



EVERMAN CITY COUNCIL REGULAR MEETING

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

AGENDA

1. MEETING CALLED TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

Everman City Council Meeting 2-10-2026

B. Financials

January 2026

5. PRESENTATIONS

A. Proclamation - Texas Independence Day

B. Proclamation - National Women's History Month

C. Swearing In Ceremony - Municipal Animal Services Officer Austin Millian

6. CITIZEN'S COMMENTS

7. PUBLIC HEARINGS

A. Public Hearing to receive citizen comments on the consideration of amendments to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (TIRZ #1), City of Everman, Texas, in accordance with Chapter 311 of the Texas Tax Code.

8. DISCUSSION ITEMS

A. Monthly Staff Reports

(1) Police Department

(2) Animal Services

(3) Fire Department

(4) Public Works

B. Staff Update - RFQ/RFP For Design Build Services related to the new Animal Services Shelter

- C. Staff Report - Forest Hill Public Library District 2025 Achievement of Excellence in Libraries Recognition and Celebration
- D. Staff Report - City Council briefing of a new citizen notification system with Hyper-Reach
- E. Staff Report - Residential Garbage Rate Increase per contract with Waste Connections

9. P&Z CASE HEARINGS

- A. A. The City Council will conduct a PUBLIC HEARING on Case #5191 a request for zoning change from C1 Neighborhood Commercial to C2 General Commercial for the property located at 612 Michael Drive.

To achieve a timely and orderly hearing, 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 chair. 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 deliberate and vote on the item in question. During that time, no further testimony or commentary will be allowed unless directed by the Mayor.

2.Consideration of Ordinance No. 849 - 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 C-1 NEIGHBORHOOD COMMERCIAL (C-1) TO C-2 GENERAL COMMERCIAL (C-2) FOR AN APPROXIMATELY 0.492 ACRE PARCEL DESIGNATED A TRACT OF LAND OUT OF BLOCK 5, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 5165, PAGE 215, DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE COMMONLY KNOWN AS 612 MICHAEL DRIVE 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.

10. CONSIDERATION AND POSSIBLE ACTION

- A. ORDINANCE NO. 847 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS AMENDING ORDINANCE NO. 670 WHICH ESTABLISHED THE TAX INCREMENT REINVESTMENT ZONE NO. 1 TO AMEND THE BOUNDARIES OF THE ZONE AND AMEND THE PROJECT AND FINANCING PLAN AND RELATED MATTERS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
- B. ORDINANCE NO. 848 AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS ADOPTING AN UPDATED DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN; AMENDING CHAPTER 20, "UTILITIES" OF THE EVERMAN CODE BY ADOPTING A NEW ARTICLE X, "DROUGHT CONTINGENCY/WATER EMERGENCY MANAGEMENT PLAN"; AMENDING CHAPTER 20 BY ADOPTING A NEW ARTICLE XI "LAWN AND LANDSCAPE IRRIGATION"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE;

PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

- C.** RESOLUTION NO. 2026-03-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH TARRANT COUNTY, TEXAS FOR RECONSTRUCTION OF PARKING LOTS AT THE CITY OF EVERMAN ANIMAL SHELTER ; RATIFYING THE EXECUTION OF SAID AGREEMENT BY THE CITY MANAGER AND/OR THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.
- D.** RESOLUTION NO. 2026-03-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AMENDING ARTICLE V – LEAVE POLICIES OF THE CITY OF EVERMAN PERSONNEL MANUAL BY AMENDING SECTION 5.02 VACATION LEAVE AND SECTION 5.03 SICK LEAVE REGARDING PAYMENT UPON SEPARATION; PROVIDING FOR IMPLEMENTATION; AND DIRECTING THE DIRECTOR OF HUMAN RESOURCES TO UPDATE AND DISTRIBUTE THE PERSONNEL MANUAL NO LATER THAN MARCH 31, 2026.
- E.** RESOLUTION NO. 2026-03-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ADOPTING A CYBERSECURITY POLICY FOR THE CITY OF EVERMAN; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
- F.** RESOLUTION NO. 2026-03-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ADOPTING AN ASSET MANAGEMENT POLICY FOR THE CITY OF EVERMAN; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
- G.** RESOLUTION NO. 2026-03-05 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE CREATION OF THREE (3) PART-TIME SEASONAL STREET MAINTENANCE POSITIONS; PROVIDING FOR FUNDING FROM THE STREET IMPROVEMENT TAX FUND FOR THE MONTHS OF APRIL, MAY, AND JUNE; AND PROVIDING FOR AN EFFECTIVE DATE.

