



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, September 20, 2022 at 6:30 PM

212 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

Mayor called meeting at 6:31pm.

PRESENT

Place 1 Linda Sanders
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

Others Present:

Mindi Parks, City Secretary

Craig Spencer, City Manager

Susanne Helgesen, Finance Director

Michael Nicoletti, Director of EDC

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. August 2022

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

5. PRESENTATIONS

A. Oath of Office - Officer Tiffany Long

Did not show.

B. Proclamation - Hunger Action Month 2022

Mayor read the Proclamation. Presented it to Jared Williams.

C. Tarrant Area Food Bank - Dr. Jared Williams, Vice President

Jared Williams started out by thanking the council for the amazing work they do for the city. Jared stated that the Tarrant County Food Bank which is the area food bank serves 13 counties and serves over five hundred thousand people. They are also apart of a network called Feeding America and they are regularly doing studies that Map the Meal gaps. There is a website that tracks all this information and can be viewed. Jared stated that they do have two food distribution centers. One is in downtown Fort Worth, and they just opened one a year ago in Parker County. They started as a Food Bank in 1982 as Food Bank of Greater Tarrant County. This is the largest non-health care, non-educational, non-profit organization in Tarrant County. They have 120 full-time employees with volunteers 20k visits, 60k hours with the two locations in Tarrant County and Parker County and they are celebrating the 40th Anniversary. Jared stated that they also partner with the following national and regional organizations; Feeding America, Feeding Texas, USDA, Texas Department of Agriculture, and AIB International. He also stated that the sources of food Pre Covid-19 were provided by one percent purchased, Government provided 44 percent and 55 percent was donated. Jared also mentioned that the Feeding Texas network of 21 food banks serves all 254 counties in Texas through over 3 thousand local partners, feeding more than 4 million Texans annually. Jared stated also the hunger statistics and 1 of 6 people struggles with hunger, 1 in 4 children don't always have enough food to eat, and with that 10 dollars would provide 50 meals. Jared stated that the root causes of Food Insecurity includes cost of living, stagnant/limited living wages, crisis: divorce, job loss, disability. Lack of access to affordable, healthy food, childcare and other supportive resources for employment, higher rates of chronic diseases that increase medical expenses, and systemic inequalities. With the help of all the affiliates with the donations and partnerships it is possible that we provide 1,000,000+ nutritious meals each week. TAFB works hard to ending hunger and love to educate on this matter as well. They strive to improving access to healthy food by having programs and youth programs which would consist of School Pantries & mobile distributions and after school and summer camps, and Nutrition Education Workshops as well. Jared mentioned that they do have long-term concerns for TAFB. These would include increase food and resource needs, disparate communities, population growth, volunteer shortages, lack of partner agencies, higher operating costs, and capital expenses. Jared stated that they have been doing case studies for Grocery Retail Solutions. Retail Solution Case Study 1 is a Mobile Marketplace. This is a single-aisle, mobile grocery store. The food bank owns and operates the vehicle while the grocery partner stocks food and runs cashier station. Jared also mentioned the retail solution Park-It Market. This is a free walk-up mobile grocery store that the food bank owns and operates the vehicle and stocks food. Jared also stated that retail solution groceries on the go is in the making and started as well and this the food bank owns vehicle and purchases food specially for selling in low-access areas, since donated food cannot be resold. Partners with local hospital to provide medically-tailored groceries. TAFB is delivering mobile solutions and continuing to stop the hunger. Jared urges anyone to be a hunger hero and make a difference, volunteer, partner, donate and advocate. Jared is so excited to be a part of this and sharing the vision of TAFB. Council and Mayor is excited to possibly partner with TAFB with their new Senior Citizens program and Jared stated how that would work with coordinating with the Senior Citizen group and they would also get the food to the seniors that are home bound also. Jared did confirm that this is the same bank that serves here in Everman once a month. Council asked how the volunteer sign-up worked and Jared stated that they have a volunteer link which takes them to the volunteer page and that is how it basically works. They have volunteer centers that receive the pallets of food that the volunteers have to break down and potatoes is one of them that have to be bagged up since they do not come that way already.

