



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, August 11, 2026 at 6:00 PM

213 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

Mayor Richardson called meeting to order at 6:01pm.

2. INVOCATION

A moment of silence was observed in lieu of a spoken invocation.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the flag of the United States of America was recited.

4. CONSENT AGENDA

A. Meeting Minutes

May 12, 2026 Regular Meeting

May 26, 2026 Special called Meeting

June 9, 2026 Regular Meeting

July 7, 2026 Budget WorkShop

July 9, 2026 Council WorkShop

July 28, 2026 Budget Work Session

Motion made by Place 5 Sellers, Seconded by Place 6 Davila.

Voting Yea: Place 1 Sanders, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried

B. Financials

May 2026

June 2026

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 5 Sellers.

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

Voting Nay: Place 3 Allen

Motion Carried

5. PRESENTATIONS

A. Proclamation - Gun Safety Awareness Month - August, 2026

The Mayor read a proclamation declaring August 2026 as Gun Safety Awareness Month in the City of Everman, citing statistics on unsecured firearms and risks to children, and encouraging citizens to promote responsible gun ownership, secure firearm storage, and community education.

B. Proclamation Honoring the 50th Anniversary of Hickory Stick Bar-B-Q and Declaring August 12, 2026 as "Hickory Stick Bar-B-Q Day"

The Mayor read a proclamation honoring Hickory Stick Bar-B-Q, founded in 1976 by the late Johnny Jones and now operated by his son Mark Jones, recognizing the restaurant's 50 years of service to Everman and the surrounding region, its community support, and its regional recognition. The proclamation declared August 12, 2026 as Hickory Stick Bar-B-Q Day. Representatives of Hickory Stick Bar-B-Q were present to accept the proclamation.

6. CITIZEN'S COMMENTS

Ms. Allen addressed the Council regarding city holiday closures and their effect on bulk trash pickup and recycling collection schedules, noting that residents were not aware the City was closed for the July 4th holiday. Staff responded that holiday closures are posted on the door at City facilities but not currently on the city website, and agreed that additional notice to residents may be needed.

7. DISCUSSION ITEMS

A. Discussion related to improvements, programs, and upcoming ceremonies to be held at the Memorial Park

Staff reported ongoing work with the Garden Club toward earning the Blue Star Award for the Memorial Park, with installation expected in October, along with additional Public Works improvements at the park. Staff also reported that Mayor Pro Tem Mackey, who serves with the Daughters of the American Revolution, has arranged for a plaque honoring America 250 to be installed at the park; a new monument is being ordered for the front military pad to display the plaque, and a dedication ceremony is planned for October.

Staff recommended that the Council consider naming the park the "Susan H. Mackey Memorial Park" in honor of Mayor Pro Tem Mackey, the longest-serving council member in the City's history (approaching 30 years), citing her extensive background in military, public education, and public service. Staff explained that formal action would require a resolution posted at least three business days in advance, and asked for a general consensus from Council to move forward with signage and design work, with a resolution to be brought back for formal adoption at next month's meeting. Council indicated general consensus to proceed. Concept signage designs were displayed for the Council.

B. Monthly Staff Reports -

1) Police Department

2) Fire Department

3) Public Works

4) Code Enforcement

5) Animal Services

1) Police Department

The Police Department presented its report for July 2026. Officers responded to 1,661 calls for service, including 8 traffic crashes (0 major, 4 minor, 4 hit-and-run); 7 alarm calls (4 commercial, 3 residential); 3 assault calls (1 simple, 2 sexual assault); 12 assists to other agencies; 1 burglary in progress (unfounded) and 3 burglary investigations; 6 thefts; 35 disturbance calls (18 general, 17 domestic); 3 criminal trespass calls; 9 city ordinance issues (7 parking); 1 fight call; 1 intoxicated person call; 2 mentally ill person calls; 1 missing person call; 21 shots-fired/fireworks calls (mostly related to July 4th); 4 stolen vehicles (2 unfounded); and 16 suspicious person/vehicle calls (7 person, 9 vehicle). Traffic enforcement resulted in 93 traffic stops, producing 41 citations and 52 warnings.

Staffing updates: Officer Lewis DeTomaso completed field training and began his solo assignment; he will also serve as the department's Public Information Officer. Officer Natalie Pace, a recent academy graduate, was to be sworn in and begin field training. Reserve Officer Kyle Warren was sworn in, with two additional reserve officers anticipated within the week. New officers will be formally introduced at next month's regular meeting for a badge-pinning ceremony.

2) Fire Department

The Fire Department reported 181 total responses for the period, including 15 fire calls, 124 medical emergencies, 9 motor vehicle accidents, 18 hazard conditions, and 15 other calls. Staff cautioned that red-flag warning conditions and drought are expected to increase grass fire activity over the coming weeks and noted plans for a public safety/social media campaign on outdoor burning and trash discarding.

