



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, November 11, 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

A. Minutes

Regular Meeting October 14, 2025

B. Financials

September 2025

5. PRESENTATIONS

A. Proclamation - Honoring Pastor Michael Gee

B. Proclamation - Honoring Burl Hollingsworth

C. Swearing-In & Badge Pinning Ceremonies -

Maren Hoffa - Animal Services Officer

Dayquonn Ryans - Police Officer

Matthew Ingram - Firefighter

Christopher Fox - Firefighter

6. CITIZEN'S COMMENTS

7. DISCUSSION ITEMS

A. Review, Discussion, and Potential Updates related to the City of Everman Travel and Training Policies

B. Monthly Staff Reports

(1) Police Department

(2) Code Enforcement

(3) Animal Services

(4) Fire Department

(5) Public Works

- C. Staff Report - Briefing of the City Council on a new agreement between the Everman Community Development Corporation and Retail Strategies, LLC
- D. Review, Discussion, and City Council Consideration and Deliberation on Proposed Uses for 51st Year CDBG Grant Funds
- E. City of Everman and City of Fort Worth Joint Ordinance and Boundary Agreement
- F. Discussion related to consideration of the adoption of a Historic Preservation Ordinance and establishing a Historic Preservation Commission

8. CONSIDERATION AND POSSIBLE ACTION

- A. Actions Concerning Appointments to City Boards and Commissions
- B. Consideration of Permit Application #4970 for a Commercial Property Garage Sale located at 612 Shelby Rd; Suite A.

9. CITY MANAGERS REPORT

10. MAYOR'S REPORT

11. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Thursday November 6, 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.



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, October 14, 2025 at 6:00 PM

213 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

Mayor Richardson called the meeting to order at 6:00pm.

2. INVOCATION

Don Chapman did the invocation and shared some words.

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

Regular Meeting September 9, 2025

Special Meeting September 16, 2025

Motion made by Place 4; Mayor Pro-Tem Mackey, 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

B. Financials

August 2025

Motion made by Place 5 Sellers, 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. Proclamation Honoring October 14th, 2025 as National Day of Remembrance for Charlie Kirk

Mayor Richardson read the Proclamation declaring October 14, 2025 as National Day of Remembrance for Charlie Kirk.

B. Proclamation - Cancer Awareness & Support Month

Mayor Richardson read the Proclamation for Cancer Awareness & Support Month.

C. Proclamation - Fire Prevention Month

Mayor read the Proclamation for Fire Prevention Month.

6. CITIZEN'S COMMENTS

Barbra Woods had some streets concerns. Enon to Forest Hill dr. and all the construction with the one-way. This is causing some problems. She is concerned if this will turn into a one-way. Also, she had a concern with the trailers being parked on the street and it does not leave much room for the parking. Craig did state that it will not be a one-way permanently. The code issues will get taken care of.

Johnnie Davis has the same concerns about the trailers being parked on the streets. She also has issues with a stop sign being taken down on Kelley. She also has concerns with the one-way on Enon as well and how dangerous it is when people go the wrong way. She also said there is standing water on her street and she is concerned about mosquitoes.

7. DISCUSSION ITEMS

A. Monthly Staff Reports

- (1) Police Department
- (2) Code Enforcement
- (3) Animal Services
- (4) Fire Department
- (5) Public Works

