



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, April 14, 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 6:05pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

Everman City Council Meeting 03-10-2026

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.

B. Financials

February 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

5. PRESENTATIONS

A. Proclamation - National Library Week

Mayor read and presented the Proclamation for National Library Week.

B. Proclamation - National Telecommunicators Week

Mayor Pro-Tem Susan Mackey read and presented the Proclamation for National Telecommunicators Week.

C. Proclamation - National Animal Care and Control Appreciation Week

Mayor Richardson read and presented the Proclamation for National Animal Care and Control Appreciation Week.

D. Proclamation - National Administrative Professionals Day

Council woman Miriam Davila read and presented the Proclamation for National Professionals Day.

- E. Presentation by the Alliance For Children during Child Abuse Awareness Month - Julie Evans; Executive Director

Julie Evans Executive Director with the Alliance For Children came to present to the council during Child Abuse Awareness Month. Julie presented the new law that gives all family's Multidisciplinary Team Response and this is required now. Texas Family Code Sec. 264.4061. She presented what they do everyday and how they create a safe place for these families. Mayor Ray Richardson read and presented this Proclamation for Child Abuse Awareness Month.

- F. Swearing In Ceremony - Code Enforcement Officer Marcy Beecham

Al Brooks introduced Marcy Beecham to council. He then swore her in as the Code Enforcement Officer.

- G. Recognition of the Director of Public Works on his recent achievement of obtaining the TCEQ Class A Wastewater Treatment Operator and Class A Water Operator Licenses

Mayor Ray Richardson read and presented the Recognition of the Director of Public Works on his recent achievement of obtaining the TCEQ Class A Wastewater Treatment Operator and Class A Water Operator Licenses to Gilbert Ramirez.

- H. Presentation of the Everman Police Department 2025 Racial Profiling Report - Chief Al Brooks

Al Brooks presented the Everman Police Department 2025 Racial Profiling Report to the council. The council was handed the 75 page reports for their review. He did want to highlight page 24 and this says the Everman Police Department is in full compliance. Council had no questions about this report.

6. CITIZEN'S COMMENTS

Artie Dawson been living in Everman for years. She would like to know what we are doing about wichita street and just the streets period since they are horrible. Thompson to Bell you cant come up to the Park. She does not like the one-way at all. Animal Control did come get an animal she caught and then let it out 2 doors down, she didn't understand that. Craig did state that they have the funding for wichita and it is coming.

7. DISCUSSION ITEMS

- A. Presentation and Discussion of the MASA Access program for the City of Everman residents - HUB International

Rodney Dryden and Will Winters presented to council information about this program. Medical Access & Service Advantage(MASA) was founded in 1974 and is the leading emergency transportation protection built to enhance healthcare plans by protecting against out-of-pocket costs associated with emergency medical transport. As a global organization with 14 international locations and services in all 50 states and Canada, MASA serves more than 2 million members with emergency and non-emergency transportation cost-reimbursement services and so much more. Mr. Winters stated that the basic protection area includes the continental U.S., Hawaii, Alaska, Mexico, and Canada, with worldwide protection offered for certain plans. Mr. Winters wanted to point out why the need for MASA and the challenges for both Residents and EMS. Every minute matters to the resident and access to emergency care how and when you need it, regardless of the network and with 23,000 ground and air medical

transport providers across the U.S., MASA can provide that. Also, Masa allows residents to get that care they need, when they need it, without the fear of that bill. Also, EMS are critical to public safety, yet consistently difficult to sustain financially. Mr. Winters stated that ambulance billing is complex, collection rates are low, and residents are left with surprise bills that strain trust in local government. The result in this is, your city absorbs costs that could be offset by a smarter approach, while you residents face financial hardship after the very emergencies you responded to. With MASA, it can go from accounts receivable headaches to increased predictable revenue. Mr. Winters stated that today, without MASA EMS departments collect only a fraction of billed amounts on average, aging AR requires staff time or higher billing agency fees and collection agency costs, uninsured residents default and city absorbs the loss, EMS runs budget line item that requires subsidy, and residents face surprise bills and potential financial hardship. Mr. Winters stated that today with MASA, it increased predictability and revenue per transport, MASA pays eligible claims directly to provider, reducing AR pressure, EMS providers receive faster reimbursement, shortening revenue cycle, residents are protected before an emergency happens, and community goodwill and leadership seen as proactive. This is providing confidence and improving outcomes with a low-price, and high-value solution. Mr. Winters provided council with the Benefits and for Emergency Ground Ambulance Protection, MASA provides up to \$750 for Emergency ground transportation in the U.S. or Canada to a medical facility. Emergency Air Ambulance Protection, MASA provides coverage up to \$7,500 for emergency air transportation in the U.S. or Canada to a medical facility. He also went over with council how requests for ambulance payment works and the process from approval to protection in weeks, not months. Also, the participation is voluntary to the residents but they do have to OPT out and that is a very easy and simple to do. This will also cover the whole household. Mr. Winter will make sure the residents get all this information and they are aware. Mr. Winter stated lastly that this would be very minimal lift for your staff after launch. Rodney added that he is very proud of this program. Council is in general consensus on moving forward with starting this process.

