



# EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, February 10, 2026 at 6:00 PM  
213 North Race Street Everman, TX 76140

## MINUTES

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### 1. MEETING CALLED TO ORDER

Mayor Richardson called meeting to order at 6:03pm.

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

#### A. Minutes

Regular Council Meeting 1-13-2026

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

#### B. Financials

December 2025

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

### 5. PRESENTATIONS

#### A. Proclamation - Black History Month

Mayor Richardson read and presented the Proclamation for Black History Month.

### 6. CITIZEN'S COMMENTS

We had no citizens 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

Mayor Richardson opened the Public Hearing at 6:08pm.

Craig presented a presentation on the project that they propose for the Community Development Block Grant. The project proposes construction approximately 1,200 LF of 6' concrete sidewalk/shared use path along the east side of Clyde Pittman/Memorial Park parallel to N. Race Street. Total Project Cost is \$169,808.13.

There were no comments from any citizens that were present at the meeting.

Mayor Richardson closed the Public Hearing at 6:12pm.

## **8. DISCUSSION ITEMS**

### **A. Monthly Staff Reports**

(1) Police Department

(2) Animal Services

(3) Fire Department

(4) Public Works

Al Brooks presented the monthly activity report for January 1-31, 2026. Officers were dispatched to 1753 calls for service including: 13 Traffic crashes, 16 alarm calls, 2 assaults, 3 assist other agency, 2 burglary in progress, 2 burglary investigations, 4 criminal trespass, 1 deceased person, 20 disturbance calls, 4 fight calls, 2 intoxicated persons, 7 mentally ill, 2 missing persons, 15 parking violations, 2 prowler, 6 shots fired/fireworks, 15 suspicious persons/vehicles, 8 thefts, and 6 arrest. Traffic enforcement activities resulted in 159 traffic stops resulting in citations and 116 resulting in warnings. New Year's Eve activities carried over past midnight and included fireworks/shots fired calls and the first DUI arrest of 2026 at 2:30am at the scene of a motor vehicle crash. Officer Ryan is nearing the end of his Field Training assignment. He should be completing his final phase within the next two weeks. At the recent awards banquet we recognized members of the department who have exhibited exceptional performance of their duties throughout calendar year 2025. The Rookie of the Year award was presented to Officer Ryan Quackenbush for outstanding performance during his first year of service. Officer Mike Treppa was presented the Officer of the Year award in recognition of unparalleled dedication to duty and to the City of Everman. Assistant Chief James Thompson was recognized as Supervisor of the Year based on his performance while serving multiple assignments. Chief Thompson was promoted to his current position in April 2025. Since that time, he has been concurrently serving as supervisor of the Criminal Investigation while carrying a full investigative case load. Cpl. Troy Schrader and Officer Colby Rhea were presented with Life Saving awards for efforts performed at the scene of an overdose where officers administered Naloxone (Narcan) and performed CPR. These efforts proved successful in giving Everman EMS Paramedics time to arrive on scene, prepare equipment and assumed patient care. Shortly thereafter, the patient was successfully revived and transported to the hospital. Detective William Morgan was presented the Life Saving award for efforts performed while assisting Fort Worth PD officers on the scene of a rollover vehicular crash on I-30. While driving to an investigative follow-up, Detective Morgan observed a crash and a chaotic scene with officers and bystanders rushing toward an overturned vehicle. Fort Worth PD officers pulled an unconscious toddler from underneath the overturned vehicle. Detective Morgan assisted Fort Worth officers in performing CPR ultimately bringing the little girl back to life. Ray presented the Municipal Animal Services monthly report for January 2026. Total Intake for Dogs-76. Edgecliff Village-1, Everman-28, Forest Hill-30, Kennedale-8, and other-9. Total Intake for Cats-12. Edgecliff Village-1, Everman-3, Forest Hill-2, and Kennedale-5. Total Positive Outcomes- Dogs-60. Adoptions at MAS Shelter-1, Adoptions Mobile Adoption Center-11, Return to Owner Shelter-3, Return to Owner Field-14,

and Transfer to rescue organizations-31. Total Positive Outcomes-Cats-0. They had a total of 1344 phone calls and total field calls for service was 180.

