



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, July 08, 2025 at 6:00 PM

213 North Race Street Everman, TX 76140

AGENDA

1. MEETING CALLED TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

5. PRESENTATIONS

A. Presentation of the FY2024 Annual Audit Report - Patillo, Brown & Hill, LLP

6. CITIZEN'S COMMENTS

7. DISCUSSION ITEMS

A. Staff Report - Celebrate America Festival

8. CONSIDERATION AND POSSIBLE ACTION

A. RESOLUTION NO. 2025-06-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ACCEPTING THE FISCAL YEAR 2024 ANNUAL AUDIT REPORT AS PRESENTED AND ATTACHED HERETO AS EXHIBIT A; PROVIDING AN EFFECTIVE DATE.

B. ORDINANCE NO. 835 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF EVERMAN, TEXAS, CHAPTER 2 "ADMINISTRATION", ARTICLE II "COUNCIL", BY AMENDING SECTION 2-21 "MEETINGS", SUBSECTION (a); PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE .

C. Discussion and Consideration of Appointments to the Tax Increment Financing Reinvestment Zone #1

9. EXECUTIVE SESSION

10. CITY MANAGERS REPORT

11. MAYOR'S REPORT

12. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday July 4, 2025.

/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 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. 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.

CITY OF EVERMAN, TEXAS

RESOLUTION NO. 2025-06-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ACCEPTING THE FISCAL YEAR 2024 ANNUAL AUDIT REPORT AS PRESENTED AND ATTACHED HERETO AS EXHIBIT A; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Everman, Texas is required by law and best municipal financial practices to conduct an annual independent audit of its financial statements and operations; and

WHEREAS, the firm of Pattillo, Brown & Hill, LLP, Certified Public Accountants, was engaged to perform the independent audit of the City’s financial records for Fiscal Year 2024; and

WHEREAS, the FY 2024 Annual Audit Report has been completed and presented to the City Council in accordance with applicable auditing standards and governmental accounting principles; and

WHEREAS, the City Council has reviewed and discussed the findings, financial statements, and related materials included in the Annual Audit Report, and finds the report to be acceptable and accurate in its representation of the City’s financial position;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, THAT:

SECTION 1. The City Council hereby formally accepts the Fiscal Year 2024 Annual Audit Report as presented by Pattillo, Brown & Hill, LLP, and as attached hereto as **Exhibit A**.

SECTION 2. The City Manager or his designee is hereby authorized to submit the accepted report to all appropriate agencies, entities, and interested parties, and to take any additional action necessary to ensure compliance with state and local reporting requirements.

SECTION 3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this ____ day of _____, 2025, by the City Council of the City of Everman, Texas.

APPROVED:

Ray Richardson, Mayor

ATTEST:

Mindi Parks, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney

CITY OF EVERMAN

ORDINANCE NO. 835

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF EVERMAN, TEXAS, CHAPTER 2 “ADMINISTRATION”, ARTICLE II “COUNCIL”, BY AMENDING SECTION 2-21 “MEETINGS”, SUBSECTION (a); PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE .

WHEREAS, Section 3.08 of the Home Rule Charter provides that the City Council shall hold at least one regular meeting each month with the time and place of that meeting to be established by ordinance or resolution; and

WHEREAS, in accordance with the Charter, the City Council has previously established, by ordinance, the City Council’s regular monthly meetings to be held on the second and fourth Tuesdays of each month at 6:00 p.m.; and

WHEREAS, the City Council of the City of Everman, Texas, has determined that it is in the best interest of the City and serves the general welfare of the citizens to amend the Code of Ordinances to change the date and time that regular Council meetings shall be held to the second Tuesdays of each month at 6:00 p.m.;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS:

SECTION 1: That the Code of Ordinances of the City of Everman, Texas is hereby amended at Chapter 2 “Administration”, Article II “Council”, by amending Section 2-21 “Meetings” .02.001 “Meetings”, Subsection (a) to read as follows:

“CHAPTER 2 ADMINISTRATION

...

