



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, November 01, 2022 at 6:30 PM

212 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

Mayor called meeting to order at 6:30pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

5. PRESENTATIONS

A. Oath of Office - Officer Ashley Bolliger

Craig presented the Oath of Office to Ashley Bolliger and introduced her to the Council.

B. Timberview Farmstead Presentation

Alan Brown and his brother Randy Brown have come to show the council their vision they have for the Timberview Farmstead and where they are at with this vision. They have bought the old Golf Course and some of the land surrounding it. They are in the process of transforming it into a state-of-the-art learning community and teaching farm and right now we have 155 acres available for development, four houses for farm personnel, several large ponds and a boathouse dock, we began construction on ten barns with target completion of April 2023, and Farm staff ready to teach. Timberview founding vision is to create a different kind of community of learning through food, farming and agriculture, with focus on at risk students. Alan stated that they want to create a community that provides good soil for learning, growing, and belonging. This vision includes two restaurants and this would be an overnight stay facility also as well as a school for grades 6th-12th. Timberview is a learning community and teaching farm that educates, equips and empowers young people to live deeply rooted lives. Alan then displayed the community that he wants to build that would include a Teaching farm, Aquaponics Greenhouse, Community Center, Pocket Neighborhood, Hospitality Group, and Village Creek Academy grades 6-12, which his brother Randy is the founder of. The barns he mentioned that are being built will be for farm animals for field trips that will be for 1st-6th grades and also participate and learn about the Aquaponics Greenhouse also. Alan displayed a map of the current Site Plan for them to review and see of the entire property. He was showing them the layout and where the school, restaurants, barns, and just an overview of the property. Alan also mentioned about the Timberview structure and how it was built which was made by hand and no screws or nails are in it. He just mentioned that council should take some time to go see it. It is very beautiful and unique. Alan stated that Phase 1 is the Teaching Farm which is a ticket venue covering 26 acres dotted with 10 barns filled with all kinds of animals that is open to the general public. Also, scheduled Field Trips for students from all around DFW area and this also includes a large Pavilion that will host regular Farmer's Market. The Aquaponics Greenhouse which consist of 14,500+ square foot state-of-the-art greenhouse growing produce for sale to the public through CSA subscriptions, farmers markets, and wholesale accounts. Includes large classroom space for instruction and tours.

Last in Phase 1 is Village Creek Academy to provide a healthy environment for students to thrive and grow. Alan moved to Phase 2 of this Project and it includes Hospitality Program which includes Farm to Table Restaurant seating 100, Cafe/Coffee Shop counter service seating for 80, 36 room boutique hotel (24 cottages and 12 room lodge) and Event Venue for 300 people. Phase 2 also has Retail Shops and Medical Clinic that will have 4-6 medical professionals (doctors and PAs) 10,000 sq. ft. of retail and medical clinic. Last, Village Creek Academy is in Phase 2. This will be 200-400 students grades 6-12. Alan displayed a map showing all this on a slide show to the council. This displayed the Greenhouse and Pavilion and also a model of the Aquaponics Facility that is in Colorado. He is excited about this project and wanted to share this with the city council and staff and show where they are and how it is going. They are in hopes for this to be open by next Summer.

6. CITIZEN'S COMMENTS

Danny Longoria approached council thanking them for their services. He also stated that he would like some help on the noise and dust in the air coming from the construction on Enon. There is a lot of banging in the middle of the night around three or four o'clock in the morning. That was his comments to council.

7. DISCUSSION ITEMS

A. Meetings of Boards & Commissions - Councilwoman Johnnie Allen

Johnnie Allen stated that she just wanted clarification on when the boards meet and what is the time they meet also. Craig stated that it is up to council to make the rules for these Boards. The council approves the members but also left it to the Board to make those decisions on when they meet and what time. Chairman or President is the one that sets and makes those meetings. They also are the ones that make sure the members are there for the meeting. Susan stated that all Boards need to meet at least once quarterly. Mayor also stated that he is also good with need to be called meetings. Johnnie also stated that when you don't meet for months then when you do want to have a meeting they may not be available and then becomes not dependable and would want to take these members off the Board. Short notice is a problem also. President of the Boards need to be more on top of the meetings and getting the members to attend these meetings. Craig wants to be clear that it is Council's responsibility of the Boards and not the City Manager. This is in the Governance Policy and it will remain the same.