Landon Whatley presented the Fire Department report for January 14th to present. Calls for service 114. Average response times for all calls, including county jurisdiction: All statistics are currently unavailable due to new software data transfers. The new firefighter/paramedic still within FTO phase. Two personnel out on FMLA. Also received one 2 weeks notice from an employee today. In other updates, the new medic should arrive Wednesday or Thursday. Last, TDSHS and TCFP compliance inspections went as good as we could have hoped. Zero violations, one minor deficiency but was resolved prior to inspector leaving.

Gilbert presented the Public Works Highlights for January. Parks and Streets did routine maintenance on all city buildings and parks. They also winterized the buildings. They did any calls for repairs needed in the city buildings. They installed 11 new signs and repaired 2 potholes. The Water Department did routine daily well reports and also 50 plus work orders including the turn offs and turn ons. Winterized well lots and also ran 3 sewers.

- 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.

Craig stated that the well issue has them looking at this as the council has been made aware of the \$300,000 that we called a meeting for with an urgent resolution for the replacement of the High School well storage tank and this issue combined with another issue that will be discussed in Executive Session raise some concerns about the reliability of our current system and what our planning is going forward. Craig stated that he had a meeting with the City Engineer to explore some potential options for us. We have identified two projects that we are looking to pursue. Project one is to update pump houses and replace storage tanks and purchase and install backup generators on sites. The Project cost is To Be Determined and the funding source is Grants. There are grants that we can qualify for and Gilbert and Evelyn are working on gathering information and applying for this grant. The second project is the connection to the City of Fort Worth. We currently have a connection to the City of Fort Worth water system, which is a emergency connection. Unfortunately, over the last couple of years we have had to use that connection increasingly as we have had issues arise with our water system. Particularly in the summer time this happens. What the City of Fort Worth requires for us to have a permanent connection to them and to meet the TCEQ supply standards is that we have a separate connection aside from the existing connection that puts that water into a storage tank. Craig stated that the best location that we have been able to scope, is to install a new water-line along Enon Avenue from Oak Grove road to the Police Department water station where there is a storage tank, a brand new 200,000 gallon storage tank behind the Police Department. This would be a metered connection and would cost approximately 3 million dollars to fund. The funding source for this, which no grants would fund this being that Fort Worth is on a surface water system and Everman is on a well water system and we pull from the Trinity and the Paluxy. One of the concerns talking to our engineer's and Mayor was included in the last meeting is that we are seeing great production from the Trinity Well's but we are seeing a decrease in production from our Paluxy Well's. If council is not aware, Craig stated that water from the aquifers is becoming a increasingly concern state wide and there is a big push from the state for government's to get off Well water because they are concerned about long-term use of the aquifer's and if they can continue to provide enough water for our system's. This connection would provide a lot of resilience for our water system giving us both, a Surface Water connection as well as a Well Water connection. We are not proposing to exclusively go with the City of Fort Worth and Craig would never do that, this would be a supplemental connection to our existing wells and pumps. And, since the Paluxy Wells are low in production, he will not recommend investing anymore dollars in repairing those particular Wells, that we focus on all of our Trinity Wells and this recommendation comes directly from the engineer's. Grants will not fund a mixed System like this and this project would have to rely

on some type of Debt Service of some type. Currently staff is working on pursuing a Texas Water Development Board loan similar to what we have done before. This would be a twenty year or thirty year term loan. These are the two Projects that the staff is currently working on and Craig wanted to update and put this on the council radar for the upcoming discussions. This is just planning for the future and future expansion.

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

Craig stated that the lease has been executed. Craig displayed a small floor plan for them to see what they have planned for the layout of the building. He did remind the council of the upgrades and changes that will have to be done to the building. He has published for a RFQ/RFP for a company to do these upgrades to this building. He will keep the council updated with how this is going as they go.

