



# EVERMAN CITY COUNCIL SPECIAL MEETING

Tuesday, August 09, 2022 at 6:30 PM

212 North Race Street Everman, TX 76140

## MINUTES

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### 1. MEETING CALLED TO ORDER

Mayor called meeting to order at 6:30pm.

#### PRESENT

Place 1 Linda Sanders

Place 3 Johnnie Allen

Place 4; Mayor Pro-Tem Susan Mackey

Place 5 Judy Sellers

Place 6 Miriam Davila

Mayor Ray Richardson

#### ABSENT

Place 2 Kelly Denison

#### Others Present:

Mindi Parks, City Secretary

Craig Spencer, City Manager

Susanne Helgesen, Finance Director

Scott Dabs, Code Enforcement

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

### 5. CITIZEN'S COMMENTS

Sandra Lee, with Tarrant County Precinct 7 wanted to commend Emergency Services for picking her up when she called 911. She lives in Kennedale and she wanted their names to show appreciation. Johnnie just wanted to say that.

### 6. DISCUSSION ITEMS

A. Public Hearing to hear citizens comments on the proposed Property Tax Rate for 2022-2023

Opened at 6:31pm.

Officially on the record the rate that is being proposed.....

3 cent reduction on property tax rate.

Tax rate is dropping, the overall tax rate for the city will increase 13 percent.

Susan Mackey had a comment about the paper that was given to her to help make the motion for this approval of the Tax Rate. She stated that this paper said adopt a tax rate of 1.119676 which is effectively 13.61% increase and you just said it was not going up. Susanne Helgesen stated that is correct. That is the money we are bringing in, revenue and that is factored from the property value of the home so that is not the actual tax rate because that is going down and that is what is paid by our residents. Susan this wording looks and sounds like the increase is in the tax rate and this does not make sense. Craig called Alan Wayland to get him on the Zoom meeting to help better explain this and assure her that the wording is correct. He is waiting for him to call and in the mean time mayor is going to close this public hearing and move to the budget public hearing.

Closed at 6:39pm.

Reopened at 6:43pm.

Alan is present now on Zoom and Craig explained to him Susan's concern on the sample motion. She repeated this to him. Alan explained the increase and assured her that it was and that increase she is referring to is due to the roll back rate. Craig stated that he will educate the citizens of this and put it out there to let them know and that they understand that it is a reduction for them. Susan is fine with that.

Closed at 6:51pm.

**B. Public Hearing to hear citizens comments on the proposed Fiscal Year 2022-2023 Budget**

Mayor opened up Public Hearing at 6:39pm.

page 42- Susan likes the chart. Very good idea.

Nice job on the book.

Council had no comments.

Mayor closed Public Hearing at 6:43pm.

**7. CONSIDERATION AND POSSIBLE ACTION**

- A. Approve Ordinance 783 AN ORDINANCE FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE CITY OF EVERMAN, TEXAS, UPON ALL TAXABLE PROPERTY FOR THE TAX YEAR OF 2022 DIRECTING THE ASSESSMENT AND COLLECTION THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE CLAUSE.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 5 Sellers.

Voting Yea: Place 1 Sanders, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried.

- B. Approve Ordinance 784 AN ORDINANCE ADOPTING A BUDGET AND APPROPRIATING RESOURCES FOR THE BUDGET YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023 APPROVING BUDGET FIGURES FOR FISCAL YEAR 2023; PROVIDING FOR THE FILING OF THE BUDGET AS REQUIRED BY STATE LAW;

PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES;  
PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Motion made by Place 5 Sellers, Seconded by Place 6 Davila.

Voting Yea: Place 1 Sanders, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Voting Nay: Place 3 Allen

Motion Carried.

## **8. EXECUTIVE SESSION**

Did not convene into Executive Session.

## **9. CITY MANAGERS REPORT**

Had meeting with the developers for a zoning change in Fort Worth to be able to build the manufacturing home park. Craig also sent a letter today with the reasons that we are against this development. Craig stated his concerns at the meeting he had with them and they understood the concerns that we had but we are not able to provide any potential resolutions to those. They are still going to the hearing tomorrow to get approval. Craig stated he still sent the letter in, in opposition in this. Craig sent this letter out to council also. Craig stated if they approve this recommendation he will make plans to be at the city council meeting as well. They did share their plans, and he has passed that around to council for their review and to see their concept photos. The first phase is still in the design engineering stage, so we have no idea on a time line for this project. This will include 440 homes, on 90 acres and they are looking at some of the acres to be like an Urgent Care facility. Nothing is set in stone right now. Phase two is going to consist of 298 homes, so that is a total of 738 homes all together between the two phases on roughly 165 acres. Twenty of those acres are in flood zone and can't be used. They do know this flood issue is our concerns with all this development and we are trying to figure out how to get that figured out. Plan development is also an option we gave them if they pullout on this but this is where we are right now on this project.

## **10. MAYOR'S REPORT**

Roy Brooks office backs up the city on this Zoning issue with Fort Worth.

## **11. ADJOURN**

Mayor adjourned the meeting at 7:01pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday August 5, 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/](http://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](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.*