



ECONOMIC DEVELOPMENT CORPORATION MEETING

Monday, August 19, 2024 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. EDC Meeting Minutes 4-29-2024
 - B. EDC Meeting Minutes 5-7-2024
5. CITIZEN'S COMMENTS
6. DISCUSSION ITEMS
 - A. McDonalds
 - B. 100 Forest Hill
 - C. Race Street Project
 - D. Hanna Ranch
 - E. Advanced Architectural Stone
7. CONSIDERATION AND POSSIBLE ACTION
 - A. Approve the 2024-25 EDC Budget
8. EXECUTIVE SESSION
9. 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 August 15, 2024.

/s/ Mindi Parks
City Secretary

Citizens may watch 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, Boards & Commissions reserve 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, Boards & Commissions 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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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.



ECONOMIC DEVELOPMENT CORPORATION MEETING

Monday, April 29, 2024 at 6:00 PM
213 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

President Ray Richardson called meeting to order at 6:00pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

February 28, 2023

Motioned by Burl Hollingsworth

Seconded by Richard Isarraraz to approve the previous minutes for February 28, 2023 as read.

All voted Aye

5. CITIZEN'S COMMENTS

6. DISCUSSION ITEMS

A. 100 Forest Hill

EDC Director Mike Nicoletti provided an update on the construction project at this site. Estimated 30-45 days to completion and occupancy of the structures.

B. Hanna Ranch

EDC Director Mike Nicoletti provided a brief summary regarding the Hanna Ranch Subdivision development which included accrued revenue from permit fees.

C. Mesa Precast

EDC Director Mike Nicoletti provided an update to the board regarding Mesa Precast operations and their new acquisition. Increased employment by 50.

D. Race/King Street Project

EDC Director Mike Nicoletti provided an update on this project. Mike advised of the delays related to the project being due to Oncor easements that had to be addressed. There has been a new development agreement drafted for this project and will be brought back to the EDC Board in the near future.

E. Timberview Farms

EDC Director Mike Nicoletti provided a staff update related to the progress on the proposed annexation and development agreements with Timberview Farmstead. This property is primarily Ag at this time with future plans to establish retail, dining, hospitality, residential, and more.

7. CONSIDERATION AND POSSIBLE ACTION

8. EXECUTIVE SESSION

A. Section 551.087- Deliberation Regarding Economic Development Negotiations

Went into Executive Session at 6:29pm.

B. Section 551.074 - Personnel Matters

Went into Executive Session at 6:29pm.

9. ADJOURN

Reconvened at 6:47pm

Meeting Adjourned at 6:47pm

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 26, 2024.

/s/ Mindi Parks
City Secretary

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JOINT MEETING OF THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION AND THE EVERMAN CITY COUNCIL

Tuesday, May 07, 2024 at 6:00 PM
213 North Race Street Everman, TX 76140

MINUTES

1. THE EVERMAN CITY COUNCIL MEETING IS CALLED TO ORDER

Mayor called meeting at 6pm.

PRESENT

- Place 1 Linda Sanders
- Place 2 Carolyn Renfro
- Place 3 Johnnie Allen
- Place 4; Mayor Pro-Tem Susan Mackey
- Place 5 Judy Sellers
- Place 6 Miriam Davila

Mayor, Ray Richardson

2. THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING IS CALLED TO ORDER

President Richardson called meeting to order at 6pm.

Present:

- Ray Richardson
- Rick Isarraraz
- Daniella Soria
- Johnnie Allen
- Miriam Davila
- Jim Bauer
- Burl Hollingsworth

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

A. Honoring the Binions for their 70th Wedding Anniversary

Mayor read and presented the Proclamation honoring the Binions for their 70th Wedding Anniversary. At this time the City Council will take a break to present a cake to the Binions and another plaque and flowers. Mayor called break at 6:06pm and the Council returned at 6:19pm.

B. Proclamation - National Police Week

Mayor read and presented the Proclamation for National Police Week.

C. Proclamation - National Public Works Week

Mayor read and presented the Proclamation for National Public Works Week.

D. Presentation of the Fiscal Year 2023 Financial Audit Report - Patillo, Brown & Hill, LLP

6. CITY COUNCIL MEETING RECESSED

Mayor recessed meeting at 6:40pm.