Al Brooks presented the monthly report for September. Officers were dispatched to 1739 calls for service including, 12 traffic crashes, 17 alarm calls, 7 assault, 6 assist other agency, 0 burglary investigations, 4 city ordinance violations, 2 criminal mischief, 2 criminal trespass, 39 disturbance calls, 8 fight calls, 6 calls involving mentally ill, 3 parking violations, 1 person with a gun, 1 prowler, 1 runaway, 5 shots fired, 10 suspicious persons/ vehicles, 5 thefts, and 8 arrests. Traffic enforcement activities resulted in 242 citations and 66 warnings. Dayquonn Ryans academy training is coming to an end and he is scheduled to take the TCOLE licensing exam on October 16. Officer Clark has completed his Field Training and is now functioning as a solo officer. Officer Frias continues in the Field Training and has proven to be very observant and motivated officer. Officer Culpepper and Chief Brooks just returned from the TCOLE Training Coordinator Conference in McAllen, Texas. This conference is a state mandate for departments who have been selected as Contract Training Providers. Such designation allows us to provide training to agencies outside of Everman while the training is recognized by TCOLE. Currently there are 2786 Law Enforcement agencies in Texas represented by 82,295 officers. Everman is proud to be one of only 217 agencies recognized by TCOLE as a Contract Training Provider.

Ryan Torrez presented the Code Compliance Monthly Report for September 2025. He reported that he had 30 phone calls and answered emails. He did 3 Open Record Request. He also did a homeless camp cleanup and included some pictures of this big cleanup. He also cleaned up some graffiti as well. He sent out a total of 58 violation letters for several different things including high vegetation, trash, junk vehicles and water accounts inactive with consumption.

Craig did go over with council some statistics for the Animal Shelter because Ray is out and could not be at the meeting. He did include that Mindy is doing great and is hosting a lot of events including adoptions.

Lieutenant Newton presented the Everman Fire Department Monthly Report From September 9th to present. He reported the calls for service were 129. The average response time for fire-enroute time is 1:09, for EMS- enroute time is 1:06. The overall goal for NFPA Standard is Fire-80 seconds and EMS- 60 seconds. There were 5 Incidents for Fire, Rescue and EMS had 106, there was one (1) Hazardous Condition, 5 false alarm calls, and 12 Misc service calls as well. As far as staffing, one Firefighter/Paramedic has been released from FTO and moved to fill the open position on A-shift. There will also be a screening for Firefighter/Paramedic and Firefighter/EMT's for board interviews. Once interviews are scheduled, we will likely select and hire the top 2 candidates within 30 days. In other updates, training hours area total of 78 hours of hands-on fire and EMS training conducted at the company level for the time period. Also, special thanks to James Bennett with Beard's Towing for donating the cars for our very successful extrication demo at this year's NNO, plus the extra for the following day training.

Evelyn Romero presented the Public Works Monthly Report. The Parks and Streets Department did a clean up and maintenance 8 bridges, 30 potholes, 11 total Civic Center Event Set Ups, and 11 inspections. She included some pictures of those things. She also reported with pictures that the playground at Pitman Park had the grass removed and they also added mulch to it as well. They also reinforced and installed a new privacy screen at the Public Works/PD shop. They also set up the delineators on Wichita and Race street and cleaned up some graffiti as well. The Water Department ran a sewer on Noble and Race/Vaughn. They did a service line repair on West Barron, Pittman, and PD Well lot. Replaced 3 curb stops, did 5 meter change outs, did maintenance at Shelby Well Lot shop and did and completed 150+ work orders.

B. Staff Report related to upcoming Community Events & Activities

Craig stated that we have a lot going on. This Thursday there is a Senior Movie Day. Also, this Saturday is the Battle of the Badges. Tickets are sold at the door. This is to support the Everman Angels for the kids in need. The Halloween Festival is October 30th at 6pm. This will be at Timber View Farmstead. Veterans Day Breakfast November 11th at 10am at the Everman Civic Center. The Christmas Market and Christmas Tree Lighting Ceremony will be Saturday, December 6th, starting at 10:30am to 9pm. pm the Christmas Tree Lighting will kick off. The Christmas Spirit Challenge is back this year and the sign up for the light contest is for commercial and residential properties and it has been posted out to the citizens.