Probationary Firefighter/Paramedic Harris, who has approximately 20 years of fire service experience and is a licensed peace officer, started July 2nd and is assigned to C-shift during field training. The department has concluded negotiations to replace its ESO reporting/RMS system with First Due, with a target go-live around October 1, at a price matched to the prior contract. The city's surplus asset auction has been submitted and is pending listing. Of two TIFMAS-related grants awarded, \$25,000 was used to replace SCBA masks and regulators, and \$140,000 (combining two smaller grants) will fund a new brush truck chassis and slip-on unit (approximately 550-gallon capacity) to replace the department's 2006 brush truck (350-gallon capacity), currently being fabricated in Florida.

3) Public Works

Staff commended a newer member of the maintenance team for significant improvements in the cleanliness and appearance of City facilities, including the Civic Center grounds and landscaping, noting positive feedback from staff across departments.

4) Code Enforcement

Code Enforcement presented a report on primary violation types, case volumes, and use of educational materials and before/after photo documentation in enforcement cases.

5) Animal Services

The Animal Services report was skipped, as the department representative was not present.

- C. Staff Report - Update as it relates to the Municipal Animal Services Shelter and Everman City Hall Construction Projects

Update as it relates to the Municipal Animal Services Shelter and Everman City Hall Construction Projects

Animal Shelter: Staff reported that contractor walkthroughs and bids have been submitted to the general contractor/design-build firm, with full construction expected to begin around mid-

August and completion anticipated in October or November. Public Works and Municipal Animal Services staff spent several days at the City of Mansfield's former shelter disassembling and relocating donated kennels and equipment, which have already been delivered to the Everman shelter site.

City Hall: Design concepts have been finalized and the design contract executed; the project is now in the engineering phase (MEP and permitting plans) prior to submission for permitting. Groundbreaking is not expected until around October due to the permitting timeline. Staff will relocate entirely out of the existing City Hall to the DAAGs building for the duration of construction; that facility will not have public restrooms, but walk-in service for utility billing, municipal court, and permits will continue. Staff proposed naming the new Council Chambers the "Richardson Chambers" in honor of the Mayor as the longest-serving mayor in the City's history, and requested a general consensus from Council to proceed with that designation as part of the design, with a resolution to be brought back next month for formal adoption. Council indicated general consensus to proceed.

D. Discussion and Updates related to the Fiscal Year 2027 Budget Proposal

The City Manager presented the proposed balanced Fiscal Year 2027 budget, provided to Council in both an online workbook and a printed working copy, with a more detailed "pretty book" version (including organizational charts and department goals/narratives) available on request or on the City website.

Key executive goals for the coming year remain: rebuilding General Fund reserves; balancing cost control with workforce stability; strategically leveraging economic growth; establishing a sustainable capital and equipment plan; and enhancing budget transparency.

Total proposed budget across all funds is approximately \$15,869,963, including the General Fund, the Water/Sewer Fund (approximately \$3,189,930), and smaller funds including the Crime Control District and Community Development Corporation (CDC). All funds are balanced. *(Note: several specific dollar figures in this section were difficult to transcribe precisely from the recording and should be verified against the written budget workbook.)*

Administrative transfers between funds increased from approximately \$193,000 to approximately \$1.3 million; a breakout schedule of each transfer and its purpose is included in the budget workbook.

Staff read the required statutory tax rate statement into the record: the proposed budget would raise more revenue from property taxes than the prior year's budget by a negative amount (a decrease of approximately \$128,740, or approximately -4.13%). Property tax revenue from new property added to the roll is approximately \$3,556. The current tax rate is \$1.026080 per \$100 valuation; the proposed rate is a flat \$1.0500 per \$100; the no-new-revenue rate is approximately \$1.69480 per \$100. Staff noted a possible typo in the printed voter-approval rate figure to be corrected. Staff attributed the increase in the no-new-revenue rate largely to the Tarrant Appraisal District's multi-year pause on reappraisals, which has led to more successful property tax protests and a lower median household valuation citywide. *(Note: several rate figures in this paragraph were difficult to transcribe precisely and should be verified against the written budget/tax rate notice.)*

Staff confirmed a Special Called Meeting will be held August 25, 2026 at 6:00 p.m. for a public hearing and adoption of the FY2027 budget, followed by adoption of the tax rate at the September 8, 2026 Regular Meeting; both meetings will include public hearings.

No formal action was taken on this discussion item.

E. Staff Report - Everman Youth Athletics Fall Baseball & Softball Season

Staff reported that over 100 children have registered for the inaugural fall baseball and softball season. A coaches' clinic was scheduled for that Saturday, at which the Fire Department will provide free CPR/AED certification training, and Hickory Stick Bar-B-Q will provide food. The program has partnered with Everman ISD and Coach James Pulk (who also serves on the Parks and Recreation Commission) to provide mentorship and resources to volunteer coaches.

Staff noted that the concession stand will initially be limited to prepackaged food items, as no staff currently hold a food handler's license required under Tarrant County Public Health rules to serve prepared food; a food truck partnership is being explored for hot food on major event days pending future remodeling and licensing. Opening day is planned for Saturday, September 19, 2026 (morning; exact time to be announced). To date, the program has generated over \$6,000 in registration fees and over \$10,000 in sponsorship funding.

