



# EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, May 02, 2023 at 6:30 PM

213 North Race Street Everman, TX 76140

## MINUTES

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### 1. MEETING CALLED TO ORDER

Mayor called meeting to order at 6:31pm.

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

### 5. PRESENTATIONS

#### A. Audit Report Presentation for Fiscal Year 2022 - Snow, Garrett, Williams

Kathy Williams, a partner with Snow Garrett Williams, the cities certified Public Accountants came up to take the council through a few items in the FY 2022 Audit Report. Kathy asked council to open the Audit Report to page 3 to the Independent Auditor's Report. Kathy explained that council to look at that second paragraph, where it stats that " In our opinion, the financial statements referred to above are presented fairly, in all material respects in accordance with accounting principles. So, that is the clean or unmodified opinion that council would like to see. Kathy did point out at the bottom of the page under Emphasis of Matter- Change in Accounting Principle that one of several things that delayed us getting this audit to you this year and complicated things is a new governmental accounting standard that was placed into affect this Fiscal Year and that is (GASB) Statement No. 87, and it was for leases. This changed accounting for leased assets and the related liability. This is one reason why the audit was later than normal.

Kathy turned to page 8 of the audit report, Management's Discussion and Analysis. Kathy explained to council that this is a good comparative spot of the audit report and they may want to look at this. Kathy is going to touch on a few things. Kathy stated that they can see under Government-Wide Financial Analysis that it reads, Net position may serve over time as a useful indicator of a government's financial position and assets exceeded liabilities and deferred inflows by \$7,343,891 as of September 30, 2022. She also pointed out the total assets for the city and that includes all Governmental, and Business-type activities put together is \$20,416,702. Total Liabilities were \$12,889,170 and Deferred inflows are \$183,641 and when you subtract the Liabilities and Deferred inflows from your assets, that resulted in net position of \$7,349,891. Kathy stated, much of that is in your Net Investment in Capital Assets and it is over \$5.8 million dollars and \$1.4 million of that is restricted and the unrestricted portion is that \$69,469.

Kathy moved to page 12, still in the Management's Discussion and Analysis. Kathy stated that council will see Capital assets towards the bottom of the page. The City's investment in total capital assets for its governmental and business-type activities as of September 30, 2022, amounts to \$15,883,200. Kathy explained Major capital assets that occurred during the 2022 Fiscal year, actually amounted to over 7 Million dollars.

Kathy moved to page 13, continued Management's Discussion and Analysis and you can see how Kathy mention the total was over \$15.8 million dollars for the city's Capital assets and that included \$9.2 million dollars for your Governmental Activities and \$6.6 million dollars for your Business-type Activities. At the bottom of this page you will also see the outstanding debt at the end of last year was almost \$10.4 million dollars and this includes the city's bonds, certificate of obligation, tax note, a new note payable for the Fire Truck, and Lease Liabilities.

Kathy taking council to page 19, she will start with the Governmental Funds Balance Sheet. This is categorized by funds and she pointed out some of those funds and the total balances that those had for Fiscal Year 2022. Kathy went to page 20, still looking at Governmental Funds. Kathy stated that this is the statement of Revenues, Expenditures, and Changes in Fund Balances for all of those same funds. She pointed out the totals on those funds for revenues, and expenditures and there was a net decrease of \$2,529,707. Kathy moving to page 22, the Statement of Net Position Enterprise Fund, the Water and Sewer Fund. She pointed out the total assets, \$8,567,395 and \$6.6 million of that total is total assets in the Water and Sewer Fund, Primarily in the water system. She also pointed out the net position of \$3,485,662. Kathy going on to page 23, again looking at Statements of Revenues, Expenses, and Changes in Net position still in the Water and Sewer Fund. She pointed out the Total Operating Revenues for last fiscal year were \$2,496,773 and Operating Expenses \$1,936,163 so your Operating income for the year was \$560,610. Your non-operating revenues (expenses) which is primarily interest expense was \$40,088. There was a change in net position which was an increase of \$870,318 and this needs to continue to happen stated Kathy.

Kathy pointed council to page 65, which is the Independent Auditor's Report on Internal Controls and Compliance. In this report it states that a deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that the material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. Kathy just wanted to point out that a material weakness is worse and we have a significant deficiency. She then went over the Scheduled findings and explained and broke down the page for council, again on the findings of the significant deficiency. We did require that single audit because of the Federal Funding that was spent.

Kathy stated that closing this report that they recommend that the City continue implementing policies and procedures to maintain strong internal controls related to financial reporting and monitoring, including the preparation of reconciliations and recording of financial transactions and capital asset activity to produce more useful and accurate reports. Kathy also wanted to add that due to the new Open gov software and changes and getting things to work right, plus the new lease law and the single audit because of the federal funding has played a big part in the audit being presented so late. Kathy also pointed out the Management's Response and Corrective Action Plan. She read to council that plan and that they will try to get the Audit presented sooner. Susan Mackey made the comment that they normally got this in March and it is May. Kathy pointed out what she already said about the changes in the audit and she

stated that they will try again next year and start spending time now on questions for Fiscal Year 2023. Council had no more questions.

## B. Chambers Creek Flood Study Project Overview

Andrew Luce with TMP (Teague Neal Perkins) Director of Engineering came up to introduce himself and Mandy Clark, Director of Water Resources and Sawyer Maness, Project Manager. They are excited to be here and be apart of this Project being that it is the first step in solving the flood issues in the City of Everman. Andrew turned the presentation over to Mandy.

