



# EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, April 22, 2025 at 6:00 PM

213 North Race Street Everman, TX 76140

## MINUTES

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### 1. MEETING CALLED TO ORDER

Mayor Richardson called the meeting to order at 6:01pm.

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

#### A. Minutes

March 25, 2025 Regular Meeting

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. Financials

March 2025

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

### 5. PRESENTATIONS

### 6. CITIZEN'S COMMENTS

No citizens had comments at this time.

### 7. DELIBERATION AND DETERMINATION ON CASES

#### A. ZONING CASE

A. The Council will conduct a PUBLIC HEARING on Case #4360 a request for zoning change from A2 Single Family Residential to M1 Multi-family for the property located at 200 W. Enon Avenue.

*To achieve a timely and orderly meeting, the Council asks that the following rules and procedures be respected. Each case will be called in the sequence as listed on the agenda unless otherwise directed by the Mayor. All ensuing dialogue shall be directed to*

*the Council only. After the staff presentation, the applicant and support will be given an opportunity to speak for 3 minutes each to present their case. Opposition may then speak for 3 minutes each. At the conclusion of the opposition, the applicant will be granted 3 minutes for rebuttal. Continuation beyond the speakers allotted time will be at the sole discretion of the Mayor. Those who are unable to speak today are encouraged to submit written comments. Following the official close of each case hearing, the council will remain in open session to deliberate and vote on the item in question. During that time, no further testimony or commentary will be allowed unless directed by the Mayor.*

**B.** Consider and take action on an ordinance amending the Comprehensive Zoning Ordinance and Map of the City of Everman, Texas for a parcel designated as Lot 13, Block 7 in the Town of Everman, Tarrant County, Texas, according to the Plat recorded in Volume 106, Page 126, Deed Records of Tarrant County, and being more commonly known as 200 W. Enon Avenue in the City of Everman from A-2 Single Family Residential (A-2) to M-1 Two-Family Residential (Duplex) (M-1); Providing a Savings Clause; Providing a Penalty of Fine Not to Exceed the Sum of Two Thousand (\$2,000.00) Dollars for each Offense; and Providing an Effective Date.

Mayor opened Public Hearing at 6:05pm.

At this time Craig Spencer shared a presentation on case#4360- 200 W. Enon Avenue. Craig displayed the presentation for council to review. The request from the petitioner is to change it from A2 Single Family to M1 Two Family Residential (Duplex). The petitioners name is Jorge Sandoval and he is present at this meeting. The Future Land use is identified as Single Family Residential; compatible but not consistent. Craig stated that the impact this will have is that a proposed duplex may potentially have a small impact on traffic due to proximity to elementary campus and permitted vehicles per unit. Limited driveway accessibility would result in vehicles likely parked on roadway. Minimal to no impact expected on infrastructure. Craig stated to council that the staff recommendation is Denial. Multi-family housing is not consistent with the Future Land Use Plan. Approving such Zoning change would essentially qualify as owner initiated "spot Zoning" and may set an unmanageable precedent for future case. The council then review this presentation listening to staff recommendation and began to discuss this through. The council then allowed the petitioner, Jorge Sandoval approach the council to state his case on why he would like to rezone this property. Jorge stated that when he purchased this property it was already set up as a duplex and has had one tenant at this time that has been there when he purchased it. He is an investor and has done a lot to the property on making improvements to make it very nice. He was told that it was not zoned for the duplex. He feels that he is not in a thick residential area and there are commercial and industrial around this property. He has no intentions on letting this property get run down and when he purchased this property he did not know it was not zoned for the duplex. There is no records of that zoning ever being changed to Multi-Family that the city staff can see. Council stated to Mr. Sandoval that they are in agreeance with staff recommendation on denial of the zoning change. Craig did state to Mr. Sandoval that he could apply at a later date and staff could help him with that when the time comes. Mayor Richardson also added that if Mr. Sandoval could find legal documents stating that it is zoned for that, he could present the documentation to them at a later date as well.

Mayor closed the Public hearing at 6:35pm.

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

Voting Yea: Place 3 Allen

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

Motion Failed

## 8. DISCUSSION ITEMS

- A. Interlocal Agreement between the City of Everman and the Everman Community Development Corporation for personnel sharing and cost allocation

Craig wanted to brief the council on this. The appointment of Craig Spencer and Susanne Helgesen as Co-executive directors has been done by the CDC (Community Development Corporation) and now pending on approval by the City Council. Craig stated that as they were working on that there has never been an interlocal agreement between the CDC and the City Council regarding the exchanging of funds and who is responsible for what. Craig stated that is something that really needs to be done and he has had Victoria draft one up for the council's review. Craig does not have this on the agenda for approval tonight. He would like to give them a chance to review it and also have CDC look and approve it first since it is their funds and then council would approve to accept or reject it. Craig stated that tonight the resolution for him and Susanne to serve as interims on the CDC is on the agenda for approval until this agreement is approved. Craig also stated to council that they can review the interlocal agreement and if they had any questions he will be happy to answer them. Mayor and council had no questions at this time.