B. Everman Police Department Retention Pay Proposal

Craig stated that there is a staffing crisis at the Police Department. There are several already gone due to more money. Craig would like to compensate the officer's that are having to cover all the gaps in the Police Department and help keep the moral up. Craig is proposing a \$3000 Retention Pay Bonus for ranks Sargent and below that are qualified. What Craig hopes to gain from this proposal is to soften the blow and compensate these officer's that are working very hard to cover the gaps at the Police Department and keep the moral up. Craig stated that the first payment would be November 1st, and the second payment would be December 15th. There is no negative impact on the Budget. He is also pulling SRO Officer's to cover patrol shifts. We currently have six SRO officer's and five Patrol officer's, normally there is eight Patrol officer's. We do have salary savings that is helping this also stay on Budget and have no impact. Positions are there in Budget and not being used and that is making the savings to implement this Pay Proposal. It is very competitive with everyone hiring and hiring at a higher pay also. There are three current openings and two others just waiting on information and will be gone to make the Police Department down five officer's. This is on the agenda for approval tonight.

8. CONSIDERATION AND POSSIBLE ACTION

- A. RESOLUTION # 2022-11-01 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE IMPLEMENTATION OF A RETENTION COMPENSATION POLICY FOR THE EVERMAN POLICE DEPARTMENT TO REDUCE EMPLOYEE ATTRITION BY PROVIDING A BONUS TO QUALIFIED POLICE OFFICERS; PROVIDING FOR THE REPEAL OF ANY AND ALL RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR 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, Mayor Richardson

Motion Carried.

- B. Approve Ordinance #792 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF EVERMAN, TEXAS BY ADDING A NEW SECTION 2-72 "SENIOR CITIZENS ADVISORY BOARD" TO ARTICLE V "BOARDS AND COMMISSIONS" OF CHAPTER 2 "ADMINISTRATION"; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Place 5 Sellers, Seconded by Place 1 Sanders. Amended motion made by Place 5 Sellers to amend Ordinance 792 to five members instead of seven as discussed, Second 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, Mayor Richardson

Motion Carried.

- C. Consideration of Appointment/Re-Appointment of members to the Economic Development Corporation Board

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, Place 6 Davila, Mayor Richardson

Motion Carried.

- D. Consideration of Appointment/Re-Appointment of members to the Public Library Board

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

Motion Carried.

- E. Consideration of Appointment/Re-Appointment of members to the Planning and Zoning Commission

We do not have a vacancy for this board. No action taken.

- F. Consideration of Appointment/Re-Appointment of members to the Senior Citizen Advisory Board

Motion made by Place 5 Sellers to approve the one years terms board members and two year term board members for the Senior Citizens Board Seconded by Place 6 Davila.
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried.

- G. Consideration of Appointment/Re-Appointment of members to any other Boards & Commissions

No action taken

- H. Approve the allocation of \$80,000.00 of American Rescue Plan Funds for overhaul of all electrical equipment at the Columbine Well Site

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, Mayor Richardson

Motion Carried.

- I. Approve the allocation of up to \$90,000 of American Rescue Plan Funds for necessary replacement of the roof of Everman City Hall

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, Place 6 Davila, Mayor Richardson

Motion Carried.

- J. Approve the allocation of \$48,000.00 of American Rescue Plan Funds for Community Facility and Park Facility Improvements

Motion made by Place 5 Sellers, Seconded by Place 4; Mayor Pro-Tem Mackey.
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson
Voting Nay: Place 3 Allen

Motion Carried.

9. EXECUTIVE SESSION

- A. Section 551.071 & 551.074 - Everman Animal Control and the Everman Animal Shelter

Open 8:12pm

Closed 8:28pm.

No action Taken

10. CITY MANAGERS REPORT

Halloween Festival was a huge turn out and huge success. Also, construction on Sewer line project. Anglin closed so pay attention to that. Town hall meeting in Forest Hill and he will get them an update on that when he gets it.

11. MAYOR'S REPORT

Nothing to report.

12. ADJOURN

Mayor adjourned meeting at 8:29pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday October 28, 2022.

/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 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.