ARTICLE II COUNCIL

Sec. 2-21 - Meetings.

(a) The city council shall hold regular meetings on the second Tuesday of each month at 6:00 p.m. and may hold as many additional meetings and workshops or work sessions as it deems necessary to transact business.

....”

SECTION 2: All ordinances, orders, or resolutions heretofore pass and adopted by the City Council of the City of Everman, Tarrant County, Texas are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

SECTION 3: Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

SECTION 5. This ordinance shall be effective on and after September 1, 2025.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Everman, Tarrant County, Texas this the ____ day of July, 2025.

APPROVED:

Ray Richardson, Mayor

ATTEST:

APPROVED AS TO FORM:

Mindi Parks, City Secretary

Victoria W. Thomas, City Attorney
4906-7908-0017, v. 1

CITY OF EVERMAN, TEXAS

RESOLUTION NO. 2013-12-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPOINTING THREE MEMBERS TO THE BOARD OF DIRECTORS OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE (TIF #1), CITY OF EVERMAN, TEXAS, APPOINTING ONE MEMBER OF THE BOARD TO SERVE AS CHAIRMAN FOR THE ENSUING YEAR, AND PROVIDING FOR OTHER MATTERS RELATING TO SUCH BOARD.

WHEREAS, on November 12, 2013 pursuant to Chapter 311 of the Texas Tax Code Annotated (Vernon 2002), the City Council of the City of Everman adopted Ordinance No. 670 which designated an area as Tax Increment Financing Reinvestment Zone Number One (TIF #1), City of Everman, Texas and established a Board of Directors for the Zone; and

WHEREAS, Section 4 of the Ordinance provides that the Board of Directors for the Zone shall consist of three members appointed by Resolution of the City Council of the City of Everman; and

WHEREAS, Section 4 of the Ordinance provides that the terms of the members of the Board of Directors shall be two years, and that each year the City Council shall designate a member of the Board of Directors to serve as Chairman for a term of one year.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, THAT:

SECTION 1

The three following individuals, who are qualified voters of the City of Everman, are hereby appointed to the Board of Directors of Tax Increment Financing Reinvestment Zone Number One (TIF #1), City of Everman, Texas, to serve for a term of two years beginning November 1, 2013 and ending on October 31, 2015.

- 1. Susan Mackey
- 2. Judy Sellers
- 3. Michelle Meyer

RESOLUTION NO. _____

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SECTION 2

Susan Mackey is hereby designated to serve as Chairman of the Board of Directors of Tax Increment Financing Reinvestment Zone Number One (TIF #1), City of Everman, Texas, to serve until October 31, 2014, and that each year thereafter, the City Council of the City of Everman shall appoint one voting member of the Board of Directors to serve as Chairman for a one year term that begins on November 1.

SECTION 3

That this Resolution shall take effect immediately from and after its adoption and is accordingly so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 12th DAY OF NOVEMBER 2013.

APPROVED:

Ray Richardson
MAYOR

ATTEST:

Michelle [Signature]
CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

Betsy [Signature]
CITY ATTORNEY

CITY OF EVERMAN, TEXAS

ORDINANCE NO. 670

AN ORDINANCE DESIGNATING A CERTAIN AREA AS TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF EVERMAN, TEXAS, ESTABLISHING A BOARD OF DIRECTORS FOR SUCH REINVESTMENT ZONE, MAKING CERTAIN FINDINGS, AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council of the City of Everman, Texas, (the "City"), desires to promote the development of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act"); and

WHEREAS, in compliance with the Act, the City has called a public hearing to hear public comments on the creation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, in compliance with the Act, notice of such public hearing was published on October 28, 2013, in the Commercial Recorder, a paper of general circulation in the City, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, such hearing was convened at the time and place mentioned in the published notice, to wit, on the 12th day of November, 2013 at 7:00 p.m., in the City Hall of the City of Everman, Texas, which hearing was then closed; and

