



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, May 27, 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

April 8, 2025 Regular Council Meeting

April 22, 2025 Regular Council Meeting

B. Financials

April 2025

5. PRESENTATIONS

A. Swearing In Ceremony - Code Enforcement Officer Ryan Torrez

6. CITIZEN'S COMMENTS

7. DISCUSSION ITEMS

A. Monthly Staff Reports

Police Department

Fire Department

Animal Control/Code Compliance

Public Works

B. Staff Report - MYAC "Day at the City"

8. CONSIDERATION AND POSSIBLE ACTION

A. RESOLUTION NO. 2025-05-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, STRONGLY OPPOSING THE PROPOSED REDISTRICTING OF TARRANT COUNTY COMMISSIONER PRECINCTS, CITING LEGAL, OPERATIONAL, AND REPRESENTATIONAL CONCERNS, AND DEMANDING TRANSPARENCY, IMPACT ANALYSIS, AND EQUITABLE REPRESENTATION FOR MUNICIPALITIES.

- B. Presentation from the Mayor's Youth Advisory Council – Proposed Recreation Center Concept for Capital Improvement Plan Consideration

9. EXECUTIVE SESSION

- A. Texas Government Code section 551.074 - Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager

10. CONSIDERATION AND ACTION RESULTING FROM EXECUTIVE SESSION

11. CITY MANAGERS REPORT

12. MAYOR'S REPORT

13. 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 May 22, 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.

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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.

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EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, April 08, 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 6:01pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

A. Proclamation - National Animal Care and Control Week

B. Proclamation - Public Safety Telecommunicator Week

5. CITIZEN'S COMMENTS

We had no citizens comments.

6. DISCUSSION ITEMS

We had no discussion items.

7. CONSIDERATION AND POSSIBLE ACTION

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

Motion made by Place 4; Mayor Pro-Tem Mackey, to appoint Randy Sanders 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. PUBLIC HEARING - To hear citizen comments on the proposed FY 2023-2024 Budget Amendments being considered for adoption.

Mayor Richardson Opened the Public Hearing at 6:10pm to hear citizen comments on the proposed FY 2023-2024 Budget Amendments being considered for adoption. There were citizens that commented on the Budget Amendments. Mayor Richardson closed the Public Hearing at 6:27pm.

Motion made by Place 5 Sellers, Seconded by Place 6 Davila to approve the Budget Amendments as presented.

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. ORDINANCE NO. 832 AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS, AMENDING ORDINANCE 801, TOTAL APPROPRIATIONS BUDGET FOR FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING A REPEALER CLAUSE; 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 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried

- D. RESOLUTION NO. 2025-04-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS APPROVING A MUNICIPAL SOLID WASTE COLLECTION, TRANSPORTATION, AND DISPOSAL CONTRACT WITH WASTE CONNECTIONS LONE STAR, INC. ("WASTE CONNECTIONS"); 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

8. EXECUTIVE SESSION

- A. Texas Government Code section 551.074 - Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager

Mayor Richardson convened into Executive Session at 6:33pm.

Mayor Richardson reconvened the meeting and closed Executive Session at 7:03pm.

9. CONSIDERATION AND POSSIBLE ACTION ON ITEMS FROM EXECUTIVE SESSION

No Action Taken.

10. CITY MANAGERS REPORT

Craig just updated council about the Easter Egg Hunt that will be in Forest Hill and also for our citizens as well. He stated that this will be this Saturday at 11am to 1pm.

11. MAYOR'S REPORT

Mayor Richardson had nothing to report.

12. ADJOURN

Mayor Richardson adjourned the meeting at 7:05pm.

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 4, 2025.

/s/ Mindi Parks
City Secretary

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- C. Section 551.073 - Deliberation Regarding Prospective Gift.
- D. Section 551.074 - Personnel Matters.
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- F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.

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EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, April 22, 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 6:01pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

March 25, 2025 Regular Meeting

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

March 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

5. PRESENTATIONS

6. CITIZEN'S COMMENTS

No citizens had comments at this time.