8. CONSIDERATION AND POSSIBLE ACTION

A. Actions Concerning Appointments to Various Boards, Commissions, or Committees

- Mayor's Youth Advisory Council

- Everman Community Development Corporation Board

Motion made by Place 4; Mayor Pro-Tem Mackey to appoint Citlali Martinez, Karen Velasco, Audrianna Mangram, Leah Martinez, and Jesus Davila to the Mayor's Youth Advisory Council 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.

Motion made by Place 4; Mayor Pro-Tem Mackey to appoint Anthony Grissett to the Everman Community Development Corporation 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. RESOLUTION NO. 2025-10-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THREE INTERLOCAL AGREEMENTS BY AND BETWEEN THE CITY OF EVERMAN AND, RESPECTIVEILY, (1) THE CITY OF FOREST HILL, (2) THE CITY OF KENNEDALE, AND (3) THE CITY OF EDGECLIFF VILLAGE, FOR ANIMAL CONTROL OFFICER SERVICES; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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.

- C. RESOLUTION NO. 2025-10-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AND AUTHORIZING EXECUTION OF THREE INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN THE CITY OF EVERMAN AND, RESPECTIVELY, (1) THE CITY OF FOREST HILL, (2) THE CITY OF KENNEDALE, AND (3) THE CITY OF EDGECLIFF VILLAGE, EACH ESTABLISHING EVERMAN CODE ENFORCEMENT JURISDICTION FOR ANIMAL CONTROL AND WELFARE LAWS WITHIN THE RESPECTIVE CITIES; AND PROVIDING AN EFFECTIVE

Motion made by Place 5 Sellers, 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.

- D. RESOLUTION NO. 2025-10-03 A RESOLUTION OF THE CITY OF EVERMAN, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

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

- E. RESOLUTION NO. 2025-10-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF EVERMAN AND EVERMAN INDEPENDENT SCHOOL DISTRICT FOR THE EMERGENCY USE OF THE EVERMAN CIVIC CENTER; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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.

- F. RESOLUTION NO. 2025-10-05 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS APPROVING AN AGREEMENT WITH TRUSTED DRIVER, INC. FOR A TICKET WRITING SOFTWARE SYSTEM; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; 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.

- G. RESOLUTION NO. 2025-10-06 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE AN ADJUSTMENT IN THE AMOUNT OF FIFTY-TWO THOUSAND SEVEN HUNDRED TEN DOLLARS AND FORTY-FIVE CENTS (\$52,710.45) ASSOCIATED WITH THE WATER ACCOUNT FOR TARRANT COUNTY PRECINCT 1; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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.

- H. ORDINANCE NO. 844 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF EVERMAN, BY AMENDING CHAPTER 20, "UTILITIES," ARTICLE VIII "UTILITY AND TELECOMMUNICATIONS FACILITIES WITHIN THE RIGHT-OF-WAY" BY ADDING A NEW SECTION 20-350 "ROAD CLOSURE PERMIT REQUIRED"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

9. EXECUTIVE SESSION

Mayor Richardson convened into Executive Session at 7:13pm.

Mayor Richardson adjourned the Executive Session at 7:24pm.

- A. Pursuant to Section 551.072 - Discuss the Purchase, Sale, Exchange, Lease, or Value of Real Property related to Munay Partners, LLC.

Motion made by Place 4; Mayor Pro-Tem Mackey to authorize the City Manager to accept a Special Warranty Deed from Munay Developer Partners, LLC, and execute a Mutual Termination Agreement with Munay Developer Partners, LLC, regarding all economic development agreements, Seconded by Place 5 Sellers.

Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Term Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried.

- B. Pursuant to Section 551.089 - Deliberations Regarding Security Devices specifically related to City Hall.

10. CONSIDERATION AND POSSIBLE ACTION FROM EXECUTIVE SESSION

11. CITY MANAGERS REPORT

Craig had nothing to report.

12. MAYOR'S REPORT

Mayor had nothing to report.

13. ADJOURN

Mayor Richardson adjourned the meeting at 7:26pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Thursday October 9, 2026.

/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.