



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, September 06, 2022 at 6:30 PM

213 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

Mayor called meeting to order at 6:32pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Previous Meeting Minutes

July 22, 2022 Budget WorkShop

July 26, 2022 Budget WorkShop

August 2, 2022 Regular Meeting

August 9, 2022 Special Meeting

August 16, 2022 Regular Meeting

August 29, 2022 Special Meeting

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.

B. Financial Reports

June 2022

July 2022

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.

5. PRESENTATIONS

A. Everman Fire Department - Truck 19

Delayed a few days. Truck not here.

6. CITIZEN'S COMMENTS

7. DISCUSSION ITEMS

- A. Review of Transportation Alternatives Set-aside Program (TAP) - Potential funding for sidewalks and shared paths; a multijurisdictional project between the Cities of Everman, Fort Worth and Tarrant County.

Craig stated that this is a project that would provide safe routes to and from school and is called a TAP Project. This is something that Council Woman Johnnie Allen has been talking about and wanting for the last few years for our citizens. This is potential funding for sidewalks and shared paths, a multijurisdictional project between the Cities of Everman, Fort Worth and Tarrant County. This is funding that is available through TXDOT and they provide funding for the analysis for the data that we are going to submit to them to provide sidewalks and shared paths if approved. The evaluation phase of this project is complete and Craig just wanted to brief the council on this. Craig at this time displayed the map of said areas around Shelby Road, Baxter, and the High School for the sidewalks and shared paths. This will come back before council for an update at a later date.

- B. Update and Discussion related to the City of Fort Worth Zoning Case #22-102 located at 4401 Enon Avenue

Craig stated that there is not much of an update just still opposing this and waiting on the meeting for the Fort Worth City Council. Copy of letter that was sent in opposing of this has been given to council.

- C. Discussion of potential North Race Street Development - Michael Nicoletti

Nicoletti stated he wanted to give the council some information on this development.

September 20th there will be back to back meetings for council and EDC. 8.2 million dollar project.

8. CONSIDERATION AND POSSIBLE ACTION

- A. Approve Ordinance #788 - AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS AMENDING CHAPTER 2, ARTICLE II, SECTION 2-22 IN ORDER TO ADOPT CITY COUNCIL POLICIES AND PROCEDURES TO REGULATE MEETINGS AND OTHER ACTIVITIES OF THE CITY COUNCIL AND OTHER APPOINTED BOARDS, COMMISSIONS, AND COMMITTEES OF THE CITY; REQUIRING THAT A COPY OF SUCH POLICIES AND PROCEDURES BE KEPT ON FILE IN THE CITY SECRETARY'S OFFICE; REPEALING ORDINANCES, PART OF ORDINANCES AND PREVIOUS POLICIES IN CONFLICT HERewith, PROVIDING A SEVERABILITY CLAUSE; 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.

- B. PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS, AMENDING THE OFFICIAL ZONING MAP TO REZONE

APPROXIMATELY 1.2 ACRES, BEING SHELBY COUNTY SCHOOL LAND SURVEY ABSTRACT 1375 TRACTS 32A AND 32A06, FROM A1 – SINGLE-FAMILY HOUSING DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT, TO ALLOW FOR THE DEVELOPMENT OF A SMALL STRIP CENTER THAT WILL POTENTIALLY INCLUDE A LIQUOR STORE, A PROPOSED RESTAURANT, AND 4 ADDITIONAL LEASED RETAIL SHOPS; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING. THIS DEVELOPMENT WILL ALSO INCLUDE A PROPOSED ADDITION AND RENOVATION OF THE EXISTING CHEVRON FUEL STATION AND CONVENIENCE STORE.

Mayor opened up Public Hearing at 6:46pm

Michael Nicoletti at this time displayed the entire development for the council and citizens to see call On the Patio, Restaurant and Bar. A representative from this development came today to share that 73 signed the petition in favor for this project and a big portion is in Everman and some are not. They feel they have a lot to give to the City of Everman also. A few people spoke in opposition on this development in hopes not to see another liquor store in Everman and some did not wish to speak.

Mayor closed Public Hearing at 7:06pm.

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

Motion Carried.

- C. APPROVE VARIANCE REQUEST FOR PROPERTY LOCATED AT 100 & 108 N. FOREST HILL DRIVE, PERMITTING A 20-FOOT SETBACK ON THE EAST PROPERTY LINE TO ALLOW FOR AN APPROPRIATE FIRE LANE. STAFF RECOMMENDS APPROVAL.

Motion made by Place 5 Sellers, 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.

- D. Casts vote for the TML Intergovernmental Risk Pool Board of Trustees Election for Places 6, 7, 8, and 9.

Consensus from council with the votes for

Place 6 Allison Heyward

Place 7 Mary Dennis

Place 8 Brett Haney

Place 9 Stephanie Fisher

9. EXECUTIVE SESSION

Did not convene into executive session.

10. CITY MANAGERS REPORT

Craig will not be at the next meeting. He will be sending information out to council.

11. MAYOR'S REPORT

Mayor had nothing to report.

12. ADJOURN

Mayor adjourned the meeting at 7:15pm.

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 2, 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.