Jared stated that there is a lot of preparation concerning the banks and volunteers are very important to have. Jared stated also that a partner agency here in Everman is the Everman Methodist Church. Just giving them an example of the partnerships. Jared wanted to brief council and see what would benefit us. This will be a discussion and will be brought back at a later meeting to discuss partnership with the TAFB.

6. CITIZEN'S COMMENTS

7. DISCUSSION ITEMS

8. CONSIDERATION AND POSSIBLE ACTION

- A. APPROVE ORDINANCE #790 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE CITY MANAGER'S EXECUTION OF CORRECTION INSTRUMENTS FOR NINE LOTS IN BLOCK 3, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS, WHICH WERE PURCHASED BY THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION.

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 #791 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, RATIFYING, AUTHORIZING, AND APPROVING THE CONVEYANCE OF CERTAIN TRACTS OF LAND, BEING LOT 11R AND LOT 12R, BLOCK 2 OF THE EUREKA ADDITION TO THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS, TO THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION; AUTHORIZING THE CITY MANAGER'S EXECUTION OF ECONOMIC DEVELOPMENT PERFORMANCE AND 380 AGREEMENT BETWEEN THE CITY OF EVERMAN, THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION, AND MUNY DEVELOPMENT PARTNERS, LLC, INCLUDING ALL PROPERTY TRANSFER DOCUMENTS CONTAINING CERTAIN TERMS AND CONDITIONS.

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

- C. Approve Variance for Muney Development Partners, LLC to allow for Mixed Use of C-1 Neighborhood Commercial and Multi-Story Condominium Residential for the following lots: Blk 3, Lot 3R (404 King), Blk 2, Lot 11R (405 King Street), Blk 3, Lot 2R (406 King), Blk 3, Lot 1R (408 King), Blk 2, Lot 12R (403 King Street), Blk 2, Lot 6R (406 N. Race), Blk 2, Lot 7R (408 N. Race), Blk 2, Lot 8R (410 N. Race), Blk 2, Lot 9R (412 N. Race), Blk 3, Lot 4R (502 N. Race), and Blk 2, Lot 10R (414 N. Race)

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

Voting Nay: Place 1 Sanders

Motion Carried.

9. EXECUTIVE SESSION

- A. Section 551.074 - Past performance, evaluation, and consideration of continued services with Bojorquez Law Firm, PLLC for legal representation of the City of Everman, Everman Economic Development Corporation, and the Everman Municipal Court of Record

Mayor opened into Executive Session at 7:10pm.

Mayor adjourned the Executive Session at 7:34pm.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 5 Sellers to approve to terminate any and all agreements with the Bojorquez Law Firm as it relates to legal services provided for the City of Everman, Everman Economic Development Corporation and the Everman Municipal Court of Record effective immediately.

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. Section 551.074 - Consideration of appointment to provide legal services to the City of Everman and the Everman Economic Development Corporation in connection with general legal services.

Motion made by Place 5 Sellers, Seconded by Place 4; Mayor Pro-Tem Mackey to appoint Nichols/Jackson/Dillard/Hager and Smith LLP to pro legal services to the City of Everman and Everman Economic Development Corporation in connection of general legal services effective immediately and authorize the Mayor to execute the proposed letter of engagement of said firm.

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. Section 551.074 - Consideration of appointment of City Prosecutor for the express primary purpose of prosecuting Everman Municipal Court of Record cases

Motion made by Place 6 Davila, Seconded by Place 1 Sanders to appoint Craig Magasen attorney at law as the Everman Municipal Court of Record prosecutor and authorize the Mayor to execute the proposed retainer agreement.

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. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

City Manager was not present.

11. CITY MANAGERS REPORT

City Manager was not present at this meeting.

12. MAYOR'S REPORT

Mayor had a comment about the meeting today about the Flood Study. Teague Neal and Perkins will be given the contract for our Flood Study. This will be more regional than local and will cover all aspects of water shed. Once this is approved in November they will get started surveying and gathering information and documentation that we have related to the flood. That is all the Mayor has to report.

13. ADJOURN

Mayor adjourned meeting at 7:38pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday September 16, 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.