey that good cause exists to make defer a determination in this case for thirty (30) days to allow the owner to complete an Elevation

Summary and Electrical Study and prepare a Comprehensive Plan with bench marks and timeline with an estimated budget, Seconded by Place 5 Sellers.

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

Motion Carried.

8. ADJOURNMENT OF THE BUILDING AND STANDARDS COMMISSION MEETING

Building and Standards Commission meeting adjourned at 10:47pm.

9. THE EVERMAN CITY COUNCIL MEETING IS RECONVENED

Mayor reconvened the council meeting at 10:47pm.

10. CONSENT AGENDA

A. Minutes

March 5, 2024 Regular Meeting Minutes

March 19, 2024 Joint Meeting with Building & Standards Commission and The Everman City Council

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, Mayor Richardson

Motion Carried.

B. Financials

March 2024

Johnnie Allen wanted this moved to Discussion.

Johnnie asked departmental expenses \$32,000. Winter storm fees.

Park expenses for Pittman Park- the percentage is based on the year to date total. The overage for the month is a timing issue.

Motion made by Place 5 Sellers, Seconded by Place 4; Mayor Pro-Tem Mackey.

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

Motion Carried.

11. CITIZEN'S COMMENTS

We had no comments at this time.

12. DISCUSSION ITEMS

- A. Discussion related to the potential proposal for amending operational hours of certain city departments within the city and how such amendments may affect city services and operations.

Talking with Directors it has come up about some cities having a 4 day work week to help recruit new hires. This is more appealing to employees. This would be for Public Works, Administration and Permits. Craig wanted to hear from council if there was any negative feedback from them so he can come back with some solutions. Craig stated some different solutions, and schedules and would like to bring this back to them at the next meeting. Council stated some of their thoughts and concerns and a main concern is the heat for Public Works. Craig stated that he did inquire with a Survey and it came back that they would rather work a 10 hour day rather than the current schedule in place now. Craig did recommend to the council that it be changed to 7am-6pm, giving the citizens an extra hour in morning and evening to come in before work or after work. Craig will bring this back to the council at a later date.

13. CONSIDERATION AND POSSIBLE ACTION

- A. Consideration of nominations and appointments to the Animal Shelter Advisory Committee

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 5 Sellers to table this item until the next meeting.

- B. RESOLUTION # 2024-04-01 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AND AUTHORIZING EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT ESTABLISHING EVERMAN CODE ENFORCEMENT JURISDICTION FOR ANIMAL CONTROL AND WELFARE LAWS IN THE CITY OF FOREST HILL; AND PROVIDING AN EFFECTIVE

Motion made by Place 4; Mayor Pro-Tem Mackey, 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, Mayor Richardson

Motion Carried.

- C. RESOLUTION # 2024-04-02 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN AMENDMENT TO THE CITY'S PERSONNEL MANUAL AT SECTION 9.01(e) REGARDING APPEAL PROCEDURE FOR EMPLOYEES APPOINTED BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders to table this item until the next meeting.

14. EXECUTIVE SESSION

Ray Richardson convened into Executive Session at 10:17pm.

Ray Richardson closed Executive Session at 10:37pm.

15. CITY MANAGERS REPORT

City Manager had nothing to report.

16. MAYOR'S REPORT

Mayor had nothing to report.

17. ADJOURN

Mayor adjourned meeting at 11:10pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday April 12, 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.