



# **JOINT MEETING - BUILDING & STANDARDS COMMISSION AND THE EVERMAN CITY COUNCIL**

**Tuesday, March 19, 2024 at 6:00 PM**  
**213 North Race Street Everman, TX 76140**

## **AGENDA**

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- 1. CITY COUNCIL MEETING IS CALLED TO ORDER**
- 2. BUILDING & STANDARDS COMMISSION MEETING IS CALLED TO ORDER**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. CITY COUNCIL MEETING IS RECESSED**
- 6. PUBLIC HEARING, DELIBERATION, AND DETERMINATION ON CASES**
  - A. Case # 1394, Public Hearing**

Public hearing to receive sworn testimony and citizen's comments concerning whether the following structures complies with the standards set for in the City of Everman Code of Ordinances, Chapter 4, Article IV and the 2018 International Property Maintenance Code as adopted in Article XVIII of the Code; the Building Code, Chapter 4, Article III; Electrical Code, Chapter 4 Article V; Residential Code, Chapter 4 Article VI; Mechanical Code, Chapter 4, Article VII; and the Plumbing Code, Chapter 4 Article VIII .

(1) The Paradise Apartments, 929 Coury Road Everman, Texas 76140, with the legal description being Tract A, Block 21, Everman Park, Sixth Filing, An Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 30, Map Records, Tarrant County, Texas

(2) The Paradise Apartments, 928 Coury Road Everman, Texas 76140, with the legal description being Tract A, Block 21, Everman Park, Sixth Filing, An Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 30, Map Records, Tarrant County, Texas

(3) The Paradise Apartments, 917 Coury Road Everman, Texas 76140, with the legal description being Tract A, Block 21, Everman Park, Sixth Filing, An Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 30, Map Records, Tarrant County, Texas

(4) The Paradise Apartments, 901 Coury Road Everman, Texas 76140, with the legal description being Tract A, Block 21, Everman Park, Sixth Filing, An Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 30, Map Records, Tarrant County, Texas

(5) The Paradise Apartments, 900 Coury Road Everman, Texas 76140, with the legal description being Tract A, Block 21, Everman Park, Sixth Filing, An Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-38, Page 30, Map Records, Tarrant County, Texas

After hearing testimony, the Building Standards Commission will discuss and consider action on whether the building(s) the subject of the public hearing comply with the standards set for in the City of Everman Code of Ordinances, Chapter 4, Article IV and the 2018 International Property Maintenance Code as adopted in Article XVIII of the Code; the Building Code, Chapter 4, Article III; Electrical Code, Chapter 4 Article V; Residential Code, Chapter 4 Article VI; Mechanical Code, Chapter 4, Article VII; and the Plumbing Code, Chapter 4 Article VIII, (the "Code").

Should the building(s) be found in violation of the standards set forth in the Code, the Building Standards Commission will take any action, which may include an order that the building(s) be demolished by the owner, mortgagee, lien holder, or other person with an interest in the property within thirty (30) days from the date of the order. The owner of record is Paradise Apartments, LLC, CEO Hermann Vorhand, 14 Bourbon Court Lakewood, NJ 08701-3784.

**7. ADJOURNMENT OF THE BUILDING AND STANDARDS COMMISSION**

**8. THE EVERMAN CITY COUNCIL MEETING IS RECONVENED**

**9. CONSENT AGENDA**

**A. Minutes**

February 6, 2024

February 20, 2024

**B. Financial Report**

February 2024

**10. CITIZEN'S COMMENTS**

**11. DISCUSSION ITEMS**

**A.** Presentation and discussion by the City Attorney's office related to potential implementation of a Stormwater Impact Fee.

**B.** Staff Report - Total Eclipse Watch Party | April 8th

**C.** Staff Report - Celebrate America Festival | June 29th

**12. CONSIDERATION AND POSSIBLE ACTION**

**A.** ORDINANCE NO. 812 - AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS, RENUMBERING, READOPTING, AND RATIFYING AN ORDINANCE PREVIOUSLY ADOPTED AS ORDINANCE 782 ON AUGUST 2, 2022, SAID ORDINANCE TO BE RENUMBERED AS ORDINANCE NUMBER 812; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

- B.** ORDINANCE NO. 813 - AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS, RENUMBERING, READOPTING, AND RATIFYING AN ORDINANCE PREVIOUSLY ADOPTED AS ORDINANCE 783 ON AUGUST 9, 2022, SAID ORDINANCE TO BE RENUMBERED AS ORDINANCE NUMBER 813; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.
- C.** Resolution # 2024-03-02 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH TARRANT COUNTY, TEXAS FOR OVERLAY AND RECONSTRUCTION OF RACE STREET; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

### **13. EXECUTIVE SESSION**

- A.** The City Council will convene into closed, executive session in accordance with Texas Government Code section 551.071(2) – Consultation with City Attorney, to seek legal advice regarding development negotiations with international franchise restaurant and potential revisions to Code of Ordinances related thereto.

### **14. CITY MANAGERS REPORT**

### **15. MAYOR’S REPORT**

### **16. ADJOURN CITY COUNCIL MEETING**

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday March 14, 2024.

/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.*