



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, January 17, 2023 at 6:30 PM

212 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

Mayor Richardson called meeting to order at 6:30pm.

PRESENT

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

ABSENT

Place 1 Linda Sanders

Others Present:

Mindi Parks, City Secretary

Craig Spencer, City Manager

Susanne Helgesen, Finance Director

Landon Whatley, Fire Chief

City Attorney

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

November 1, 2022 Regular Meeting

November 15, 2022 Regular Meeting

December 20, 2022 Regular Meeting

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

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

Motion Carried

B. Financials

December 2022

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

Motion Carried

5. PRESENTATIONS

Had no Presentations.

6. CITIZEN'S COMMENTS

There was a few gentlemen present but did not fill out the form so we are going to let them do that and come back to them. Council has came back to the Citizens comments at 6:49pm and Rick Murillo approached the council and Mayor did remind him that council could not respond since he was not on the agenda. Rick stated that he has a couple of people that come to him about the overnight construction on Enon, and they say that it is midnight and they are still working out there. They would like to see if something could be done about that. He stated that the dust is very bad but he knows that is hard to control. Another complaint from them was about some potholes that are throughout the city and a lot of people just paid their taxes so they would like to know what is going on with the roads. He also stated that the water rates are very high to see water wasting in the streets when everyone is penny pinching already on everything. Rick stated he just wanted to let the council know what the people are asking and that is all he has. The other two gentlemen were, Alberto Gonzalez, and Matt Lambert and their questions got answered on the Drainage Issue discussion so they did not speak.

7. DISCUSSION ITEMS

A. City of Everman Drainage Study - Councilwoman Johnnie Allen

Council Member Allen wanted to see if there could be a grant that we could get with the ARPA Funds for the citizen's with this problem. Craig stated that this is possible. The Drainage Study funding that we are waiting on is a big part of this kicking that off. This is required by FEMA. Once this study is complete and we have results to that study, there are a tremendous amount of Flood Mitigation Projects that will provide funding assistance not only for public government like us but also public private partnerships to engage in drainage improvements flood mitigations. Mayor was contacted by Tarrant County and this Flood Study should be approved on the 24th or 31st and then this Study will go underway. Council Member Allen just noted that she was just asking in concern of the citizens that still have to dig trenches around there houses when it rains. Craig stated that that was a very good point and once this study is done we can begin on the next steps to this problem.

B. Water Rates - Councilwoman Johnnie Allen

Council Member Allen stated back in December when the roof was being replaced and some people were charged late fee's and she wants to know how Craig is going to handle that. Craig stated that this roof replacement was after the penalty's would have been applied and he will look into that date and see what he would be able to do or not do. Council Member Allen also stated that with ARPA Funds, there are some cities that if you have been a resident with the city for a certain length of time that you could either get there deposit back or at least some of it and also she wanted to know if we could do something like that for our residents. Craig stated that he was not sure about that and he would have to do some research on it and get

back to her. Johnnie stated she is just looking to get them a rebate or credit in the amount of \$50 to the ones that have been here a very longtime. Council Member Mackey asked why and Johnnie stated why not, and other cities do it all the time like Dallas, Johnnie stated they just started one. Susanne and the Attorney said that it is unlikely that we would be able to use ARPA Funds on something like that. Craig stated that they will work on that and get the numbers to her that would show the impacts and things like that. This will be for further discussion later.

C. STAFF UPDATES/REPORTS

- Tarrant County Regional Communications (Dispatch Services)
- Legends of Hanna Ranch Subdivision Development
- Mobile Food Truck Park Construction
- Everman Civic Center Rentals
- City-Wide Cleanup Event 2023
- Wichita Street Expansion Project Update
- City Park & CDBG Project Updates

Dispatch- Craig stated that we went live with Tarrant County Fire Alarm now being merged into Everman Police Dispatch operating as Tarrant County Regional Communications and that merge was successful and this went live on December 28th. Been a very smooth transition. Went from having four dispatchers to having twelve. This will include more tomorrow when we do go live with Forest Hill dispatch at 9am. Doing some last touch ups and dealing with the furniture but it is moving smoothly. Craig stated that we have been selected by a research firm at Tarrant County 911 and they would like to use us as a model for their research study n dispatch centers across the country. Craig stated that this is a great opportunity for us and we have also received some great feed back on what we are doing from Roy Brooks within the Tarrant County 911. This will also give us great opportunity's on the funding to help improve communications and the city as a whole. Craig wanted to let the council know that the citizens are now receiving a service that they have not ever received before when you call 911, and he has talked about some of this in the tour and a couple of the council members got to witness it. The dispatchers now are Emergency Medical Dispatchers so they are receiving first aid and even instruction CPR at times over the phone and providing that live saving effort over the phone before the first responders arrive. The couple of Council members got to see the CPR in progress and it is very neat to witness. Craig wanted to share this incredible news with the council.

Legends of Hanna Ranch Subdivision Development- Craig stated that today they hosted a meeting with Bureau Veritas, our contract inspection firm. Hanna Ranch have reached out and have said they are ready to start constructing homes and Chief Whatley sat in on this meeting and laid out the permitting process works and how the inspection process will go. Craig stated the sidewalks have already been installed. Craig also stated that we should see permits for these homes to start going up in the next month. Craig stated that this is very exciting and this is very good for us.