Mandy explained to council that the purpose of the Study generally is to Remap Floodplain, identify flood risk within the flood plain and establish projects to mitigate any issues with the flood plain. The purpose of this presentation is to share study scope, gather input on public input activities and share where they are at with their schedule. Mandy also stated that in 2018 the city did have a significant flood and the city staff did share a lot of information on that. Fifty-three homes reported flooded at that time, there could have been more and five businesses flooded. Of the 53 homes that flooded, Mandy stated that 11 of those were affected by structure flooding like, flooring and furniture. Another 11 were affected by minor flooding like flooring, drywall, furniture and the 31 that flooded to make the 53 homes flooded with major flooding like flooring, cabinets, drywall, furniture, clothing, structural, and vehicle. She also mentioned the flood in 2022. Mandy also wants to talk about the flooding that threatens your traveling public from roadway flooding that also causes cars being swept off the road and that sort of thing.

Mandy stated that this Project is being funded by Hazard Mitigation Grant Program (HMGP) that is administered through Texas Division of Emergency Management (TDEM) and managed through Tarrant County, so the contract is through Tarrant County. Mandy also added that with having a flood plain in place and getting this Project done is going to open up other future grant opportunities. Mandy stated and showed on a map that Chambers Creek flows through our city North and South and that is the main study of this and trying to identify roadway flooding and creek flooding. Mandy turned the presentation over to Sawyer at this time.

Sawyer is the Project Manager at TNP and is going to go over the Scope of the Study and discuss the current process of the project and where we are at in it and touch on the overall schedule. Sawyer stated that one of the first steps is going to be going out and getting the channel geometry and roadway crossings information. TNP will send their survey crews to get those elevations in the next few weeks and this will allow us to more accurately reflect your flood plain limits. The next step is Data Acquisition, when we work closely with the city staff to gather flood history, then meet with the public and get the community side of it and how impacted they are and how frequently they are impacted and this will be with surveys and a Open House that will be scheduled for mid June. this will be a meet and discuss first hand with the community about the flooding and get first hand experiences with the flooding issues. Next week is the first meeting with city staff and Emergency Services with a back log of this or witnessed first hand so that TNP can focus on those areas with main priority as well as the city as a whole.

Sawyer displayed a sample survey for council to review that will be sent out to the public prior to the Open House with the public. This will help compile information for the Open House and let the ones that may not be able to come share their experiences. This will also allow the city to catalog this information to have. Sawyer moved on to the H&H Modeling, the bulk of the study, which is the determining of how much water is coming through the city of Everman and how is it affecting properties, what are the extent of the flood plain, things like that. Sawyer displayed a map showing an example flood plain map and the difference that Fema has compared to there analysis which was big and Fema was not accurate. Sawyer explained that after getting with city staff and gathering all the information, they will identify those target areas of concerns and help priorities those properties. With all that being identified they will have at

least two alternatives in each flood prone area. This could be Preservation of open space, bridge/ culvert improvements, drainage facility installation and a buyout if necessary. The cost of all this will be apart of this study as well.

Sawyer stated that last they will Report and Presentation after they have all that documentation in order and compile all the information from the study to present to council and to the public with the Final Report. Sawyer wanted to give the council a Project status at this time and let them see where they are at. He displayed the calendar of events that he spoke of in the presentation. He also had a schedule of the events for the whole Project, since with the grant they have to be completely done with the Study by the end of the year. Sawyer is very confident they will stay on target with the tight schedule. At this time he turned the presentation back over to Mandy Clark. Mandy just wanted to add just how excited they are to be here and a part of this Study. TNP knows how important this is to the city and how much it can improve a community to solve these types of problems. At this time she opened the presentation to any questions from the council. Craig wanted to go back to the H&H Modeling and just clarify when they do identify an expansion of the Flood Plain will it also tell us the reason of the expansion? Mandy explained that yes, it will have all that information in the Study. TNP will compare with Fema as well in this study.

Susan Mackey wanted to make sure they know how important it is to get the citizens involved in this. They feel hey never get heard and that is super important. Sawyer assured her that this Study will help them identify f they are in the Flood Plain if they didn't know to allow them to get Flood Insurance to be prepared in the event it does happen. Susan also wants to make sure they are looking into the new construction going on around our cities and what that is going to do to the flow of water in our city. They assured council that this study includes anything sending water into the City of Everman and will be working with the City of Fort Worth as well with this Study. They also added that all videos are welcome from any time period, and any and all feed back from the public to help this Study as well. Council thanked them three for coming and sharing their presentation.

## **6. CITIZEN'S COMMENTS**

There were no citizens comments.

## **7. DISCUSSION ITEMS**

There were no discussion items.

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

A. Amend Previous Allocation of Water & Wastewater Funds for the acquisition of a Jetter

Motion made by Place 4; Mayor Pro-Tem Mackey to amend the allocation of the water and watste water fund to purchase a Jetter in the amount of \$85,000, Seconded by Place 6 Davila. 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**

Did not convene into Executive Session.

## **10. CITY MANAGERS REPORT**

ATV is done and outside for council to see when leaving.

The Resolution will come to council next meeting to name the park after Noel Rodriguez.

Construction has begun for the National Fitness Campaign Fitness Court installing the concrete pad. That will have to set a month before they start installing anything else. The city did receive today the Hot Asphalt Mix Trailer that council approved as well as the Heavy Roller. We are excited about using those for some great street repairs. Our crews will have to receive some training on these machines. Craig also stated that the Community Safety Committee has four applicants and we need one more that Committee to start meeting. Last, the Mobile Food Truck Park advertisement started yesterday and we have gotten five applications for permits already. Craig also reported to council that the demolition has started in the old council chambers to get the office space started and it is moving along.

## 11. MAYOR'S REPORT

Mayor had nothing to report.

## 12. ADJOURN

Mayor adjourned the meeting at 7:24pm.

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 28, 2023.

/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.*