B. Monthly Staff Reports

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

Al Brooks presented the Everman Police Department Activity Report for March 1-31, 2026. Officers were involved in 1657 calls for service. Traffic enforcement activity data unavailable. Officer Frias has submitted her resignation and will be leaving the department next week which puts us three short. On the brighter side, we are currently awaiting results from psychological evaluation for two prospects and hope to move them into the next step in the hiring process within the next few days. Just a reminder of the ricks our officers face, since our last meeting Everman officers were involved in physical altercations on three separate incidents, with the suspect in one incident making aggressive efforts to obtain the officer's sidearm.

Marcy presented her first report for Code Enforcement. Marcy stated she has seen some areas of need in the city and she would like to educate our citizens. She is also addressing health and safety and this is very important to educate to our citizens. With educating, she will take the time to address the complaint and make contact with the citizens. She will go out and address these pretty quickly, and talk to the citizens and educate them because she thinks this is the best way to address a complaint. She has also established some processes in IWORQS, which is the data software that we use for pace reports and our data. She has a process in this software, starting off with door hangers stated the violation if it is a small

violation and more significant violations may start with violation letter. Then she will allow a time frame for the violation to comply, which is normally 10 days but that can vary in different situations. She will then do a follow up to make sure the resident is in compliance. Marcy stated that a notice of violation will state in terms the citizen can understand on what that violation is. She is big on educating the public and she has created two flyers. One is for the residential neighborhoods, and since she has received complaints on Prairie street she has sent them there first. This is information on what kind of violations she is looking for and a time frame when she will be back to check for these violations. This also included pictures of examples she was talking about to the citizens. She did the inspection and noticed that several people cleaned up and there were on a few violations and lots of progress and this is what the plan for her to do all over the city. She wants them to know that she is here to help. She also did the same thing to commercial properties as well. She also did a drive through on those commercial properties there were a lot taken care of and she will do a follow up on those as well again. In the month Marcy has been here she has opened up 41 cases and have closed 7. She has observed about 62 violations, and had a few open records request in April. Her focus is neighborhood appearance and achieving compliance. She will also work on getting her flyers translated into Spanish as well.

Mayor adjourned into a break at this time 7:46pm.

Mayor called the meeting back to order at 7:54pm.

Ray presented the Municipal Animal Services Report for March 2026. Intake for dogs-69 (15 dogs from Everman) Intake for Cats- 14 (10 cats from Everman) Phone calls received 1159 and this is a 27% decrease from March 2025. Total field calls for Service -164(47 calls from Everman).

Landon presented the Fire Department report. Calls for service Feb 11th to present is 207. For staffing there is one new full-time firefighter/paramedic starts April 23rd. We hired 2 part time firefighter/EMTs, and personnel out on FMLA have returned to full duty. Celebrate America Fest announcement coming soon to social media and scheduled for Saturday June 27th.

Gilbert presented the March 2026 monthly report. Parks and Streets have been doing the routine park and building maintenance, installed markers on the side of Everman Parkway, Removed all damaged flag poles, bought and installed 11 parking stops on the new ACO building, installed light fixtures and cleaned the ACO offices, installed two signs on the Enon Bridge, installed 2 new volleyball nets at Johnson Park, and repaired 10 potholes and 2 asphalt overlays. Water Department has being doing 90 plus workorders, routine Well Reports and Meter Reading, set up a sprinkler system at Memorial Park, sewer line replacement, three service line repairs, two main breaks, and two curb stops.

C. Review, Discuss, & Comment on the Draft 2026 Community Development Corporation Strategic Plan

Craig stated that he has provided this Plan to them in hand. Craig presented the draft 2026 Community Development Corporation Strategic Plan. Craig explained what this Plan is and what its focusses on for the City of Everman. He also displayed for council to review the Mission Statement and Vision Statement. Craig displayed what this Strategic Plan captures for the city and all the new tools that they provide for the city. This plan included the goals and objectives, and identifies specialized zones for economic development.