Mayor reconvened the meeting at 6:48pm.

7. CONSIDERATION AND POSSIBLE ACTION BY THE ECONOMIC DEVELOPMENT CORPORATION

A. RESOLUTION # EDC 2024-05-01 - A RESOLUTION OF THE BOARD OF DIRECTORS OF THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION APPROVING A FIRST AMENDMENT TO ECONOMIC DEVELOPMENT PERFORMANCE AND 380 AGREEMENT BETWEEN THE CITY OF EVERMAN, THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION, AND MUNAY DEVELOPMENT PARTNERS, LLC AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN THE SAME; PROVIDING FOR A REPEALING CLAUSE; AND DECLARING AN EFFECTIVE DATE.

Burl Hollingsworth made the motion to approve Resolution #EDC 2024-05-01 as read and Jim Bauer seconded. Board Members Hollingsworth, Bauer, Allen, Davila, Soria, Isarraraz, and Richardson all voted AYE.

Motion Carried.

8. ECONOMIC DEVELOPMENT CORPORATION IS ADJOURNED

Richardson adjourned the EDC meeting at 6:48pm.

9. EVERMAN CITY COUNCIL MEETING IS RECONVENED

Mayor reconvened the Council Meeting at 6:48pm.

10. PUBLIC HEARINGS

- A. PUBLIC HEARING - To receive citizen input, comments, and feedback related to a proposed application for the 50th Year Tarrant County Community Development Block Grant (CDBG) project for a watermain replacement along the 800 Block of Marlene Dr.

Mayor Richardson opened up Public Hearing at 6:48pm to hear citizen input, comments, and feedback related to a proposed application for the 50th Year Tarrant County Community Development Block Grant (CDBG) project for a waterline replacement along the 800 Block of Marlene Drive. There were no comments made at this time. Mayor closed Public Hearing at 6:51pm.

11. CITIZEN'S COMMENTS

Richard Garcia Isarraraz came to speak before council to present the Mural that he has designed. He had handouts that he handed out that displayed the mural for council to see.

12. DISCUSSION ITEMS

- A. Discussion related to the potential proposal for amending operational hours of certain city departments within the city and how such amendments may affect city services and operations.

City Manager displayed to council some cities and the modifications that they have done to come to a four day work week. There was a couple of different schedules for council to consider. He also had the pros, and cons for these modifications. Council and the city staff deliberated on these options and they are wanting Craig to have policies wrote up for both option 1, and 2 and bring back to council again to discuss.

- B. Discussion related to the proposed renaming of the Public Library Building

- C. Discussion related utility rates for FY2024-FY2025

5 percent increase on the water.

13. CONSIDERATION AND POSSIBLE ACTION

- A. Consider Acceptance of the Fiscal Year 2023 Financial Audit Report as presented by Pattillo, Brown & Hill, LLP

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, and Mayor Ray Richardson

Motion Carried.

- B. Consideration of nominations and appointments to the Animal Shelter Advisory Committee

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, and Mayor Richardson

Motion Carried.

- C. RESOLUTION # 2024-04-02 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN AMENDMENT TO THE CITY'S PERSONNEL

MANUAL AT SECTION 9.01(e) REGARDING APPEAL PROCEDURE FOR EMPLOYEES APPOINTED BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE

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, and Mayor Ray Richardson

Motion Carried.

- D. RESOLUTION # 2024-05-01 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE SUBMISSION OF A PROJECT APPLICATION TO TARRANT COUNTY FOR THE 2024 FISCAL YEAR 50TH YEAR COMMUNITY DECELOPMENT BLOCK GRANT (CDBG) PROJECT FOR WATERMAIN REPLACEMENT ALONG 800 BLOCK OF MARLENE DRIVE; AND PROVIDING AN EFFECTIVE

Motion made by Place 5 Sellers, 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, and Mayor Ray Richardson

Motion Carried.