8. CONSIDERATION AND POSSIBLE ACTION

- A. RESOLUTION NO. 2026-08-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AND ADOPTING THE EVERMAN YOUTH ATHLETICS YOUTH BASEBALL & SOFTBALL PROGRAM POLICY; AUTHORIZING THE CITY MANAGER AND PARKS & RECREATION COORDINATOR TO ADMINISTER AND IMPLEMENT THE POLICY; PROVIDING FOR SEVERABILITY; 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 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried

- B. RESOLUTION NO. 2026-08-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, SUPPORTING THE APPLICATION OF BAIR HOLDINGS, LLC TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR A MUNICIPAL SETTING DESIGNATION FOR PROPERTY LOCATED AT 5921 AND 5933 SOUTH FREEWAY, FORT WORTH, TARRANT COUNTY, TEXAS; PROVIDING FINDINGS; PROVIDING A DISCLAIMER OF LIABILITY; 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 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried

- C. RESOLUTION NO. 2026-08-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AND ADOPTING THE CITY OF EVERMAN PUBLIC INFORMATION REQUESTS MANAGEMENT POLICY; DIRECTING THE DIRECTOR OF HUMAN RESOURCES TO INCORPORATE THE POLICY INTO THE CITY OF EVERMAN PERSONNEL MANUAL AND TO MAKE RELATED ADMINISTRATIVE UPDATES; AUTHORIZING IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion made by Place 5 Sellers, Seconded by Place 1 Sanders.
Voting Yea: Place 1 Sanders, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried

- D. ORDINANCE NO. 855 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ADOPTING THE CITY OF EVERMAN FEE SCHEDULE, ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"; ESTABLISHING FEES AND CHARGES FOR LICENSES, PERMITS, INSPECTIONS, UTILITY SERVICES, DEVELOPMENT SERVICES, MUNICIPAL SERVICES, AND OTHER CITY SERVICES AND ACTIVITIES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES AND FEE SCHEDULES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE OF SEPTEMBER 1, 2026.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders.
Voting Yea: Place 1 Sanders, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson
Voting Nay: Place 3 Allen

Motion Carried

- E. ORDINANCE NO. 856 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ADOPTING AN UPDATED SCHEDULE OF RATES, FEES, AND CHARGES FOR MUNICIPAL WATER AND WASTEWATER SERVICES; PROVIDING FOR THE APPLICATION AND COLLECTION OF SUCH RATES, FEES, AND CHARGES; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING A GENERAL EFFECTIVE DATE AND AN EFFECTIVE DATE FOR THE RATES, FEES AND CHARGES ADOPTED HEREIN AT THE BEGINNING OF THE FIRST UTILITY BILLING CYCLE COMMENCING AFTER OCTOBER 1, 2026.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 5 Sellers.
Voting Yea: Place 1 Sanders, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson
Voting Nay: Place 3 Allen

Motion Carried

9. EXECUTIVE SESSION

- A. Section 551.071 - Pending or Contemplated Litigation to wit: Earlene Wilson v. Rollamania, LLC, The City of Everman Fire Department, and the City of Everman

Mayor Richardson went into Executive Session at 6:02pm.

Mayor Richardson closed Executive Session at 6:08pm

Motion made by Place 4; Mayor Pro-Tem Mackey to approve the City Manager's execution of the settlement agreement in the referenced lawsuit on thee terms set forth in Executive Session, Seconded by Place 5 Sellers.
Voting Yea: Place 1 Sanders, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried

10. EXECUTIVE SESSION

11. CITY MANAGERS REPORT

Shelby Road repaving was completed the evening before this meeting, ahead of the first day of school; the City Manager thanked Rick Hatcher, Joe Tramel, Commissioner Miles, and Tarrant County staff for expediting the project after the City raised concerns about construction overlapping the start of school.

A traffic signal is planned for the intersection of Everman Parkway and Ray Street; staff had hoped to expedite the purchase through a cooperative purchasing board but must instead complete a formal bid process for procurement reasons, which is currently underway, with installation hoped for within the next couple of months.

The City Manager visited the City of Early (near Brownwood) to review economic development initiatives that may be applicable to Everman.

Timberview Farmstead's nonprofit organization is closing due to insufficient charitable giving to sustain it; staff noted this does not mean the end of Timberview Farmstead itself, as other options are being discussed, and the City has offered its support to the Brown family and staff during the transition.

12. MAYOR'S REPORT

The Mayor announced that City Manager performance evaluation forms will be mailed to Council members within the next one to two weeks, along with an emailed copy; the evaluation has been shortened from 13 pages to 2 pages. All seven Council members were asked to complete an evaluation; completed forms may be returned to the Mayor or City Secretary, or submitted online, with signatures to be collected at next month's meeting following discussion of the evaluation in Executive Session.

13. ADJOURN

Mayor Richardson adjourned the meeting at 8:06pm.

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

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.