7. DELIBERATION AND DETERMINATION ON CASES

A. ZONING CASE

A. The Council will conduct a PUBLIC HEARING on Case #4360 a request for zoning change from A2 Single Family Residential to M1 Multi-family for the property located at 200 W. Enon Avenue.

To achieve a timely and orderly meeting, the Council asks that the following rules and procedures be respected. Each case will be called in the sequence as listed on the agenda unless otherwise directed by the Mayor. All ensuing dialogue shall be directed to

the Council only. After the staff presentation, the applicant and support will be given an opportunity to speak for 3 minutes each to present their case. Opposition may then speak for 3 minutes each. At the conclusion of the opposition, the applicant will be granted 3 minutes for rebuttal. Continuation beyond the speakers allotted time will be at the sole discretion of the Mayor. Those who are unable to speak today are encouraged to submit written comments. Following the official close of each case hearing, the council will remain in open session to deliberate and vote on the item in question. During that time, no further testimony or commentary will be allowed unless directed by the Mayor.

B. Consider and take action on an ordinance amending the Comprehensive Zoning Ordinance and Map of the City of Everman, Texas for a parcel designated as Lot 13, Block 7 in the Town of Everman, Tarrant County, Texas, according to the Plat recorded in Volume 106, Page 126, Deed Records of Tarrant County, and being more commonly known as 200 W. Enon Avenue in the City of Everman from A-2 Single Family Residential (A-2) to M-1 Two-Family Residential (Duplex) (M-1); Providing a Savings Clause; Providing a Penalty of Fine Not to Exceed the Sum of Two Thousand (\$2,000.00) Dollars for each Offense; and Providing an Effective Date.

Mayor opened Public Hearing at 6:05pm.

At this time Craig Spencer shared a presentation on case#4360- 200 W. Enon Avenue. Craig displayed the presentation for council to review. The request from the petitioner is to change it from A2 Single Family to M1 Two Family Residential (Duplex). The petitioners name is Jorge Sandoval and he is present at this meeting. The Future Land use is identified as Single Family Residential; compatible but not consistent. Craig stated that the impact this will have is that a proposed duplex may potentially have a small impact on traffic due to proximity to elementary campus and permitted vehicles per unit. Limited driveway accessibility would result in vehicles likely parked on roadway. Minimal to no impact expected on infrastructure. Craig stated to council that the staff recommendation is Denial. Multi-family housing is not consistent with the Future Land Use Plan. Approving such Zoning change would essentially qualify as owner initiated "spot Zoning" and may set an unmanageable precedent for future case. The council then review this presentation listening to staff recommendation and began to discuss this through. The council then allowed the petitioner, Jorge Sandoval approach the council to state his case on why he would like to rezone this property. Jorge stated that when he purchased this property it was already set up as a duplex and has had one tenant at this time that has been there when he purchased it. He is an investor and has done a lot to the property on making improvements to make it very nice. He was told that it was not zoned for the duplex. He feels that he is not in a thick residential area and there are commercial and industrial around this property. He has no intentions on letting this property get run down and when he purchased this property he did not know it was not zoned for the duplex. There is no records of that zoning ever being changed to Multi-Family that the city staff can see. Council stated to Mr. Sandoval that they are in agreeance with staff recommendation on denial of the zoning change. Craig did state to Mr. Sandoval that he could apply at a later date and staff could help him with that when the time comes. Mayor Richardson also added that if Mr. Sandoval could find legal documents stating that it is zoned for that, he could present the documentation to them at a later date as well.

Mayor closed the Public hearing at 6:35pm.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders

Voting Yea: Place 3 Allen

Voting Nay: Place 1 Sanders, Place 2 Renfro, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Failed

8. DISCUSSION ITEMS

A. Interlocal Agreement between the City of Everman and the Everman Community Development Corporation for personnel sharing and cost allocation

Craig wanted to brief the council on this. The appointment of Craig Spencer and Susanne Helgesen as Co-executive directors has been done by the CDC (Community Development Corporation) and now pending on approval by the City Council. Craig stated that as they were working on that there has never been a interlocal agreement between the CDC and the City Council regarding the exchanging of funds and who is responsible for what. Craig stated that is something that really needs to be done and he has had Victoria draft one up for the council's review. Craig does not have this on the agenda for approval tonight. He would like to give them a chance to review it and also have CDC look and approve it first since it is their funds and then council would approve to accept or reject it. Craig stated that tonight the resolution for him and Susanne to serve as interims on the CDC is on the agenda for approval until this agreement is approved. Craig also stated to council that they can review the interlocal agreement and if they had any questions he will be happy to answer them. Mayor and council had no questions at this time.

