



# 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

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### 1. THE EVERMAN CITY COUNCIL MEETING IS CALLED TO ORDER

Mayor called meeting to order 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

At this time John Manning, a partner with Patillo, Brown & Hill, LLP, presented the Audit report that they conducted to the council and they had the draft report in front of them. Mr. Manning wanted to hit some of the high points in this report. He started out by saying that this firm was selected in the RFP process as the firm to perform the Audit for the City of Everman. The firm is very pleased to find that everything is in good working order and the people in the city are very easy to work with, and got them the items needed list, and they are here earlier than in the past due to management getting them what they needed. Mr. Manning directed the council to look at pages 1, 2, and 3. He then explained that it is the cities responsibility to prepare the financials and then it is their responsibility to make an opinion on those financials. Mr. Manning explained that what they have in the report is an unmodified opinion. Which of the four types of opinions that we can give, this is what we call the best. This means they did not have to modify their opinion for pieces of information that the city was not keeping, or no internal deficiencies that would make the audit not possible. Mr. Manning stated to council that he knows the city has debt, you have grants, and spending ARPA money this year and any Grantor wants to know that the money is spent right and recorded right. Mr. Manning then moved to page 4, and this is the Management discussion and Analysis and what this does, is takes this 60 page report and breaks it down into narrative format for people that are not auditors and this is where they will find what when way up and what went way down, and changes through out the year. He urges the council to take time to review this page of the report. He then went over the General Fund, and Capital Project Fund of the report with council. These are the two major funds. He stated that this Balance sheet have no audit risk and that means no risk of the number being wrong. Not a complicated balance sheet and the liabilities and pretty straight forward. e then went over a few more things showing explaining the low risk and they are starting to get a return on investments here now. The Financials are moving in a positive direction as well as the water fund. Mr. Manning stated that all in all, the audit went very well. Council woman Allen asked about funds that we did not use from Marc Veasey, the congressman. City Manager Spencer answered by saying that we never received those funds, and those were promised but not received due to federal compliance so it will not be included in this audit. Council woman Allen also asked about page 12. She stated that there are numbers but no items that reference what they are. Mr. Manning explained that page 11 and 12 should be looked at as a book and it shows what it is referencing to. Also page 13, what is the deferred inflows of resources? Mr. Manning explained that those are monies that have you have as a receivable, which means it is money that is owed to you but under governmental accounting rules if you do not receive within 60 days after year end, then we have to defer it because they don't want something that you will receive in the near future to be

called revenue. There were no more questions or comments from the council at this time. Mayor did say that he enjoyed getting financial report that is more favorable and it shows what we are trying to do as a city.

## **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**

President 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. He wants council blessing on displaying the mural. Coca - cola hired a top of the line firm to design this mural and this could be a landmark for the city and would love their blessing on this.

Matt Lambert signed up to speak but left and was not present at this time.

## 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

Craig started by stating that he did send out an email regarding this to council. There have been changes at the Library with council's approval of course. This building is now serving as an office space to the Public Works Department, and as well as our detectives and Police Department. The sign out front still says Everman Public Library on it. Craig stated that the consideration was to maybe change the name to that building and we don't want to call it a Public Works Annex or Police Annex because it is a mix of departments. Conversations went on about this and Gilbert Ramirez, the Public Works Director suggested naming the building after Charlie Daggs. He served with the city more than 25 years, and a resident. He was the cities mechanic so he served public works and police and died on the job here. He would like council's blessing on this. Council would love to honor Charlie. This will come back before council for approval.

- C. Discussion related utility rates for FY2024-FY2025

Craig Spencer displayed the presentation for 2024 Water Rate Evaluation. He started with the Water and Sewer Financial review. This displayed that in 2021 the city conducted a water rate assessment and major adjustment which resulted in a \$14.45 monthly increase for most residential customers. 5 percent increase on the water. This was a result of years and years of not raising the water rates. Craig stated that FY2024 Water & Wastewater Budget as it sits is at 2,597,135. The current Water & Sewer Fund Investments and Operating Cash is \$1,595,493.00. Our 3 Month Operating Goal, which is how much we want to keep in reserves is \$649,283.75. We are very close to that. With the help of that 2021 adjustment we have been able to do that and address any emergencies with no problem. He then displayed the goals with water rates, and read out those four goals for the city and what they keep in mind. He also updated them with the Water System information showing the meter size and showing the residential, commercial and senior citizens and what meter services them. These sizes depend on what they get charged so this is why this is important in this presentation. Craig also displayed the TML Statewide Survey for 2024 and that shows the average cost of water usage of 5,000 gallons in all cities is \$46.23. The average monthly residential consumption in all cities is 5,611 gallons. This was reported from a total of 237 cities. Wastewater service is provided in 239 of the cities responding to the survey and the average cost of wastewater service for residential usage of 5,000 gallons is \$36.83. The total average among all cities for water and wastewater only is \$83.06. Comparing our current rates with like size cities for residential rates at 5,000 gallons, he has displayed that on the screen for councils review. Everman is very low compared to those other cities and we are below average. The next slide he is showing and giving the council an idea of the increase impact comparison if they raised water base rates by .75 cents, \$1.25, \$1.75, \$2.25, and \$2.75. This slide showed them the annual impact for the consumer and minimum annual revenue impact from those numbers. Craig then displayed the current water rate schedule for council's review. This is on the website as well. This shows again the different size meters and what the price increase is as those sizes go up for the different rate codes. He then showed the same report but with a 5% increase in the water rates and what that increase would be for the different size meters. This

proposed increase would be on the base rate only. He then showed all the reports with the 5 percent increase. This is just a water rate adjustment on the base rate. This increase adjustment of 5 percent is being proposed by the city manager or a minimum of 5 percent. He is not asking for an approval but he does want their feedback. After the council's deliberation, they are all on board and in agreeance to do the 5 percent increase for the base rate for the water only. This will come back before council for their approval when it is time.

### **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, to appoint Dr. Kevin Reeves as the Veterinarian, Alan Pierce as the Animal Welfare Organization, Ray Rentschler as city staff, Judy Sellers as our citizen, and Susan Mackey for the Municipal Officer, 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 and then she amended motion to include notice of the council prior to the Mayor scheduling the hearing , 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, 14 homes were flooded.  
The flood study has been submitted and we can now 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

*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/](http://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](mailto: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.*