- E. RESOLUTION # 2024-05-02 - A RESOLUTION OF THE CITY OF EVERMAN, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF EVERMAN AND TARRANT COUNTY FOR FOOD ESTABLISHMENT INSPECTION SERVICES; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; AUTHORIZING THE AMENDMENT OF THE CITY'S MASTER FEE SCHEDULE TO REFLECT THE APPROVED FEES RELATED THERETO; PROVIDING FOR THE REPEAL OF ANY AND ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR 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, and Mayor Ray Richardson

Motion Carried.

- F. RESOLUTION # 2024-05-03 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN APPROVING A FIRST AMENDMENT TO ECONOMIC DEVELOPMENT PERFORMANCE AND 380 AGREEMENT BETWEEN THE CITY OF EVERMAN, THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION, AND MUNAY DEVELOPMENT PARTNERS, LLC; APPROVING A FIRST AMENDED AND RESTATED RESTRICTION AGREEMENT BETWEEN THE CITY OF EVERMAN AND MUNAY DEVELOPMENT PARTNERS, LLC; AUTHORIZING THE CITY MANAGER TO SIGN THE SAME ON BEHALF OF THE CITY; PROVIDING FOR A REPEALING CLAUSE; AND DECLARING 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, and Mayor Ray Richardson

Motion Carried.

- G. RESOLUTION # 2024-05-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE PURCHASE OF AN UNMANNED AIRCRAFT (DRONE) FOR COMPENSATION IN AN AMOUNT NOT TO EXCEED \$3,000.00 TO BE FUNDED BY ASSET FORFEITURE FUNDS IN ACCORDANCE WITH THE CHAPTER 59 OF

THE TEXAS CODE OF CRIMINAL PROCEDURE; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; 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, and Mayor Ray Richardson

Motion Carried.

- H. RESOLUTION # 2024-05-05 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN AMENDMENT TO THE CITY’S PERSONNEL MANUAL AT SECTION 3.13(c) REGARDING MINIMUM TRAINING REQUIREMENTS; AND PROVIDING AN EFFECTIVE

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 and Mayor Ray Richardson

Motion Carried.

- I. ORDINANCE #814 - 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.

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, and Mayor Richardson

Motion Carried.

14. CITY MANAGERS REPORT

City manager Craig Spencer updated council with the flood that happened and 14 homes were flooded. The flood study has been submitted and we can apply for mitigation funds.

15. MAYOR’S REPORT

Mayor wanted to inform council that they will be doing more Proclamations like we did for the Binions tonight. This is great and council would love to recognize them.

16. ADJOURN

Mayor adjourned the meeting at 8:28pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday May 3, 2024.

/s/ Mindi Parks
City Secretary

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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.

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ECONOMIC DEVELOPMENT - 4B SALES TAX FUND 201-000

EXPENDITURE SUMMARY BY ACCOUNT

Section 7, ItemA.

		FY 2023 ACTUAL	FY 2024 AMENDED BUDGET	BUDGET CHANGE	FY 2024 ESTIMATE	FY 2025 PROPOSED BUDGET	BUDGET CHANGE
201-50102-000-000	EXP - ADVERT, MARKET & PUBL	\$ 125	\$ 3,000	100.00%	\$ 125	\$ 3,000	-
201-50116-000-000	EXP - DUES / MEMBERSHIP	-	525	-	550	600	13.64%
201-50130-000-000	EXP - INCENTIVES	-	20,000	-	-	20,000	-
201-50150-000-000	EXP - OFFICE SUPPLIES	-	250	-	-	250	-
201-50172-000-000	EXP - TRAVEL/TRAINING/SCHOOLS	2,275	2,100	-7.69%	2,100	1,500	-28.57%
201-51303-000-000	EXP - INTEREST -2021 TAX NOTES	7,085	5,873	-17.10%	3,845	4,280	-41.43%
201-51503-000-000	EXP - PRIN PYMT-2021 TAX NOTES	70,000	75,000	7.14%	70,000	75,000	-
201-58000-000-000	EXP - BIG PROJECT	-	20,000	100.00%	-	20,000	-
201-58100-000-000	EXP - CAPITAL EXPENDITURES	-	-	-	-	75,000	100.00%
201-59000-000-000	TRANSFERS OUT	165,377	181,335	9.65%	181,335	188,737	4.08%
		\$ 244,862	\$ 308,083	25.82%	\$ 257,955	\$ 388,367	26.06%

