



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, February 10, 2026 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 Council Meeting 1-13-2026

B. Financials

December 2025

5. PRESENTATIONS

A. Proclamation - Black History Month

6. CITIZEN'S COMMENTS

7. PUBLIC HEARINGS

A. PUBLIC HEARING - to receive citizen comments on a proposed Community Development Block Grant (CDBG) project for the City's 2026 (52nd Year) CDBG Program

8. DISCUSSION ITEMS

A. Monthly Staff Reports

(1) Police Department

(2) Animal Services

(3) Fire Department

(4) Public Works

B. Staff Briefing and Discussion related to Everman water utility delivery, system improvements, expansion, and potential connection to the City of Fort Worth system in consideration of current and future development.

C. Staff Briefing and Discussion related to the new Animal Shelter Project located at 101 E. Enon Avenue

D. Staff Briefing - Black Mountain Data Center Development in Fort Worth

- E. Discussion and Consideration of an Annual Cinco De Mayo Event
- F. Discussion and Consideration of scheduling a mid-year Budget Workshop with staff
- G. Discussion related to the potential development and implementation of a hazard pay policy for city employees
- H. Discussion related to Public Protection Classifications Results for the City of Everman from the Insurance Services Office, Inc

9. CONSIDERATION AND POSSIBLE ACTION

- A. Actions Concerning Appointments to Various Boards, Commissions, or Committees to wit: Animal Shelter Advisory Committee and Planning & Zoning Commission,
- B.** RESOLUTION NO. 2026-02-01 A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF TEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.

10. EXECUTIVE SESSION

- A. Section 551.071 - Seek Advice of the City Attorney related to the Everman Municipal Water Storage Tank at 304 Southway Drive (a/k/a The Columbine Water Well)

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, February 5th, 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.

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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.



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, January 13, 2026 at 6:00 PM
213 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

Mayor Pro-Tem Mackey called meeting to order at 6:01pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

City Council Meeting Minutes December 9, 2025

City Council Special Meeting December 16, 2025

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

Motion Carried

B. Financials

September 2025

October 2025

November 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

Motion Carried.

5. PRESENTATIONS

A. Proclamation - National Law Enforcement Appreciation Day

Susan Mackey read and presented the National Law Enforcement Appreciation Day Proclamation to the Everman Police Officer's that were present at the meeting.

B. Special Presentation and Recognition of the Police Department from the Senior Citizen Advisory Board

Randy Sanders approached council and wanted to thank the Police Department for all they do. Randy had a token of all the boards appreciation and presented one to all the officer's that were present at the meeting.

6. CITIZEN'S COMMENTS

We had no citizens comments.

7. DISCUSSION ITEMS

A. Monthly Staff Reports

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

Al Brooks presented the Everman Police Department monthly report for December 1st- 31st 2025. Officer's were dispatched to 1040 calls for service including 13 traffic crashes, 11 alarm calls, 1 assault, 8 assist other agency, 6 burglary investigations, 4 city ordinance violations, 2 criminal mischief, 10 criminal trespass, 48 disturbance calls, 5 fight calls, 3 calls involving mentally ill, 19 parking violations, 1 person with a gun, 0 prowler, 2 runaway, 8 shots fired, 16 suspicious persons/vehicles, 5 thefts, and 5 arrest. Traffic enforcement activities resulted in 126 traffic stops resulting in citations and 102 resulting in warnings. New Year's Eve activities involved two additional officers supplementing regularly scheduled patrol officers. Along with these officers, EFD Fire Marshal and Assistant Fire Marshal patrolled the city for potential violations of fireworks ordinances violations. Incidents of violations were down significantly within the city however, the surrounding areas of Fort Worth were extremely active with fireworks and gunfire. Officer Ryan continues in Field Training and continues to receive positive reviews from FTO's. Also, efforts to fill the current patrol vacancy continues.