H. Consideration and Possible Action on an appointment for the Planning & Zoning Commission

11. 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)
- B.** Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney to wit: Earlene Wilson v. Rollmania, LLC, City of Everman, et al. Cause No. 067-364940-25
- C.** Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property - to wit 400 Wichita St - Soccer5 USA

12. CONSIDERATION AND POSSIBLE ACTION FROM EXECUTIVE SESSION

13. CITY MANAGERS REPORT

14. MAYOR’S REPORT

15. ADJOURN

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



EVERMAN CITY COUNCIL REGULAR MEETING

Tuesday, February 10, 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 6:03pm.

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

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Proclamation

Texas Independence Day

WHEREAS, on March 2, 1836, delegates gathered at Washington-on-the-Brazos and adopted the Texas Declaration of Independence, establishing the Republic of Texas as a sovereign nation; and

WHEREAS, the courageous men and women who fought for Texas independence demonstrated extraordinary bravery, sacrifice, and an unwavering commitment to liberty and self-governance; and

WHEREAS, the principles of freedom, personal responsibility, and resilience embodied by the Republic of Texas continue to shape the identity, culture, and character of the State of Texas today; and

WHEREAS, Texas Independence Day serves as a reminder of the rich heritage, diverse history, and enduring spirit that unite Texans in pride of their state and community; and

WHEREAS, the City of Everman proudly recognizes the contributions of all Texans, past and present, who have worked to build strong communities grounded in service, opportunity, and civic engagement;

NOW THEREFORE, BE IT PROCLAIMED BY THE EVERMAN CITY COUNCIL does hereby recognize March 2, 2026, as Texas Independence Day in the City of Everman and encourages all residents to reflect upon the history of our great state, celebrate its legacy of independence, and recommit themselves to the ideals of freedom and public service.


Honorable Mayor Ray Richardson



Proclamation

National Women’s History Month

WHEREAS, March is nationally recognized as National Women’s History Month, a time to honor and celebrate the vital contributions of women to our nation’s history, culture, economy, and civic life; and

WHEREAS, women throughout American history have played indispensable roles in advancing civil rights, education, public safety, business, science, government, healthcare, and community development; and

WHEREAS, the courage, leadership, and perseverance of women have strengthened families, enriched communities, and shaped the progress of our State and Nation; and

WHEREAS, women continue to serve as leaders, innovators, educators, first responders, entrepreneurs, public servants, and advocates—making meaningful contributions to the City of Everman and beyond; and

WHEREAS, recognizing the achievements of women encourages future generations to pursue excellence, leadership, and service in all fields of endeavor;

NOW THEREFORE, BE IT PROCLAIMED BY THE EVERMAN CITY COUNCIL does hereby recognize March 2026 as National Women’s History Month in the City of Everman and encourages all residents to celebrate the accomplishments of women past and present, promote equal opportunity, and honor the leadership and service of women within our community.


Honorable Mayor Ray Richardson



REQUEST FOR QUALIFICATIONS
CITY OF EVERMAN
ANIMAL SERVICES SHELTER CONVERSION

GROSSMAN DESIGN BUILD
FEBRUARY 2026

OVERVIEW

Dear Selection Committee,

It is with enthusiasm that we present this packet for the Design / Build services for the new city project in Everman, Texas. We have no doubt that our team's thoughtful plan, attention to detail, and excitement for the project will be evident throughout. What is most important are not necessarily the pretty pictures or the bottom line, but the process, the talent, and the passion that went into their creation. We hope what becomes most evident in this proposal is that, in our team, these three qualities exist in equal measure and will be applied to the ongoing evolution and refinement of the project that is ultimately built.

We will detail why Grossman Design Build is uniquely qualified to perform all your Design Build needs throughout this proposal packet.

Our team is led by Gary Grossman, a veteran architect of over 34 years, who has plenty of experience designing and building municipal fire stations. We will focus on efficiencies in the design and construction management to create the best value for the City.

With the remaining professional team we have a management approach that focuses on up-front planning and accurate pricing that ensures the foundation for a successful project. We have a seasoned team of designers with a builders perspective to ensure accurate and value engineered design.

We look forward to discussing our proposal with you in more detail. Thank you again for the opportunity.

Please refer to our point of contact on this project as:

Brian Grossman at 911 East Broad Street, Mansfield, Texas 76063 or call 817-473-9168.