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

Craig stated this was an item of concern that he wanted to bring before them tonight. The City of Fort Worth is currently having their Council meeting right now on a zoning change for the property located at the intersection of Anglin and Enon Avenue in conjunction with the Black Mountain Data Center. A lot of concerns have been voiced for the Data Center and we requested last month that they postpone a decision on that zoning change until we have had a opportunity to meet with developers. Craig stated that the city did get that opportunity just this past week and Mayor was on the call, Craig, the City of Forest Hill City Manager, and also Mayor Boardingham from Forest Hill as well. Craig stated that they all grilled them pretty good on some of the concerns. Craig displayed the same presentation that Forest Hill is using up on the screen to show the council the location of this project. This is a massive project and it is over 500 acres of development. Traffic impact was one of the concerns that was talked about. They are looking to staff about 300 people at this location. This would be 60-70 people on site and on shift and different times so that is not a reason for concern but construction of this project is going to be extremely chaotic and problematic. Any construction is going to be bad and messy no matter what the development is. Craig continued to show council where this development is located on the screen. Craig stated that he will send this presentation to the council as well. The other concern was the flooding. Craig stated that what the city has asked from them is would they consider doing a public private partnership with the City of Everman to perform Flood Mitigation Projects as a part of their development. They have verbally committed to that and said yes they would. Craig stated they were very open to all of our concerns. This is an AI and Credit Card Data Center not Bitcoin. The health concerns are not an issue with this Center and the appearance will not be ugly and he had a picture of an example. Craig said they will see how this goes the further it gets and how they will keep their word on what they have said.

E. Discussion and Consideration of an Annual Cinco De Mayo Event

Craig presented to the council to have a annual festival for Cinco De Mayo. He then asked council if they would want to do this. This would be May 2, 2026 for this year and it would be 4pm-8pm at Clyde Pittman Park Main Stage and would include vendors, food trucks, bounce houses, folklorico dancers, aztec dancers, dj, and pinatas. Council is good with staff putting this on.

F. Discussion and Consideration of scheduling a mid-year Budget Workshop with staff

Craig stated that this came up at the last meeting and would like to discuss with council when they would like to hold this Budget Workshop. After discussion the council and staff will have this meeting. The council is in agreeance to have this during the day around mid April. The

council members that work will look at their calendars and will let them know and the next meeting we will set a date. Their looking at a Wednesday on the 15th or 17th.

- G. Discussion related to the potential development and implementation of a hazard pay policy for city employees

Council is in agreeance to have staff start working on a policy for this hazard pay. This will come back next month.

- H. Discussion related to Public Protection Classifications Results for the City of Everman from the Insurance Services Office, Inc

Landon presented the letter from the Insurance Service Office. This letter Identifies all the points that go towards the ISO Rating for the city. This is related to Fire and water systems. The ISO service comes in and they evaluate the Fire Protection Service and they evaluate our water delivery capabilities to set rates for home owner insurance. Previously, we were rated at a 4 and we were hoping for a 3. Thanks to all the hard work that the Chief has put in, Landon and all the hard work that Gilbert put in on the water side, and they look at everything down to training hours, the Fire Truck, how the guys are doing their reporting, how many staff members we have on staff, and many many factors that play into this number and we have a proposed Rating of a 2. This puts our Fire Department in the Top 17% in the country and the only rating higher than that is a 1. What this means is that the lower the number, the lower the insurance premiums that home owners and business owners have to pay. On average, this should save them up to \$1500 a year. This will take effect with insurance companies around mid year this year. Landon went over the letter with council a little more sharing some of the highlights and the scoring.

## **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,

Motion made by Place 4; Mayor Pro-Tem Mackey to re-appoint Ora Mea Hill, Brenda Edmond, Richard Isarraraz, and Tony Young to the Planning and Zoning Commissions, 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 re-appoint Ray Rentschler, Dr. Patrick Reeves, Susan Mackey, Jimmy Matthis, and Stephanie Boardingham to the Animal Control Advisory Committee, 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. 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.

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

## **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)

Mayor went into Executive Session at 7:53pm.

Mayor closed the Executive Session at 8:08pm.

No action was taken.

## **11. CITY MANAGERS REPORT**

Reminder on meeting at Friday at 10am for preconstruction on the new Animal Shelter if any council members would like to attend.

## **12. MAYOR'S REPORT**

Mayor just informed council that Delreatha Randal a retired school teacher for the City of Everman has passed away last Saturday. Visitation on Friday at Lural Land and the Funeral on Saturday and the grave site will be at Everman Cemetery. Charlie Smith a longtime Volunteer Firefighter passed away from a long battle to cancer. No official date for his service yet.

## **13. ADJOURN**

Mayor adjourned the meeting at 8:10pm.

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/](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.*