WHEREAS, the City, at such hearing, invited any interested person, or his attorney, to appear and speak for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory which is described and attached hereto as Exhibit "A" and depicted on the map attached hereto as Exhibit "B" should be included in such proposed reinvestment zone, the concept of tax increment financing and the appointment of a board of directors of the proposed reinvestment zone; and

WHEREAS, all owners of property located within the proposed reinvestment zone and all other taxing units and other interested persons were given a reasonable opportunity at such public hearing to protest the creation of the proposed reinvestment zone and/or the inclusion of their property in such reinvestment zone; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone, and opponents, if any, of the reinvestment zone appeared to contest creation of the zone;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS:

SECTION 1: That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2: That the City Council, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- a) That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law.

b) That creation of the proposed reinvestment zone with boundaries as described in Exhibits "A" and "B" will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone.

c) That the reinvestment zone, as defined in Exhibits "A" and "B", meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

1. It is a contiguous geographic area located wholly within the corporate limits of the City.

2. The area is predominately open, undeveloped or underdeveloped, and lack of necessary public improvements impairs growth.

d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is used for residential purposes, which is defined in the Act as any property occupied by a house which has less than five living units.

e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any.

f) That the proposed reinvestment zone does not contain more than 50 percent of the total appraised value of real property taxable by a county or school district.

g) That the improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone.

h) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. That the City hereby creates a reinvestment zone over the area described in Exhibit "A attached hereto and depicted in the map attached hereto as Exhibit "B" and such reinvestment zone shall hereafter be identified as Tax Increment Financing Reinvestment Zone Number One, City of Everman, Texas (the "Zone" or "Reinvestment Zone").

SECTION 4. That there is hereby established a board of directors for the Zone that shall consist of five members. The board of directors of Tax Increment Financing Reinvestment Zone Number One, City of Everman, Texas shall be appointed as follows:

a) Three members shall be appointed by the City Council of the City of Everman, one member shall be appointed by the Tarrant County Commissioners Court and one member shall be appointed by the Tarrant County Hospital District. The initial board of directors shall be appointed by resolution within sixty (60) days of the passage of this ordinance or within a reasonable time thereafter. All members appointed to the board shall meet the eligibility requirements set forth in the Act. The governing bodies of other taxing units that levy taxes on real property in Tax Increment Financing Reinvestment Zone Number One have chosen not to pay any of their taxes into the Tax Increment Fund and have waived their right to appoint board members.

b) The terms of the board members shall be two-year terms. The City Council shall designate a member of the board to serve as chairman of the board of directors, and the board shall elect from its members a vice chairman and other officers as it sees fit.

c) The board of directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and reinvestment zone financing plan for the Zone and must submit such plans to the City Council for its approval. The board of directors shall possess all powers necessary to prepare, implement and monitor such project plan and financing plan for the reinvestment zone as the City Council considers advisable, including the submission of an annual report on the status of the Zone.

SECTION 5: That the Zone shall take effect on January 1, 2013 and that the termination of the Zone shall occur on December 31, 2042, or at an earlier time designated by subsequent ordinance of the City Council in the event the City determines that the Zone should be terminated due to insufficient private investment, accelerated private investment or other good cause, or at such time as all project costs and tax increment bonds, if any, and the interest thereon, have been paid in full.

SECTION 6: That the Tax Increment Base for the Zone, which is the total appraised value of all taxable real property located in the Zone, is to be determined as of January 1, 2013, the year in which the Zone was designated a reinvestment zone.

SECTION 7: That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into such subaccounts as may be authorized by subsequent resolution or ordinance, into which all Tax Increments, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the City Treasurer's affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from the sale of any tax increment bonds and notes hereafter issued by the City, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds or notes issued for the Zone.

SECTION 8: That if any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 9: This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

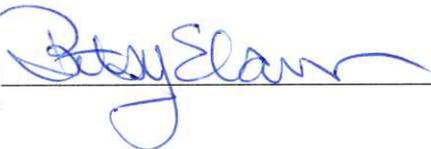
DULY PASSED by the City Council of Everman, Texas, this 12th day of November, 2013.