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- Boycotting Israel
- Verification

WHY DO YOU BELIEVE YOUR FIRM WOULD BE A GOOD CHOICE FOR EVERMAN?

Design-Build. You might say it's a simple approach to construction. A team, working together from start to finish in open communication and purposeful collaboration to deliver otherwise unachievable results. It's the notion that when owners sit at the same table with architects and builders, engineers and estimators, great ideas – the best ideas – are born. And the way is paved for creative solutions to take hold, resulting in costs minimized, schedules streamlined and efficiencies realized.

The customer is at the heart of the design and construction process while GDB provides the framework, allowing decisions to be made in a timely fashion. We work hard at making sure our clients understand all of their options and the associated impacts, which helps them to make well-educated decisions.



ADVANTAGES

- We have extensive knowledge and experience of design build style Fire Station projects. We have completed 9 projects over the past 5 years, and currently are in the process of constructing 3 more.
- Grossman Design Build has all the appropriate software and skill to complete these projects. We can render anything in 3D Max, with BIM software to illustrate details.
- Previously we have traveled across 13 states for work with Texas Roadhouse, we are able to travel wherever the work needs us to be.
- We are able to provide proper bonding and insurance on all our projects. We take quality and safety on the project seriously. Its our No. 1 priority.



ABOUT US

Design Build is what we do at GDB.

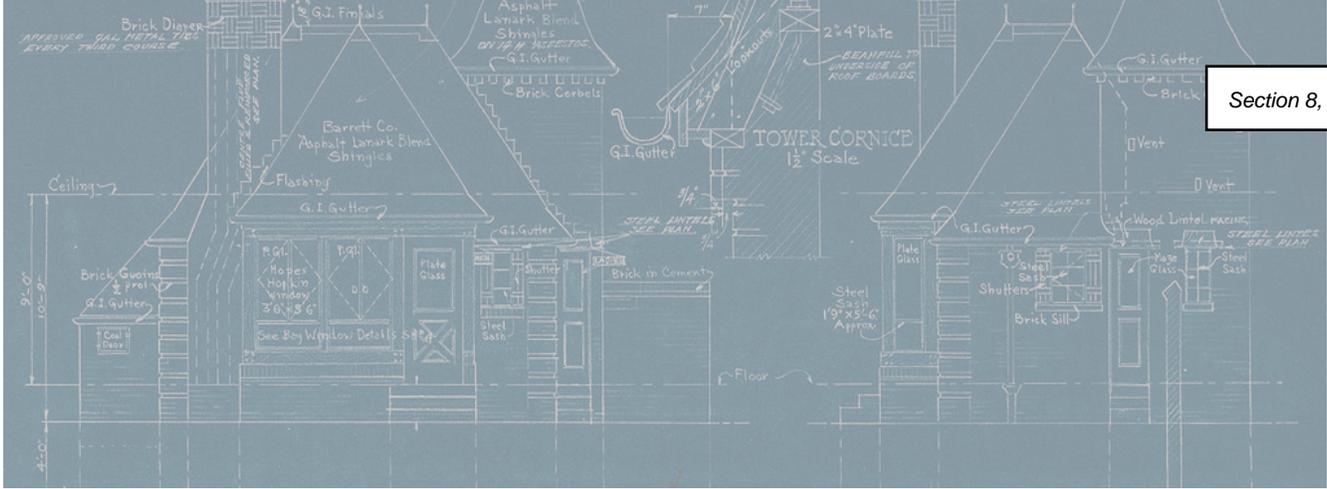
Our professional team is dedicated to designing a quality facility for each and every client we serve. When GDB commits to a project we make ourselves available to answer our clients every need. We will be with you throughout this project to answer every question, provide consistent project oversight, and ensure the project is delivered on time, and within budget, every time. We are a believer that success comes from client involvement, client communication and honesty. We feel it is a partnership with the client, and we will engage our partners working hand in hand to achieve our goals. We will work together to develop design ideas and solutions. Together we will identify critical decisions that must be met to ensure the project's design, schedules, and budget. We bring our experience that will help assist you in developing and design that meets your current needs and provides future flexibility.



City of Crandall Fire Station Rendering

We design and plan to the extent that we rarely have any change orders necessary on any project. We are not one of those contractors that make their money off of change orders. We design the project around your budget and once all final selections are made, that is how much it costs, not the other way around.

Every project is different, and every project requires its own unique design. This is the basis for the Grossman Design Build's approach to designing a concept like this fire station. Our approach to any project begins with understanding the scope of services and includes a thorough knowledge of all project issues.