Ray presented the monthly report for Municipal Animal Services for December. Total intake for dogs was 77, Edgecliff Village 2, Everman 31, Forest Hill 29, Kennedale 10, and other 5. Total intake for cats was 29, Edgecliff Village 3, Everman 9, Forest Hill 16, and Kennedale 1. Total Positive Outcomes for dogs was at 35. Adoptions at the MAS Shelter 13, Adoptions Mobile Adoption Center 11, return to owner shelter 6, return to owner field 15, and transfers to rescue organizations 10. Total positive outcomes for cats were at 25 with adoptions at MAS Shelter 0, Adoptions Mobile Adoption Center 0, return to owner shelter 1, return to owner field 2, transfer to rescue organizations 19, and TNR 3. There were 1734 phone calls received and a total of 186 field calls for service. He included some pictures with this report as well.

Landon presented the Fire Department monthly report for December 10th to present. Calls for service were at 127 and the average response times for all calls including county jurisdictions, NFPA Standard and overall goal: Fire-80 seconds, EMS-60 seconds, Fire enroute time- 1:01, Total response time to on scene- 6:16, EMS- Enroute time- 1:13, Total response time to on scene- 6:12, Total training hours completed:84, Overlapping Emergency Incidents:6 and due to NFIRS to NERIS transition, response data is limited for responses following January 1st. Incident by response is as follows: Fire type incident-8, Medical Emergency-97, Motor Vehicle Accidents-9, Hazardous Conditions-6, and other-7. Staffing updates right now is that we are fully staffed but our new firefighter in his paramedic FTO for a number of weeks. Until completed and released, still short one person. New medic is 98% complete. Graphics are on, just awaiting the new bumper. Big news teaser about upcoming ISO announcement. Lastly,

we will be meeting with TDSHS and TCFP compliance to complete our routine inspections in the next 2 weeks.

Gilbert Ramirez, Public Works Director presented the monthly highlights for Parks and Streets Department and Water Department. Parks and Streets had 3 main break cut ins and 10 potholes. They also replaced/repared 6 signs and poles, 5 event set ups, and also set up and picked up all Christmas decorations. Water Department did repairs on the water wells, completed over 50 pls work orders, ran 4 sewers, changed 8 curb stops, assisted the street department by mowing 2 lots, and worked with contractors to shut off and turn on valves.

- B. Discussion related to potential regular meetings between City Council Members and Department Heads - Councilwoman Sanders/Mayor Pro-Tem Mackey

Linda Sanders attended a class that had a recommendation for the council members to meet with the directors quarterly. It was explained that if they had a question they can't even ask if it is not on the agenda. Craig and Victoria, the city attorney just explained you have to be careful with the Open Meetings Act. Craig stated that we can have a Work Session to do this but it has to be posted like a regular meeting. Council is fine with doing a mid year budget review.

8. CONSIDERATION AND POSSIBLE ACTION

- A. ORDINANCE NO. 846 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS AMENDING THE CITY OF EVERMAN CITY COUNCIL, BOARDS, COMMISSIONS, AND COMMITTEES RULES AND PROCEDURES TO PROVIDE PROCEDURES FOR PUBLIC COMMENT BY CITY COUNCIL MEMBERS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Motion Carried.

- B. RESOLUTION NO. 2026-01-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ADOPTING THE TARRANT COUNTY 2025 HAZARD MITIGATION ACTION PLAN; PROVIDING A REPEALING CLAUSE; AND PROVIDING 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

Motion Carried.

- C. RESOLUTION NO. 2026-01-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AND AUTHORIZING UPDATES TO THE CITY OF EVERMAN PERSONNEL MANUAL; DIRECTING THE DIRECTOR OF HUMAN RESOURCES TO UPDATE AND DISTRIBUTE THE PERSONNEL MANUAL NO LATER THAN JANUARY 31, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Motion Carried

D. RESOLUTION NO. 2026-01-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, RATIFYING THE APPROVAL AND EXECUTION OF A CONTRACT FOR FIRE EXTINGUISHMENT AND EMERGENCY SERVICES BETWEEN THE CITY OF EVERMAN AND TARRANT COUNTY EMERGENCY SERVICES DISTRICT NO. 1 BY THE CITY MANAGER; AND PROVIDING 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

Motion Carried.