Mobile Food Truck Park Construction- Craig updated that the construction on this Park is almost complete. We have a few water taps to finish, but the Pavilion has been installed, the fencing has been installed. Craig expects this Spring to open up the permitting process for this Park and begin accepting applications for Food Truck Vendors to be at that site throughout the Spring, Summer and Fall. Craig stated that this should be operational this year and is excited

to see what opportunities this will bring to the city. This will start in March with the permitting process and the Park will hold up to eight Trucks.

Everman Civic Center Rentals- Craig stated that over the last month we have received a bunch of inquiries and providing a bunch of tours and a bunch of registrations come through on the Civic Center. We have several months of every Saturday being booked up already and double booked days. This is starting to be very common and we are also looking on how to manage that since it is to the point now where it is taking a lot of the staffs time. Craig stated that they may be coming up with a proposal for a part-time position to a full-time position to manage this. We are still observing this and managing it at the time. Craig also stated that the Civic rentals are doing good. With council agreeing to have the proceeds from the Civic to pay the EDC for helping on the five hundred thousand dollar Bond payment we should be providing some good relief to the EDC. Things are looking up as far as the Civic Center goes.

City-Wide Cleanup Event 2023- Craig just wanted council to put it on the calendar that it is scheduled with our waste company, Waste Connections to come do another City-Wide Clean-up again the first week in March. Craig stated that if council recalls last year we did it in November and tried to get volunteers to come up and try to help out picking up trash and debris. The turnout for the trash collection was horrible Craig stated, we did not get very many people to come to help pick that portion up. So, Craig would like to leave that to council to try that again, getting volunteers to come up to do road side clean-up or just do the bulk trash collection clean-up for a day for people to bring their trailers and junk up to get rid of it. As long as they are a Everman resident this is free of charge. There are some restrictions on hazardous materials and batteries but we will make sure to include that on the flyer that will go out. Council Member Mackey asked that this be advertised and it is very important to do so. Council Member Allen asked to make sure that the time of the event last as long as it should, since last year people that came at 1 when the event ended they were turned away so we need more accurate details on the times for our citizens. Council would like to do the same as last year so that is what we will do Craig stated. This will be on the first Saturday in March.

Wichita Street Expansion Project Update- Craig stated that they have had several meeting on Wichita Street and yes it is really happening, they are widening Wichita Street and it will go pass Roy C. Brooks street and they are going to completely rework Roy C. Brooks street to get that 90 degree angle to Wichita. Our staff has been working with County at taking care of the land acquisition there on the corner to make that happen. The City of Forest Hill is going to be the host agency for this project . So this is going to be funded by Tarrant County. This is being funded through a Bond Package and apart of this agreement the way it is set up, the money will be funneled through Forest Hill and we will work with Forest Hill on handling all the money associated with the construction and our portion and they will still have to pull permits from the City of Everman and submit Traffic Control Plans to the City of Everman but all the financial side of it will be handled through Forest Hill and again covered a hundred percent by the County but they do have to contract with the subdivisions to funnel the money appropriately. So the host agency is the City of Forest Hill and the participants will be Forest Hill, Fort Worth and Everman. We should see an Interlocal Agreement in the next couple of weeks for their approval and again no financial impact on the city. Council Member Mackey asked when this will start. Craig stated that they want to start as soon as possible and Roy C. Brooks has expressed that he wants this done before the end of his term and this be his big going out project. His term ends December of 2024.

City Park & CDBG Project Updates- Craig stated that we have been approved for the funding related to the Park Projects and that was through a Community Funding Grant funded by Marc Veasey's Office. This Grant application came with a lot of strings and as required a lot of paperwork we have been working through with the City Attorney's Office and City Engineer's Office to meet the standards for the Environmental Studies that were required and things and we finally got it all done and submitted and approved and we are now waiting on the funding to

come through. Once those funds are released to us we can start all the City Park Improvements related to that portion of the funds. There is a separate part of funding that is funded by CDBG, which is the Inclusive Playground piece of that project. That project, the funding for it has all been approved, but however it went to bid three times and no bidders took the bid. We are now waiting on another bidder right now and hopefully we get one soon. The last CDBG Project will be related to Race Street and addressing all the potholes. Craig stated that South Race street is in the worst condition right now and it is bad. Nothing has been done to that road since the waterline underneath that road is getting ready to be replaced. That Package is now ready to go out for bid and our City Engineers Office is working on getting that Packaged published so we can start getting bids on that. Craig stated to expect that to start happening in the Spring and once the waterline is replaced they will repave the Entire South Race that is a factor and built in the Bond Package. This will be from Enon right at Pittman. Pittman to Everman Parkway will have to be Improvement Project on the road since CDBG funds cannot be spent in a Floodway and that portion is.

8. CONSIDERATION AND POSSIBLE ACTION

- A. Approve Resolution 2023-01-01 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING AN INTERLOCAL COOPERATION AGREEMENT FOR JAIL SERVICES WITH THE CITIES OF MANSFIELD AND FOREST HILL; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Place 5 Sellers, Seconded by Place 6 Davila.

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

Motion Carried

- B. Approve Job Description for the position of Director of Communications

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

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

Motion Carried.

9. EXECUTIVE SESSION

Did not convene into Executive Session.

10. CITY MANAGERS REPORT

Had nothing to report.

11. MAYOR'S REPORT

Mayor just informed Council that the Council Seats 1, 3, and 5 are up for Election. If they plan to run to go see Mindi, City Secretary and make sure to get your applications in by the deadline of February 17, 2023 by 5pm.

12. ADJOURN

Mayor Richardson adjourned the meeting at 7:10pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday January 13, 2023.

/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.