B. Monthly Staff Reports

1. Fire Department
2. Police Department
3. Public Works Department
4. Animal Services

Fire Department monthly staff report was presented by Landon Whatley. This time period is from March 25 to present. He started with the Emergency Incident calls for service and they had a total of 131 calls and a response time of 5:16 and dispatched to enroute time is 1:19. He also went over the Incident by response type and this included 14 Fire type incidents, 92 medical emergency, 9 motor vehicle accidents, 10 hazardous conditions and 6 identified as other types of calls. Landon also reported that he is interviewing applicants to create candidate eligibility list. He also reported that the Fire Marshals Office is reviewing and permitting large construction projects with EISD on 3 campuses. Landon also stated that 100 N. Forest Hill rive restaurant is working towards completion on floorplan revamp and the c/o will be issued once that is complete. Landon also reported that he completed the initial meeting for ISO review on the 2nd and currently completing all documents for submission and recertification scoring. This concludes the monthly report for Fire Department.

Police Department monthly report was presented by Al Brooks. He handed out this report to council as well. This report included all calls from March 26th - April 22, 2025. Officers were dispatched to 1478 calls for services that included all calls that were traffic crashes, disturbances, assaults, threats, and many others. They also assisted other agencies as well and that was 9 calls. Traffic enforcement activities resulted in 48 citations and 29 warnings as well.

Public Works Department monthly report was presented by Gilbert Ramirez. Water Department had 1 service line collapse repair, 2 main breaks, 3 service line repairs, and they also had an evaluation with TCEQ, which was an inspection and the results of that did come back. There is a couple of things they need to work on that is not major and all paperwork is good and other than the little things we have had a good report from TCEQ. Gilbert moved on to the Parks and Street Department. They have been working on Johnson Park Project. This would include installing border lines around playground, installing new swings, installing 2 new

spring rides with concrete base, repainting the jungle gym red, and painting swing set red as well. Last, they had a total of 21 potholes. The fence repair at Johnson Park around the basketball court is being held up by the insurance claim. Staff is waiting on that and once they see the proceeds from that, they will purchase the fence for repairs.

Animal Services Monthly report was presented by Ray Rentschler for the month of March 2025. This report included total calls for service was 70. They also investigated 7 bites, the dog intake number was 90, cat intake was 13, live release rate is 72%, adoptions and transfers and return to owners were 52, and the total calls were 1598. There were 4 offsite events held and at those events there were 11 animals that were adopted out. The increase in dogs were from mom dogs having pups and them having them all.

9. CONSIDERATION AND POSSIBLE ACTION

- A. RESOLUTION NO. 2025-04-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN UPDATED JOB DESCRIPTION FOR THE POSITION OF CITY MANAGER; AND PROVIDING 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

- B. RESOLUTION NO. 2025-04-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN UPDATED JOB DESCRIPTION FOR THE POSITION OF CHIEF OF POLICE; 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

- C. RESOLUTION NO. 2025-04-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE CITY MANAGER AND ASSISTANT CITY MANAGER TO SERVE AS INTERIM CO-EXECUTIVE DIRECTORS FOR THE EVERMAN COMMUNITY DEVELOPMENT CORPORATION (ECDC) UNTIL A FINAL INTERLOCAL AGREEMENT IS APPROVED AND EXECUTED; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Place 6 Davila, 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

10. EXECUTIVE SESSION

- A. Texas Government Code section 551.074 - Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager

Mayor opened up Executive Session at 6:53pm.

Mayor closed Executive Session at 7:02pm.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders to approve the amended and restated City Manager Employment Agreement as discussed and authorize the Mayor to sign.

