



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, September 09, 2025 at 6:00 PM

213 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

Mayor called meeting to order at 6:01pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

July 8, 2025 Regular Meeting Minutes

July 8, 2025 Budget Meeting Minutes

July 11, 2025 Workshop Meeting Minutes

July 22, 2025 Regular Meeting Minutes

August 5, 2025 Workshop Meeting Minutes

August 12, 2025 Budget Workshop Meeting Minutes

August 12, 2025 Regular Meeting Minutes

Motion made by Place 5 Sellers, Seconded by Place 1 Sanders.

Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 5 Sellers, Mayor Richardson

Motion Carried.

B. Financials

July 2025

Motion made by Place 5 Sellers, Seconded by Place 1 Sanders.

Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 5 Sellers, Mayor Richardson

Motion Carried.

5. PRESENTATIONS

A. Swearing In Ceremony -

Officer James Clark - #279

Officer Jennifer Frias - #280

Al Brooks Swore in both James Clark and Jennifer Frias, new Police officers and introduced them to council telling them a little about both of them.

- B. Proclamation Honoring September 11th as Patriot Day & National Day of Service and Remembrance

Mayor Richardson read proclamation honoring September 11th as Patriot Day & National Day of Service and Remembrance. The Remembrance Walk is at 7pm on Thursday starting at Memorial Park.

- C. FY 2025 - 2026 Benefits Presentation - Rodney Dryden; HUB International

Rodney Dryden addressed the council and stated that it has been a tough process this year and the initial renewal from United Health Care came out at about a 10% increase over current cost for our Plans and the market was not very responsive for them. But, the good news is the increase is at a net 0 in cost. We are averaging a -3.5 on cost since 2019. Rodney had to add a fifth plan this year to help keep the cost down for employees that cover dependents. The city reduced their contribution to \$900 from \$1000 per employee. Rodney complimented the staff and making it easy to work with and is very happy with what he has been able to offer to the city.

6. CITIZEN'S COMMENTS

- A. PUBLIC HEARING - Public Hearing to hear citizen testimony on the proposed Fiscal Year 2025-2026 Budget. This budget will raise more revenue from property taxes than last year's budget by an amount of \$139,061, which is a 4.13% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$140,064.

Public hearing opened up at 6:18pm.

No citizens wanted to comment on this Budget Public Hearing.

Public hearing closed at 6:19pm.

7. DISCUSSION ITEMS

- A. Monthly Staff Reports:

1. Police Department
2. Code Enforcement
3. Animal Services
4. Public Works
5. Fire Department

Police Department- Al Brooks presented the July 23rd- August 26th. Officer's were dispatched to 2141 calls for service including 19 traffic crashes, 15 alarms, 1 assault, 16 assist other agency, 1 burglary in-progress, 4 burglary investigations, 52 disturbance calls, 1 deceased person, 5 calls involving mentally ill, 2 missing persons, 3 fireworks and several other call numbers as well in the report. He then updated council on employee highlights and their

training. He also went over in a presentation about the 2025 Traffic Crash Activity and Traffic Enforcement Activity.

Code Enforcement- Ryan Torrez presented the monthly report for August. He had a lot from the Blitz. He also had 3 open records request. He also updated council on the 54 code violations that he sent out. He updated them on some field visits that he did. There were 80 houses in the blitz that he has addressed. Council member Allen had a question about the high grass in front of Souder and this is the responsibility of the owner and he will let them know about that.

Animal Services- Ray presented the monthly reports for July and August. Total intake for dogs were 52 for July and 48 for August. The cat intake was 29 in July and 2 in August. Live release rate for July was 76% and 70% for August. Live release rate for dogs only was 86% in July and 79% for August. Live release for cats only was 56% for July and 0% for August. He then showed the ACO Field calls by jurisdiction and Forest Hill calls are higher than Everman. The calls per month for July was 1695, and for August is 2066. Also, he said they had 2 events and adopted out 6 for July and August they had 1 event and had 6 adopted out.

Public Works- Gilbert Ramirez presented the monthly report for July and August. For the Parks and Streets Department port they had 13 potholes in July and installed 3 signs in July and 15 in August, 22 Work Orders, 7event set-ups in July and 10 in August, They also had a dead-end projects and that included 8 dead ends that they cleaned and maintenance. He included some pictures of the work that had been done. The Water Department had 100 plus work orders, Shelby Well Tank repairs, replaced 6-inch water valve on Forest Hill, capped off 2-inch waterline at Hommel Elementary, 5 curb stop replacements, 1 service line repair, 2 main breaks, replaced 30ft of 6-inch sewer line on Angela Ct., an 3 sewer lines, removed 6 meters from vacant homes, completed semi-annual report for NTGCD, and also daily rounds and routine work.