01 DESIGN

We believe that each project possesses a unique set of challenges and opportunities, and these particular factors guide our design processes. By embracing the singularity of each project, we open ourselves to opportunities that not only result in new and creative solutions, but also fully address the specific requirements of each project.

03 PROFESSIONAL TEAM

While creativity is always our goal, we concentrate first and foremost on resolving key functional planning challenges, all the while incorporating architectural creativity to each evolving design solution.

02 CONSTRUCTION

We strive to develop solutions that are both client- and context- sensitive, with equal regard to such factors as budget, operational efficiency, long-term maintenance, environmental responsiveness, and compliance.

04 QUALITY AND FINISH

To us, there's no such thing as a small construction project. Every project has our name on it, and that means delivering the highest standards of quality for every project, even the "small" ones.

OUR MISSION

Our mission is to improve the design-build experience. We recognize and promote the talent of our labor force, creating meaningful bonds and surpassing deep-seated client expectations.

OUR HISTORY

We have been in business since 1988 and have spent that time growing our business out of referrals. We strive to reach our clients goal which has in turn made us reach ours.

OUR GOALS

To respect and foster relationships with all team members and clients while promoting their continual growth and achievement.

Architecture not only reflects our time and culture, but also shapes it. As architects and designers, we create settings to inspire the way we live, learn, heal, work and play. It is our essential humanity that moves us to do good, create places that facilitate activity and bring joy to the human spirit.

All in all, Grossman Design Build is about honesty and trust. We are 100% upfront and honest with all of our customers in all phases of design, pricing and construction. We love design build. This is not just another job for us, this is who we are. We do not ever dread getting out of bed in the morning and going to work, because we love what we do and I think it shows in how we treat our customers and how our projects turn out, with careful consideration throughout.



WE HAVE ONLY A **QUALIFIED TEAM** OF BUILDERS AND EXPERIENCED ARCHITECTS

Our professional team is dedicated to designing a quality facility for each and every client we serve. When GDB commits to a project we make ourselves available to answer our clients every need. We will be with you throughout this project to answer every question, provide consistent project oversight, and ensure the project is delivered on time, and within budget, every time.

We are a believer that success comes from client involvement, client communication and honesty. We feel it is a partnership with the client, and we will engage our partners working hand in hand to achieve our goals. We bring our experience that will help assist you in developing and design that meets your current needs and provides future flexibility.

In addition to being a family based company, we have great sub-contractors and professional consultants who have been a vital partner with GDB throughout our Design Build Projects. Our newest sub-contractor has been with us for over 5 years now, thus proving our commitment to them and them to us. We do not have a quick turn over rate of employees or subs because we pride ourselves on doing right by everyone and taking care of our “family” of customers, employees, sub-contractors and professional consultants.

PROFESSIONAL APPROACH

I would also like to mention our charitable work. We have completed numerous projects around DFW for those in dire need under the guidance of the Wesley Mission Center and the First United Methodist Church. With zero cost to those we have assisted we used our resources and connections to improve their home and living situation. We have also recently partnered with the Make-A-Wish foundation helping them grant the many wishes of their children in need. We have designed and built playhouses and treehouses for them across the state of Texas.

We design and plan to the extent that we rarely have any change orders necessary on any project. We are not one of those contractors that make their money off of change orders. We design the project around your budget and once all final selections are made, that is how much it costs, not the other way around.

Our approach to any project begins with understanding the scope of services, and includes a thorough knowledge of all project issues. It also includes recommendations to improve the scope by including unique concepts and cost saving design / construction techniques without losing sight of the ultimate goal.

1. FIRM INFORMATION:

Name of Firm:

Grossman Design Build

Type of Entity:

S-Corporation

State of Creation:

Texas, 1988, Re-branded from Gary Grossman Architect & Construction to Grossman Design Build in 2010

Office Location:

Grossman Design Build
1045 Matlock Road
Mansfield, Texas 76063

Primary Individual to Contact (Per this Specific Project)

Brian Grossman, *Partner*
State of Louisiana Licensed Contractor # 58417

O: 817-473-9168 C: 817-454-0898

Website: www.GrossmanDesignBuild.com

Email: Brian@GrossmanDesignBuild.com

2. FINANCIAL INFORMATION

Provide name, address, and number of financial institution where funds will be deposited, and where payments will be drawn.

