



# EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, July 19, 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.

#### PRESENT

Place 1 Linda Sanders

Place 3 Johnnie Allen

Place 4; Mayor Pro-Tem Susan Mackey

Place 5 Judy Sellers

Place 6 Miriam Davila

Mayor Ray Richardson

#### Others Present:

Mindi Parks, City Secretary

Craig Spencer, City Manager

Susanne Helgesen, Director of Finance

Landon Whatley, Fire Chief

Gilbert Ramirez, Director of Public Works

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

#### A. June 7, 2022 Regular Meeting

June 21, 2022 Regular Meeting

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

Voting Yea: Place 1 Sanders, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried.

#### B. Financial Report - May 2022

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders.  
Voting Yea: Place 1 Sanders, 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 comments at this time.

## **7. DISCUSSION ITEMS**

### **A. City of Fort Worth Zoning Commission Case # ZC-22-102 - City Manager Craig Spencer**

Craig stated last week we called a Special meeting to approve a Resolution to have Craig go to this meeting in Fort Worth concerning the Zoning change for property address 4401 Enon Road. They were applying to rezone this property from Agriculture to manufacturing housing. Craig did go to this hearing and he did state that the City of Fort Worths Comp, and Future Land use Plan has identified this property to being zoned in the future for Single Family so this change they are proposing does not align with what the City of Fort Worth desires and other reasons also the City of Fort Worth staff is recommending a denial of this rezoning application. Craig was allowed two minutes and the Chairman gave him three minutes to speak on this matter. Even with the extra minute he still did not get out all what he wanted but he did get to highlight some of the negative impacts, insufficient roadways, over capacity transportation system, negative impact on residential neighborhoods, flood regions, and our Animal Shelter being that close to the development and the potential complaints that would be from the new neighborhood. Also, the fact that manufactured homes depreciate in value. Craig also pointed out at the meeting that the crime rate in condensed neighborhoods like this one tend to have high crime rate. Craig had the map of the Fort Worth website that shows the crime rate and in the area of the already manufactured homes that are already on Forest Hill Drive have higher crime rate than the surrounding neighborhoods in that area. He displayed this map at the meeting for the Zoning Commission to see to back his concern. Craig also highlighted that there are no transportation available in that area to those citizens. Craig stated that the developer requested a thirty day continuance of this application for the purpose of reaching out to the community because hey did have a copy of a Petition that has been signed by several Everman and Fort Worth residents. The Zoning Commission did allow the developers the thirty day continuance in hopes that they do come up with some solutions. Craig stated that he will sign-up for next months meeting opposing it again and we will see what happens. Craig did remind council to keep in m that even if the Zoning Commission denies the application, it will still go to the Council and they do have the power to approve this. It was asked if Phase One had been approved yet and it has Craig stated but no word on when that will even start. Also, council stated their concern on the flooding and traffic from this development. Craig stated that any new development would be required to get a Drainage Study done as well as a Traffic Study. They may use a prior one that was done but that is the problem when there have been thirty more new developments since the studies which means the new ones already impacting that traffic or drainage would now be on the Drainage or Traffic Study that they used instead of having one done themselves. Craig at this time displayed the map for council to see the area that they are trying to have rezoned. This will come back for more discussion.

### **B. Water Infrastructure System status and updates**

ARPA Funds have been complete on the well sites

Columbine drilling is complete and casing the hole and then the mesh and the rest of what needs to be done. This is about a month to be complete.

High School well is complete and functioning.

PD Well lot, they will come Thursday and check the booster pumps. Hope to see this operational on Friday also.

The Chlorine room has been complete also.

C. Everman Sports Fields Ordinance & Fee Schedule Amendment - City Manager Craig Spencer

Craig explained that council previously amended the contract that we have with the Everman Baseball Association from charging per player to charging a flat rate to use the fields for the whole year. When we did that contract with them, we did not amend the Ordinance to reflect what the new contract says. So, we need to do that so that the contract and ordinance match. That's the first issue, the second issue is upon reviewing our fee schedule for what we charge outside entities like Burleson or Crowley to use our fields were significantly low compared to other municipalities. The fee was set at \$15 and we would like to set that fee at \$75 per hour to use our fields. This will also help maintain what we now put into those parks. Pro-Tem Mackey had some small corrections that she pointed out to Craig that need to be changed as well as taking the fees out of the ordinance and putting them into our Fee Schedule so that we have one ordinance to amend when having to do something like this. Council asked about the Associations days that they have to use the field, and Craig stated that he does not recall the dates but they do have those dates that are designated in the contract and the dates that they are not using the fields throughout the year the other entities can pay and reserve those for rental. Council is fine with the changes and fees.

## **8. CONSIDERATION AND POSSIBLE ACTION**

- A. Approve Resolution #2022-07-02 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS TO ADOPT AND ALLOCATE FUNDS FOR AN OUTDOOR FITNESS COURT AS PART OF THE 2022 NATIONAL FITNESS CAMPAIGN

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

Voting Yea: Place 1 Sanders, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried.

## **9. EXECUTIVE SESSION**

- A. Section 551.074 - Personnel Matters - Past performance, review and evaluation of the City Manager

Mayor opened up Executive Session at 7:09pm.

No action taken.

Mayor closed the Executive Session at 7:38pm.

## **10. CITY MANAGERS REPORT**

Craig informed council of the staff meeting that he had with Tarrant County related to Wichita Street. At this time Craig shared a map on the screen for council. Craig stated this project is

moving right along and Commissioner Brooks has made a commitment and he wants this complete prior to the completion of his term so we are expecting this to be complete in the next two years. Engineering has begun on this and the purpose of the staff meeting was to get input from Everman and Forest Hill on the initial design and any concerns that may come up. Craig shows council this project starts just North of the Pawn Shop on Wichita Street all the way to Interstate 20. The plan is, just after Buie Drive, Wichita will widen into a five lane road going from North of Buie all the way to Interstate 20 with the center lane being a turning lane. They will also be putting on the East side of the roadway what's called a Shared Path. A Shared Path is a ten foot wide side walk essentially for pedestrian traffic on foot or bicycle. Forest Hill does have future development in that area where they intend to put their City Center. This project will help provide pedestrian travel between there and the City of Everman. There is a lot of pedestrians always walking along Wichita and this will help eliminate that. There will be a traffic light put in at Forest Hill Circle intersection. This will be a concrete roadway as well. They are also purposing to make Roy C. Brooks BLVD. a 90 degree angle curve instead of how it is now so it is a safer intersection there. There will also be curbing along this and a MS4 Storm Drainage System to get the water off the roadway.

Moving to another update, Craig also had a meeting with a couple of staff members from Fort Worth and Mindi and Gilbert joined me for that meeting and we are working with the City of Fort Worth and looking at more meetings and bringing back to council a Safe Routes to School Programs that will provide sidewalks both in Fort Worth and Everman along Shelby Road and Race Street to get sidewalks put in to get kids off the roads. That has been an issue and Council Woman Allen has been pushing for that for a while.

Also, the Civic Center is now listed on the Event Website and that has produced a lot of interest in rental of our facility. We have received over 20 hits and we wanted Council to know it is being marketed and advertised and we expect to have several bookings coming up soon.

## **11. MAYOR'S REPORT**

Mayor and Susan Mackey met with Kelly Denison and he resigned his seat as of yesterday. This means we will be running meetings with six and we will need to keep that in mind for a quorum. We will be calling for a Special Election on November the 8th.

## **12. ADJOURN**

Mayor adjourned the meeting at 7:44pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday July 15, 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/](http://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](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.*