Mayor

ATTEST:


City Secretary

APPROVED: 

City Attorney



Ordinance Designating TIF
EVERMAN, Texas

EXHIBIT A

CITY OF EVERMAN
TAX INCREMENT FINANCING REINVESTMENT ZONE No. 1

BOUNDARY DESCRIPTION

Beginning at the northeast corner of the ROW intersection of Race Street and Shelby Road, the POINT OF BEGINNING;

THENCE, east along the north ROW of Shelby Road to the southwest corner of Shelby County School Land, Tract 19A;

THENCE, north along the west boundary of Shelby County School Land, Tract 19A, Block 19, Tract 19M and Recold Industrial Park, Tracts 1 through 10 to the north property line of Recold Industrial Park, Tract 1;

THENCE, east along the north boundary of Recold Industrial Park, Tract 1, to a point directly south of the east ROW of Cunningham Street;

THENCE, north across Barron Street continuing along the east ROW of Cunningham Street to the south ROW of Noble Avenue;

THENCE, east along the south ROW of Noble Avenue to the west ROW of the I&GN Railroad ROW;

THENCE, northerly along the west ROW of the I&GN Railroad ROW to the southeast corner of the Baker Addition, Tract 18026;

THENCE, west along the south boundaries of the Baker Addition, Tract 18026, Tract 18035 and Tract 18031 to the southwest corner of Tract 18031;

THENCE, north along the west boundary of Baker Addition, Tract 18031 to its northwest corner;

THENCE, east along the north boundaries of the Baker Addition, Tract 18031 and 18034 to the southwest corner of the Baker Addition, Tract 18028;

THENCE, north along the west boundaries of the Baker Addition 18028, crossing Lee Street, Tract 18025A, Tract 18032, crossing Kings Street, Tract 18024, Tract 18027, Tract 18021A and Tract 18021 to its northwest corner;

THENCE, east along the north boundary of the Baker Addition, Tract 18021 to the west ROW of the I&GN Railroad ROW;

THENCE, northerly along the west ROW of the I&GN Railroad ROW to the north ROW of Belle Street;

THENCE, east along the north ROW of Belle Street, crossing the I&GN Railroad ROW to the city limits boundary;

THENCE; south and east along the city limits boundary to the west boundary of the Souder Elementary School property;

THENCE, south and east along the west and south boundary of the Souder Elementary School property to the west ROW of Forest Hill Drive;

THENCE, south along the west ROW of Forest Hill Drive to the south ROW of Enon Avenue;

THENCE, west along the south ROW of Enon Avenue to a point directly south of the west ROW of Thompson Street;

THENCE, north across Enon Avenue continuing along the west ROW of Thompson Street to the south ROW of Trammell Avenue;

THENCE, west along the south ROW of Trammell Avenue to the east ROW of the I&GN Railroad ROW;

THENCE, southeasterly along the east ROW of the I&GN Railroad ROW to the northwest corner of the Everman Industrial Park;

THENCE, east and south along the north and east boundaries of the Everman Industrial Park to the centerline of Shelby Road;

THENCE, west along the centerline of Shelby Road to the east ROW of Race Street;

THENCE, south along the east ROW of Race Street to a point opposite the north ROW of Townley Drive;

THENCE, west across Race Street and continuing west along the north ROW of Townley Drive, continuing west along the projection of the north ROW of Townley Drive to the Everman city limits;

THENCE, north along the Everman city limits, proceeding directly across Everman Parkway to the north ROW of Everman Parkway;

THENCE, easterly along the north ROW of Everman Parkway and continuing directly across Race Street to the northeast corner of the ROW intersection of Race Street and Shelby Road, the POINT OF BEGINNING, and containing an area of approximately 285 acres.

EXHIBIT B

CITY OF EVERMAN TAX INCREMENT FINANCING REINVESTMENT ZONE No. 1

BOUNDARY MAP