Jake Hardin, President
American National Bank of Texas
2500 E Broad St., Suite 100, Mansfield, TX 76063
JakeHardin@anbt.com



3. BONDING INFORMATION:

Provide name, address, and number of Bonding Company and agent.

Contract Bonding Agency

Fred Thetford (Quade), President
2525 Ridgmar Blvd. Suite 320, Ft. Worth, Texas 76116
Phone: 817.632.1302

4. MEMBERSHIP OF DBIA

Yes, Grossman Design Build is a member of DBIA, our member # is 1143641.

5. & 6. ACCREDITED DESIGN BUILD PROFESSIONAL ON STAFF

Yes, Gary Grossman has been a licensed architect since 1984, license #12464 TX, and Eric Grossman is a registered landscape architect since 2009 #2599 TX.

7. & 8. ACCREDITED LEED PROFESSIONAL ON STAFF

Our consultant Jim Meyer is LEED Certified if we needed to provide a LEED Certification on these buildings we have the ability to bring that option to the city of Everman. We've used Mr. Meyer for over 12 years.



9. & 10. HOW MANY YEARS HAS THE ARCHITECTURAL FIRM AND GC WORKED TOGETHER? IS THE DESIGN-BUILD TEAM INTEGRATED?

We are an integrated company. We are architects and project managers. We do it all here. We don't design for anyone else but ourselves. GDB has excelled at this because we have the design background along with the construction experience to build cost-effective facilities.

11. LIST KEY PERSONNEL TO THIS PROJECT AND THE ROLES THEY WILL PERFORM. PROVIDE A BRIEF RESUME OF EACH LISTED PERSON

Names of Principal Officers of the Firm.

Gary Grossman, *Principal Officer / President*
State of Texas Registered Architect # 12464
State of Texas Interior Designer # 8058
State of Texas Registered Builder # 11891

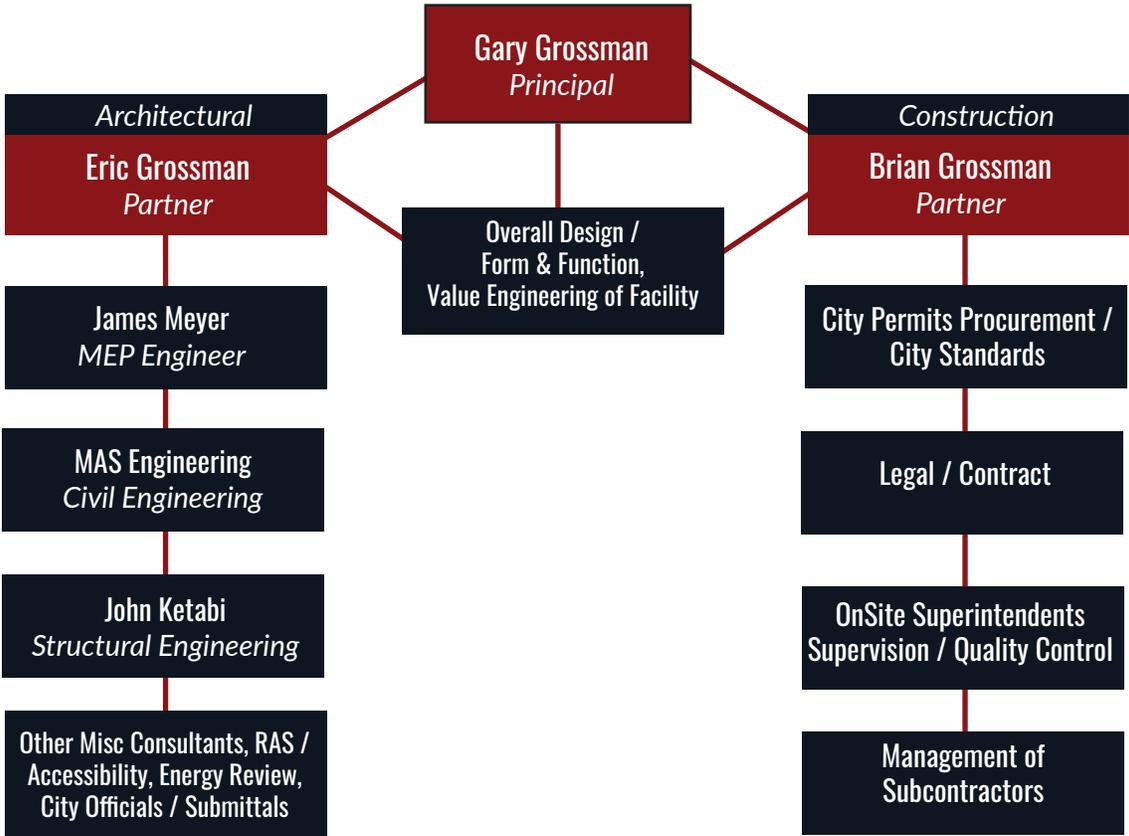
Eric Grossman, *Partner*
State of Texas Registered Landscape Architect #2599
National ICC General Standard Contractor - 2013