- B. Monthly Staff Reports

1. Fire Department
2. Police Department
3. Public Works Department
4. Animal Services

Fire Department monthly staff report was presented by Landon Whatley. This time period is from March 25 to present. He started with the Emergency Incident calls for service and they had a total of 131 calls and a response time of 5:16 and dispatched to enroute time is 1:19. He also went over the Incident by response type and this included 14 Fire type incidents, 92 medical emergency, 9 motor vehicle accidents, 10 hazardous conditions and 6 identified as other types of calls. Landon also reported that he is interviewing applicants to create candidate eligibility list. He also reported that the Fire Marshals Office is reviewing and permitting large construction projects with EISD on 3 campuses. Landon also stated that 100 N. Forest Hill rive restaurant is working towards completion on floorplan revamp and the c/o will be issued once that is complete. Landon also reported that he completed the initial meeting for ISO review on the 2nd and currently completing all documents for submission and recertification scoring. This concludes the monthly report for Fire Department.

Police Department monthly report was presented by Al Brooks. He handed out this report to council as well. This report included all calls from March 26th - April 22, 2025. Officers were dispatched to 1478 calls for services that included all calls that were traffic crashes, disturbances, assaults, threats, and many others. They also assisted other agencies as well and that was 9 calls. Traffic enforcement activities resulted in 48 citations and 29 warnings as well.

Public Works Department monthly report was presented by Gilbert Ramirez. Water Department had 1 service line collapse repair, 2 main breaks, 3 service line repairs, and they also had an evaluation with TCEQ, which was an inspection and the results of that did come back. There is a couple of things they need to work on that is not major and all paperwork is good and other than the little things we have had a good report from TCEQ. Gilbert moved on to the Parks and Street Department. They have been working on Johnson Park Project. This would include installing border lines around playground, installing new swings, installing 2 new

spring rides with concrete base, repainting the jungle gym red, and painting swing set red as well. Last, they had a total of 21 potholes. The fence repair at Johnson Park around the basket ball court is being held up by the insurance claim. Staff is waiting on that and once they see the proceeds from that, they will purchase the fence for repairs.

Animal Services Monthly report was presented by Ray Rentschler for the month of March 2025. This report included total calls for service was 70. They also investigated 7 bites, the dog intake number was 90, cat intake was 13, live release rate is 72%, adoptions and transfers and return to owners were 52, and the total calls were 1598. There were 4 offsite events held and at those events there were 11 animals that were adopted out. The increase in dogs were from mom dogs having pups and them having them all.

## **9. CONSIDERATION AND POSSIBLE ACTION**

- A. RESOLUTION NO. 2025-04-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN UPDATED JOB DESCRIPTION FOR THE POSITION OF CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

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

- B. RESOLUTION NO. 2025-04-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN UPDATED JOB DESCRIPTION FOR THE POSITION OF CHIEF OF POLICE; AND PROVIDING AN EFFECTIVE DATE.

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

- C. RESOLUTION NO. 2025-04-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE CITY MANAGER AND ASSISTANT CITY MANAGER TO SERVE AS INTERIM CO-EXECUTIVE DIRECTORS FOR THE EVERMAN COMMUNITY DEVELOPMENT CORPORATION (ECDC) UNTIL A FINAL INTERLOCAL AGREEMENT IS APPROVED AND EXECUTED; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Place 6 Davila, 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

## **10. EXECUTIVE SESSION**

- A. Texas Government Code section 551.074 - Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager

Mayor opened up Executive Session at 6:53pm.

Mayor closed Executive Session at 7:02pm.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders to approve the amended and restated City Manager Employment Agreement as discussed and authorize the Mayor to sign.

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

## **11. CONSIDERATION AND POSSIBLE ACTION FROM EXECUTIVE SESSION**

## **12. CITY MANAGERS REPORT**

Website Project is almost done and is getting close to completion. This is much more user friendly and we are excited about the launch coming up soon.

## **13. MAYOR'S REPORT**

We had a very nice swearing in for chief and assistant chief. This was a great change and Mayor was very happy with the event.

## **14. ADJOURN**

Mayor adjourned the meeting at 7:05pm.

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 18, 2025.

/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.*