Fire Department- Landon presented the report for June 25- September 5th. Calls for service for this time was 232. The average response time for this period of time is 4:18. The dispatched to in route time for this period is 1:09. The total overlapping emergency incidents is 25 or 11% of all calls. The incidents by response type is as follows: Fire type incident- 16, medical emergency is 158, motor vehicle accidents was 14, hazardous conditions was 15, entrapment rescue was 1 vehicle and 20 other calls. Staffing update is 1 new FF/Paramedic in FTO process, should be complete by the end of the month. Training updates are one personnel participating in TCFP Driver Operator training next month, Company level training prioritization- completed 256 hours of training. Also, Landon informed council that he will be out of the office October 13th-17th completing his year 2 training course to full-fill my Certified Executive Professional designation with Texas Fire Chiefs Association. Landon also updated that the City asset auction should be live before the end of week. Also, ISO should be updated before the end of the year. Awaiting new score determination. He explained the importance of this rating number to council.

B. Upcoming Events & Activities

- 1) 9/11 Remembrance Walk - September 11th
- 2) Hispanic Heritage Celebration - September 27th
- 3) National Night Out - October 7th
- 4) Halloween Festival - October 30th

City Manager Craig Spencer just wanted to update council on some upcoming events. he Remembrance walk is on September 11, Thursday at 7pm. Craig also stated that we are

partnering up with Forest Hill on the Hispanic Heritage Celebration and this is September 27, Saturday 10am-1pm. At Civic Center in Forest Hill. Tuesday, October 7th is National Night Out and we have lots of fun things going on and this starts at 6pm. Also, the Halloween Festival is Thursday, October 30th and we re partnering with Timberview Farmstead again this year. This will be at Timberview.

C. Staff Report - Wichita Street Construction Project

This is 99.95 % done. It is almost complete. The cost was covered at 100% except for the striping.

8. CONSIDERATION AND POSSIBLE ACTION

- A. RESOLUTION NO. 2025-08-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

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

Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried.

- B. RESOLUTION NO. 2025-09-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AND ADOPTING THE UPDATED COMPREHENSIVE FINANCIAL MANAGEMENT POLICY STATEMENTS FOR THE CITY OF EVERMAN; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Motion made by Place 6 Davila, Seconded by Place 1 Sanders.

Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried.

- C. ORDINANCE NO. 842 AN ORDINANCE ADOPTING A BUDGET AND APPROPRIATING RESOURCES FOR THE BUDGET YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 APPROVING BUDGET FIGURES FOR FISCAL YEAR 2026; PROVIDING FOR THE FILING OF THE BUDGET AS REQUIRED BY STATE LAW; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Motion made by Place 6 Davila to approve Ordinance 842 with exhibit A being amended to the budget that will be posted immediately online after this meeting in the total amount of 13 million 9 hundred and 10 thousand 7 hundred and 33 dollars, Seconded by Place 1 Sanders. Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 6 Davila
Voting Nay: Place 5 Sellers, Mayor Richardson

Motion Carried.

D. ZONING CASE

A. The Council will conduct a PUBLIC HEARING on Case #4360 a request for zoning change from A2 Single Family Residential to C1 Neighborhood Commercial for the property located at 503 W. Enon Avenue.

To achieve a timely and orderly meeting, the Council asks that the following rules and procedures be respected. Each case will be called in the sequence as listed on the agenda unless otherwise directed by the Mayor. All ensuing dialogue shall be directed to the Council only. After the staff presentation, the applicant and support will be given an opportunity to speak for 3 minutes each to present their case. Opposition may then speak for 3 minutes each. At the conclusion of the opposition, the applicant will be granted 3 minutes for rebuttal. Continuation beyond the speakers allotted time will be at the sole discretion of the Mayor. Those who are unable to speak today are encouraged to submit written comments. Following the official close of each case hearing, the council will remain in open session to deliberate and vote on the item in question. During that time, no further testimony or commentary will be allowed unless directed by the Mayor.

B. CONSIDERATION AND ACTION OF ORDINANCE NO. 844 - AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, MAP AND PLAN OF THE CITY OF EVERMAN, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM A-2 SINGLE FAMILY RESIDENTIAL (A-2) TO C-1 NEIGHBORHOOD COMMERCIAL (C-1) FOR AN APPROXIMATELY 0.31 ACRE PARCEL DESIGNATED AS VAUGHN, R A ADDITION, LOT 6 & 7, BLOCK 2 IN THE TOWN OF EVERMAN, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 11848, PAGE 1831, DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE COMMONLY KNOWN AS 507 W. ENON AVENUE IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

Mayor opened Public Hearing at 7:00pm.

Andy Booth- Everman resident since 1963. He wants council to know he is not against the change to commercial. A concern is the type of business that goes in if it is commercial. He is not for another Liquor store or convenient store. There are good ones and he asked if it is commercial that it is beneficial to the City of Everman and its citizens.

Mayor closed the Public Hearing at 7:07pm.

Motion made by Place 6 Davila, Seconded by Place 1 Sanders.
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried.

9. EXECUTIVE SESSION

- A. Section 551.074 - Personnel Matters - Past performance, review and evaluation of the City Manager

Mayor Richardson opened Executive Session at 7:10pm.

Mayor adjourned the Executive Session at 9:11pm.

No action taken.

10. CITY MANAGERS REPORT

Homecoming Parade starts at 5:30pm tomorrow. We do have a Special Meeting next week on the proposed Tax Rate at 6pm.

11. MAYOR'S REPORT

Mayor Richardson had nothing to report.

12. ADJOURN

Mayor Richardson adjourned the meeting at 9:17pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Thursday, September 4, 2025.

/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.