Brian Grossman, *Partner*
State of Louisiana Licensed Contractor # 58417



11. KEY PERSONNEL:

Organizational Chart for GDB



Parker County ESD Fire Station



KEY PERSONNEL:



GARY GROSSMAN

PRESIDENT

Role Highlights:

- Oversee team with project owner, design team, construction
- Provide leadership during construction
- Review progress during construction
- Ensure processes are implemented
- Provide support for 100% client satisfaction

E: gary@grossmandesignbuild.com
 O: 817-473-9168

Education

Bachelor of Science in Architecture,
 University of Texas at Arlington

Licenses & Registrations

Registered Architect-Texas #12464
 Licensed General Contractor
 Registered Interior Designer

PROJECT EXPERIENCE

- Seagoville Fire Station - 2020
- Wilmer Fire Station -2020
- Bexar County ESD - 2020
- City of Glenn Heights City Center - 2019-2020
- H&O Die Warehouse - 2019 - 20
- City of Crandall Fire Station - 2019
- Montgomery County ESD #1- New Station- 2017
- Parker County ESD #1-Aledo/Annetta South- 2017
- Liberty County ESD #2, Daisetta, TX - 2016
- Montgomery County ESD #3, Montgomery, TX - 2016
- Duval County Volunteer Fire Station 2015
- Villagio Event Center, Burleson – 2015
- Villa Dianna Restaurant, Burleson - 2015
- City Of Mansfield Fire Station #2 – 2014
- First Baptist Church, Mansfield – 2014
- Dairy Queen Kitchen Remodels – 2014, 2015

KEY PERSONNEL:



ERIC GROSSMAN

PARTNER, LANDSCAPE ARCHITECT

Role Highlights:

- Review all drawings and specifications and ensure they properly relate to the estimate;
- Obtain information and approvals required from the owner, architect, and engineers for the timely processing of drawings and documentation;
- Establish and maintain document control procedures;
- Manage project closeout, secure all final guarantees and warranties required

E: eric@grossmandesignbuild.com
O: 817-473-9168

Education

Masters of Science In Real Estate
University of Texas, Arlington

Bachelor of Science in Landscape
Architecture, Texas A&M University

Licenses & Registrations

Registered Landscape Architect-
Texas #2599
National Standard General Building
Contractor - IBC Code 2009
Licensed Real Estate Salesperson
#0607248

PROJECT EXPERIENCE

- Seagoville Fire Station - 2020
- Wilmer Fire Station -2020
- Bexar County ESD - 2020
- City of Glenn Heights City Center - 2019-2020
- H&O Die Warehouse - 2019 - 20
- City of Crandall Fire Station - 2019
- Parker County ESD #1 Aledo/Anetta South- 2017
- Duval County Volunteer Fire Station 2015
- Villagio Event Center, Burleson - 2015
- Villa Dianna Restaurant, Burleson - 2015
- City Of Mansfield Fire Station #2 - 2014
- Texas Roadhouse Room Additions (28) - 2013-2015
- Eagle Self & RV Storage 2014
- First Baptist Church, Possum Kingdom - 2012
- Tuscan On Walnut Creek Office Center - 2010-2012
- Aristide Event Center - 2011

KEY PERSONNEL:



BRIAN GROSSMAN

PARTNER, DIRECTOR OF CONSTRUCTION

Role Highlights:

- Lead and manage the preconstruction and construction efforts from start to finish
- Establish project goals from all clients viewpoints
- Coordinate with Superintendent and Project Manager to manage the construction process
- Review QA/QC Program Implementation with Superintendent