D. Discussion related to the potential adoption of a Zoning Ordinance that would modify the Permissible Use Table to require a Special Use Permit for Dance Halls and Ballrooms in the C-1 Neighborhood Commercial District

Craig stated he wanted to put this on the agenda for discussion since it will require a public hearing and certain steps. Craig stated that before he started taking these steps he wanted to see if there were any other changes that they may want to consider. Craig stated that one thing that came to light at a recent zoning hearing, is that we do not allow this particular business in C-1, however, we do allow dance halls which are like the Event halls we currently have and we have three of them in a one block radius along Everman Parkway. The request for this was that we needed to limit this in the C-1 zoning. Allow it in C-2 but restrict it in C-1 by changing it from Permitted, which in zoning you can permitted, not permitted it, or allow a special use permit, to a special use permit. This means these would come to council case by case and they would have to make an informed decision in order to allow that to exist or not based on the special use permit and there would be guidelines that they would have to meet. Craig stated that he handed out to council the permitted uses in C-1, and in C-2, which is all of C-1 plus a few extras. Craig stated that one that stands out to him is Smoke Shops, which falls under Retail Sales/Trade under Drug, apothecaries, pharmacies and sundry. We do have one smoke shop along Everman Parkway and the Police Department has been working significant issues and concerns at that particular business. We have had interest from another smoke shop and it did go another way. Craig wanted to make sure this is something they want to allow. He wanted to open this up for discussion. Any current businesses that are in anything we change will be grandfathered in unless they change owner ship or shut down, they will no longer be able to operate. We will let all those owners of businesses know about any changes. The SUP(Special Use Permit) is tied to the C/O. Craig stated that we do have limited C-2 Zoning. Craig displayed a map showing where all the C-2 zoning is and C-1 Zoning as well so that they could see a visual. Council is in agreeance with Craig on not allowing those 2 things that he had concerns about. Craig stated that it may be better to make it required to have a Special Use Permit in C-1 and C-2 and they will have to deal with these case by case and the council would also like to have packaged liquor stores, cocktail lounges and taverns, and pawn shop to SUP as well. Craig will get with the City Attorney to get this process started for these four things.

8. CONSIDERATION AND POSSIBLE ACTION

- A. RESOLUTION NO. 2026-04-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE CITY MANAGER TO SOLICIT REQUESTS FOR QUALIFICATIONS (RFQ) AND/OR REQUESTS FOR PROPOSALS (RFP) FOR THE EXPANSION AND RENOVATION OF CITY HALL; 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 2 Renfro, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Voting Nay: Place 3 Allen

- B. Consideration of appointment of 3 City Council members to an ad hoc City Hall Design Committee

Motion made by Place 4; Mayor Pro-Tem Mackey to appoint Mayor Ray Richardson, Susan Mackey and Linda Sanders to the City Hall Design Committee and Judy Sellers as an Alternate, Seconded by Place 2 Renfro.

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.

- C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ACKNOWLEDGING AND ACCEPTING THE RECOMMENDATION OF THE TAX INCREMENT REINVESTMENT ZONE NO. 1 BOARD; AUTHORIZING THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED \$75,000.00 FOR ENGINEERING

FEASIBILITY AND TRAFFIC STUDIES; AUTHORIZING THE USE OF THE CITY'S CONTRACTED ENGINEERING FIRM; 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 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Place 6 Davila, Mayor Richardson

Motion Carried.

- D. ORDINANCE NO.849 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF EVERMAN, BY AMENDING CHAPTER 14, "PARKS AND RECREATION"; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE AND, IN CASES OF ENDANGERMENT TO PUBLIC HEALTH AND SAFETY, A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.090) FOR EACH OFFENSE; 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, Mayor Richardson

Motion Carried.

- E. Discussion and Possible Action Regarding Opportunity Zones 2.0 Nomination for Census Tract 1112.02, Everman, Tarrant County ere

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.

9. EXECUTIVE SESSION

- A. Section 551.071 - Seek Advice of the City Attorney related to possible amendments to Ordinance 763 establishing Child Safety Zones

Mayor Richardson called Executive Session at 9:08pm.

Mayor adjourned Executive Session at 9:30pm.

No Action Taken.

10. CITY MANAGERS REPORT

Craig updated council that Little Cesar's is coming to Everman, they have submitted for their permit and Soccer 5 as well. The Budget meeting for Friday is moved to 2pm instead of 1pm. He also updated the council about the Everman United Methodist Church could be closing and the Tarrant County Food Pantry ran through there and that will be no more. We are working to see about keeping that program and he will update the council with that.

11. MAYOR'S REPORT

12. ADJOURN

Mayor Richardson adjourned the meeting at 9:32pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Wednesday April 8, 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.