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

11. CONSIDERATION AND POSSIBLE ACTION FROM EXECUTIVE SESSION

12. CITY MANAGERS REPORT

Website Project is almost done and is getting close to completion. This is much more user friendly and we are excited about the launch coming up soon.

13. MAYOR'S REPORT

We had a very nice swearing in for chief and assistant chief. This was a great change and Mayor was very happy with the event.

14. ADJOURN

Mayor adjourned the meeting at 7:05pm.

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 18, 2025.

/s/ Mindi Parks
City Secretary

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CITY OF EVERMAN, TEXAS

RESOLUTION NO. 2025-05-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, STRONGLY OPPOSING THE PROPOSED REDISTRICTING OF TARRANT COUNTY COMMISSIONER PRECINCTS, CITING LEGAL, OPERATIONAL, AND REPRESENTATIONAL CONCERNS, AND DEMANDING TRANSPARENCY, IMPACT ANALYSIS, AND EQUITABLE REPRESENTATION FOR MUNICIPALITIES.

WHEREAS, Tarrant County has advanced a mid-decade redistricting effort that is highly irregular, occurring in the absence of updated population data and without any clear or credible justification to warrant such sweeping changes; and

WHEREAS, the proposed redistricting maps stand to divide the City of Everman and its Extraterritorial Jurisdiction (ETJ), placing portions of the community into separate Commissioner Precincts and thereby diminishing the City's collective voice and influence within County government; and

WHEREAS, the City of Everman has built a productive, collaborative relationship with the current leadership of Precinct 1, and under the redistricting plans, Everman is forced to choose between two unacceptable outcomes:

- Remaining in a Precinct that will likely **no longer have a County maintenance facility** or meaningful infrastructure support capacity; or
- Being reassigned to a new Precinct with **entirely unfamiliar leadership**, absent of any prior engagement, understanding, or history with the community's needs; and

WHEREAS, either scenario significantly threatens the City's access to critical support services including street repair, drainage maintenance, and economic development assistance—functions that are essential to the well-being and sustainability of smaller municipalities like Everman; and

WHEREAS, Tarrant County has failed to provide any documentation, analysis, or assurance that these proposed changes will not irreparably harm the ability of cities like Everman to receive the equitable treatment and County support they rely upon; and

WHEREAS, there is significant legal concern that the proposed redistricting maps fail to comply with **Section 42.005 of the Texas Election Code**, which prohibits county election precincts from including territory from more than one commissioner precinct—yet each of the proposed maps reportedly contains multiple violations of this provision; and

WHEREAS, state law further restricts the timeframe during which changes to county election precinct boundaries may be made, making it presently impossible to reconcile these legal flaws within the existing election cycle; and

WHEREAS, the lack of transparency and public engagement surrounding this process further erodes trust, especially among historically underserved communities that risk even further marginalization under the proposed maps;

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

SECTION 1. That the City of Everman expresses its strong and unequivocal opposition to the redistricting maps currently being considered by the Tarrant County Commissioners Court.

SECTION 2. That the City Council finds the redistricting process to be legally flawed, procedurally opaque, lacking transparency, public accountability, and any demonstrable benefit to the citizens of Everman or similar municipalities.

SECTION 3. That the City of Everman demands that Tarrant County immediately pause any further action on redistricting until a full and independent impact analysis is conducted, and a meaningful, lawful, and engaging process with affected municipalities is completed.

SECTION 4. That the City of Everman urges the Commissioners Court to consider the long-term consequences of dividing small cities between precincts and stripping representation and services from communities already operating with limited resources.

SECTION 5. The City Manager is hereby directed to transmit this resolution to each member of the Tarrant County Commissioners Court, the County Judge, and other appropriate officials, and to advocate on the City’s behalf on this matter.

SECTION 6. This resolution shall take effect immediately upon passage.

DULY RESOLVED AND ADOPTED ON THIS THE ____ DAY OF MAY 2025, BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS.

APPROVED:

Ray Richardson, Mayor

ATTEST:

APPROVED AS TO FORM:

Mindi Parks, City Secretary

Victoria Thomas, City Attorney