E: brian@grossmandesignbuild.com
O: 817-473-9168

Education

Bachelor of Science of Business Administration, Stephen F. Austin University

Licenses & Registrations

Registered Louisiana Contractor

PROJECT EXPERIENCE

Seagoville Fire Station - 2020
 Wilmer Fire Station - 2020
 Bexar County ESD - 2020
 City of Glenn Heights City Center - 2019-2020
 City of Crandall Fire Station - 2019
 Liberty County ESD #2, Daisetta TX- 2016
 Montgomery County ESD #3, Montgomery, TX - 2016
 Spirals Gymnastics, Kennedale - 2015
 City Of Mansfield Fire Station #2 - 2014
 Covenant Baptist Church Remodel - 2014
 Dairy Queen Remodels (6) 2014-2015
 Seville Farms, Mansfield - 2013
 Tuscan On Walnut Creek Office Center - 2010-2012
 Texas Roadhouse Room Additions (64 total) - 2013-2015
 Aristide Event Center - 2011

KEY PERSONNEL:

JIM MEYER - MEYER ENGINEERING

Education

Iowa State University
Mechanical Engineering. 1971

Licenses & Registrations

Professional Engineer

Role Highlights:

- MEP Engineer of Record
- 44 Years Experience
- NCEES Certified, LEED Accredited
- Multiple major projects throughout Texas from Healthcare to Educational Facilities

RANDALL EARDLY - WIER AND ASSOC

Education

Texas A&M University
Civil Engineering. 2004

Licenses & Registrations

Professional Engineer -

Role Highlights:

- Civil Engineer of Record
- American Public Works Assoc. Member
- Hispanic Contractors Assoc.
- Broad experience of Utility and Roadway Design

JOHN KETABI - ACCESSIBLE BUILDING CO.

Licenses & Registrations

Professional Engineer -82419

Role Highlights:

- Structural Engineer of Record
- Consult GDB on Value Engineering of the Project with respect to creating as much clear space as allowed.
- Design and Provide Pre-Engineered Building Structure
- 23 Years Experience in Texas

12. PROJECTS OF LAST 5 YEARS:

We have completed 47 projects in the past 5 years, and out of those 38 were municipal / county / ESD projects.

13. LAST FIVE MUNICIPAL PROJECTS WITH REFERENCES:

City of Kennedale Fire Station
Eric Peterson - epeterson@cityofkennedale.com

City of Seagoville Fire Station
Chief Todd Gilcrease - 972-287-2050

Parker County ESD 1
Stephen Watson, Fire Chief PCESD 1
817.523.7598

City of Everman
Craig Spencer - (817) 293-0525

City of Crandall - Police and Fire Station
Jana Shelton - City Manager - 972-427-3771



OUR LATEST PROJECTS



CITY OF CRANDALL, POLICE & FIRE STATION

This project was originally estimated to come in around \$6.6 million, at this time GDB came in and value engineered both facilities to reach their budget of \$4.4 million, as well as keeping the building at approximately the same size and look.

Over 18,000 sqft for both buildings, the fire station has three double bays, a large training room, and 6 bunks. The police station also will serve as the city council chambers, and municipal court. The facilities are in downtown Crandall, with the goal to revitalize the downtown area.



Client:	City of Crandall, Jana Shelton
Budget:	\$4,400,000.00
Date:	May 2019 - Feb 2020
Team:	Gary Grossman - Architect,
Members:	Brian Grossman - Project Manager

CITY CENTER - CITY OF GLENN HEIGHTS - CITY HALL, POLICE, FIRE



This project consists of three buildings, a City Hall, a Public Safety, and Community Center in the city of Glenn Heights. It consists of about 50,000 square feet with outdoor courtyard space.

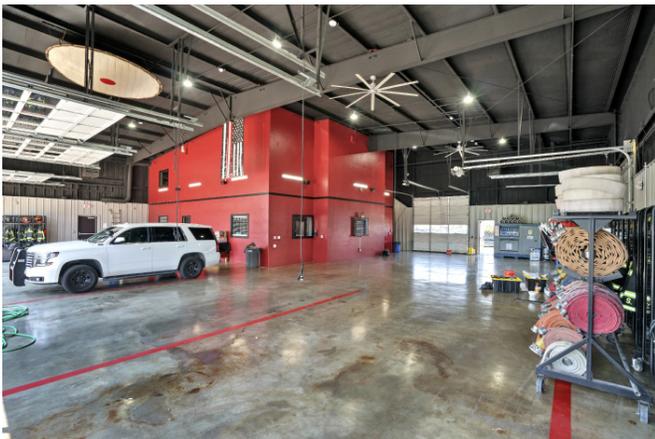
Client: City of GH
Budget: \$13,500,000
Date: Spring 2022
Team: Gary Grossman - Architect,
Members: Eric & Brian Grossman -
Abbas Mohammed - PM
AJ Amjad - Site Superintendent -

PEASTER SUBSTATION



Client:	PCESD1
Budget:	\$3,100,000
Date:	2024
Team	Gary Grossman - Architect
Members:	Brian Grossman AJ Amjad

CITY OF EVERMAN - FIRE STATION REMODEL



This is a 5 bay station remodel. This was one of our most successful projects to date. Here besides minor cosmetic changes we did not have a major change order. The project came in on time and at budget.