E. RESOLUTION NO. 2026-01-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE AND EXPEND UP TO \$296,300 FOR THE EMERGENCY REPLACEMENT OF A GROUND STORAGE WATER TANK AT THE HIGH SCHOOL WELL SITE; DECLARING THAT AN EMERGENCY EXISTS DUE TO DAMAGE RENDERING THE TANK UNUSABLE; AUTHORIZING THE BYPASS OF COMPETITIVE BIDDING REQUIREMENTS AS PERMITTED BY LAW; 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

Motion Carried.

9. EXECUTIVE SESSION

A. Section 551.081 - Purchase, Sale, Exchange, Lease, or Value of Real Property - to wit 101 E. Enon Avenue - Enon Avenue Holding, LLC.

Mayor Pro-Tem Mackey stated that we will not be going into Executive Session.

10. CONSIDERATION AND POSSIBLE ACTION FROM EXECUTIVE SESSION

11. CITY MANAGERS REPORT

Sent everyone all the information on the Employee Gala. RSVP please to get proper head count for food. Black Mountain Development has been brought to us and asking us our input on this. We are nutreul as a city on this.

12. MAYOR'S REPORT

Mayor Richardson was not present at meeting.

13. ADJOURN

Mayor Pro-Tem Mackey adjourned the meeting at 6:59pm.

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

/s/ Mindi Parks
City Secretary

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Proclamation

BLACK HISTORY MONTH

WHEREAS, This year, the Everman City Council takes pride in recognizing February as Black History Month. This month is a time for honoring and exploring the culture and history of African Americans, as well as recognizing that our society’s rich diversity is one of our greatest strengths; and

WHEREAS, during Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual, and political developments; and

WHEREAS, Black History Month grew out of the establishment, in 1926, of Negro History Week by Carter G. Woodson and the Association for the Study of African American Life and History; and

WHEREAS, Efforts by our African American citizens have been used as a model for many other citizens and groups who seek their full civil rights under the Constitution; and

WHEREAS, every one of us must recognize these sacrifices, must learn about and acknowledge the truths of our history and our present, and must work for truth, for equity, and for liberty for all; and

WHEREAS, the observance of Black History Month calls our attention to the continued need to battle racism and build a society that lives up to its democratic ideals; and

WHEREAS, the City of Everman is proud to honor the history and contributions of African Americans in our community, throughout our state, and nation.

NOW THEREFORE, BE IT PROCLAIMED BY THE EVERMAN CITY COUNCIL that February 2026 is hereby declared as Black History Month in the City of Everman and we encouraged all residents to observe this month through learning, reflection, and recognition of the achievements and contributions of African Americans throughout history.


Honorable Mayor Ray Richardson

RESOLUTION NO. 2026-02-01

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF TEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.

WHEREAS, the City of Everman is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries of the city; and

WHEREAS, the Steering Committee of Cities Served By Oncor (Steering Committee) has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and

WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings, and legislative activity, affecting transmission and distribution utility rates; and

WHEREAS, the City is a member of the Steering Committee; and

WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and

WHEREAS, the Steering Committee at its December 2025 meeting set a budget for 2026 that compels an assessment of ten cents (\$0.10) per capita; and

WHEREAS, in order for the Steering Committee to continue its participation in these activities which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

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

I.

That the City is authorized to continue its membership with the Steering Committee of Cities Served by Oncor to protect the interests of the City of Everman and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the City limits.

II.

The City is further authorized to pay its assessment to the Steering Committee of ten cents (\$0.10) per capita based on the population figures for the City shown in the latest TML Directory of City Officials.

III.

A copy of this Resolution and the assessment payment check made payable to “*Steering Committee of Cities Served by Oncor*” shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney’s Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

PRESENTED AND PASSED on this the 10th day of February, 2026, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Everman, Texas.

Signature
Mayor Ray Richardson

ATTEST:

Signature
Mindi Parks
City Secretary

APPROVED AS TO FORM:

Signature
Victoria Thomas
City Attorney