



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, April 19, 2022 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 1 Linda Sanders

Place 2 Kelly Denison

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

Gilbert Ramirez Director of Public Works

Aaron Fricke CobbFendley

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. March 1, 2022 City Council Regular Meeting Minutes

March 15, 2022 City Council Regular Meeting Minutes

March 25, 2022 City Council Special Meeting Minutes

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

Motion Carried

B. Financial Report - March 2022

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

Motion Carried

5. PRESENTATIONS

6. CITIZEN'S COMMENTS

A. Anthony Villagomez - Addressing Council related to a complaint of an at-home business.

Anthony Villagomez approached council with some concerns with the resident at 300 Noble Ave is running a Studio Business that has multiple people coming and going on a daily basis. The resident calls the business Dallas Dreamhaus and that her Instagram also has @dallasdreamhaus and you can see the business she is running on there. He claims that she is a renter and not even the owner and not using this property as her own address. He claims she does not live there and she is using this address for the business and the business tax dollars are not coming here either to Everman being that it is advertised as another city business. Council heard his concerns and will request the citizen to come to the next council meeting to prove and show that she does reside at the property.

B. Public Hearing - Hear Citizen Comments related to the consideration and adoption of the Land Use Assumptions and Capital Improvement Plan.

Mayor Richardson opened up Public Hearing at 6:46pm.

Aaron Fricke displayed presentation for Council to review. This explained the Land Use Assumptions, a description of the service area and projections of changes in land uses, densities, intensities, and population over a 10- Year period. He also displayed a Population Growth Projection chart for the City of Everman and also the Land Use Map 2022 for the City of Everman. He then displayed a Capital Improvements Plan for the city that is a projection of course to show council. This will have another Public Hearing to approve the Impact Fees. The Ordinance is on this meeting for approval.

No citizens had comments concerning Ordinance #779 adopting the Land Use assumptions and Capital Improvement Plan for 2022-2032.

Mayor Richardson closed the Public Hearing at 6:55pm.

Alan Wayland the City Attorney had council approve the Public Hearing for the Impact Fees.

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

Motion Carried.

7. CONSIDERATION AND POSSIBLE ACTION

- A. Approve Ordinance #779 - An ordinance of the city of Everman, Texas, adopting land use assumptions and a capital improvements plan for 2022-2032 in accordance with chapter 395 of the Texas Local Government Code; making various provisions related to the subject; and providing for an effective date.

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

Motion Carried.

- B. Approve the appointment of Susan Mackey to the Everman Public Library Board

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

Motion Carried.

- C. Approve Interlocal Agreement between the City of Everman and the Town of Edgecliff Village for Rabies Control and the Shared Use of the City of Everman Animal Shelter

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

Motion Carried.

- D. Approve Interlocal Agreement between the City of Everman and Tarrant County for the Everman Emergency Services Dispatch Services Upgrade

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

Motion Carried.

8. DISCUSSION ITEMS

- A. Waste Connections - Price Adjustment based on Consumer Price Index (CPI) Solid Waste Contract Section 12.A

Craig is making Council is aware of the increase that they are going to be doing. This will be up when the renewal happens. This is within the contract also. Craig stated that this will go on the next meeting and will be in Executive Session for council to discuss. The increase is 4.1 percent increase and will go on the water bill.

- B. U.S. Appropriations Committee - FY23 - Community Project Funding Opportunity - Congressman Marc Veasey

Craig stated that he got notice from Marc Veasey's office that they have opened up the United States Appropriations Committee for the Community Project Funding again and that we do qualify and they are requesting any projects that we wish to submit. The deadline for his was Friday so Craig only had a few days to put something together. Craig did take in consideration while submitting this on our CIP Plan and other things that have been discussed and the project he submitted focusses on Storm Drainage Improvements along South Race Street. He did also ask the City Engineer to draft a Conceptual opinion with probable cost with that. Craig also wanted to inform council that a total storm drainage overhaul on Race Street and Christie Avenue is well over Five Million Dollars. The portion of this Stag Grant would require to provide a twenty percent match and we are not in any position to provide that. Craig then asked our Engineer what would be a more beneficial project , on Race or Christie and he recommended Race Street because it would capture the water and prevent a majority of it flowing to Christie. This project for Race Street is just over three million dollars and that side of the project is what was submitted. When this goes through then we will get back with council on how we will get that twenty percent for this project in the event of the approval. With this project submission the City Engineer recommends to replace the water-lines underneath Race as well as the Sewer lines and Craig does have those cost estimates and closer to Budget we will talk more about that. The Storm Drainage Project would be from Enon to Everman Parkway on Race, all of South Race Street. This will not solve the flooding but will help storm drainage in that area. Council will be updated as Craig gets information on this submittal with Marc Veasey's office.

9. EXECUTIVE SESSION

10. CITY MANAGERS REPORT

A. Update related to ongoing projects

Craig updated that the City Hall Annex is moving right along and he stated that the invites to the Ribbon Cutting have been sent out and if they need to add anyone to the list to let him know. Exterior is nearly complete, the water tap and fire suppression system is scheduled sometime later this week or next week. The rest of the progress will be hidden inside. Things are progressing right along. Craig also updated that all the parking lots are under construction. Pittman Park parking lot will be complete by tomorrow and they have already began to cut out for the Mobile Food Truck parking lot. Memorial Park parking lot is about 75% complete. Then, they will move to Johnson Park and behind the Police Department. Also, Christopher Drive is expected to begin right around May 4th-6th. This will take about two weeks for completion. Then they will move to Race Street around May 23rd and this will take another additional two weeks. All of this will be complete before the Ribbon Cutting for the new City Hall Annex. Craig stated that the parking lots are recycled asphalt. It is similar to gravel but not as loose. This is free and will last and it will become hard as its packed down. Johnnie Allen announced that the Library is having Cat in the Hat on Saturday from 10:30am-11:30am.

11. MAYOR'S REPORT

Mayor did not have anything to report.

12. ADJOURN

Mayor Richardson adjourned the meeting at 7:20pm.

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 14, 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.