Everman moved off site until the station could be completed. Please reach out to Craig Spencer about working with GDB. His contact info is on the reference page.



Client: City of Everman
Budget: \$780,000.00
Date: Summer 2021
Team: Gary Grossman - Architect
Members: Brian Grossman - Project Manager
Luis Garcia - Site Super

JOHNSON COUNTY ESD 1 (PERMITTING PHASE)



Client: JCESD 1
Budget: \$3.9 mm
Date: Winter 2025
Team: Gary Grossman - Architect
Members: Brian Grossman - Project Manager
AJ Amjad - PM
Jacob Carpentier - Site Super

PCESD #1 - 5 BAY STATION



This was a very successful project. It was essentially two projects at once. There was another smaller station that we were building a few miles away. This had some great synergy to it because we could basically run both like one job with the same trades working on both stations. The site had some issues with getting power to it, and a gas line easement to the rear, but everything worked out. The kitchen turned out beautiful. It had a wood ceiling with a large serving island and commercial range that is perfect for severing all the firemen and their families.



We had some left over upstairs mezzanine space that we utilized as a weight room and overflow storage. We also installed plywood around the upstairs windows so they could put their ladders up in the bay, and practice getting in and out of upstairs windows.



Client: PCESD - Mark Jack, President
Budget: \$1,500,000.00
Date: Fall 2017
Team: Gary Grossman - Architect,
Members: Eric Grossman - Project Manager



14. HOW MANY SUPERINTENDENTS WOULD YOU EXPECT TO ASSIGN TO THIS PROJECT :

We expect to have one full time superintendent to this project with our Project Manager to oversee and help the site superintendent with the coordination of subcontractors. Partners would be on site as well once a week.

15. WHAT PERCENTAGE OF WORK IS YOUR FIRM CAPABLE OF SELF PERFORMING WITHOUT USING SUBCONTRACTORS?

If needed we can perform 5-10% of the work, we have framers and trim carpenters that work with us for any miscellaneous work, and punch lists that need to be completed.

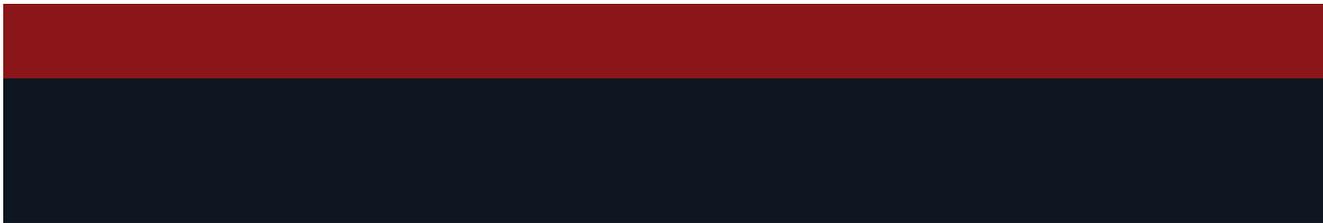
16. WHAT IS YOUR PREVIOUS DESIGN BUILD EXPERIENCE SPECIFICALLY REGARDING THE REMODELING OF COMMERCIAL PROPERTY.

GDB has extensive experience with remodeling commercial properties. We have completed a vast array of interior finish-outs on retail and office projects. We just recently completed an addition and remodel to a large warehouse facility in Kennedale, H&O Die. There have been multiple doctor's offices that we have remodeled over the past two years.

We have completed two fire station remodels in the past. The first is Mansfield Fire Station #2. This project was not a design-build method. It was a design - bid - build method. The reason we chose to take on this project was that it was basically in our backyard.

I like to use that because this project took some extra time and was more costly than the other stations we've done on a per square foot basis. Having to create submittals to the architect and going through the process of getting submittals approved or creating extra paper work does cost extra time and money. The station turned out really well, but that's one of the ways we strive to save our clients money and time is that we are the architect and we can make those decisions much more quickly and effectively.





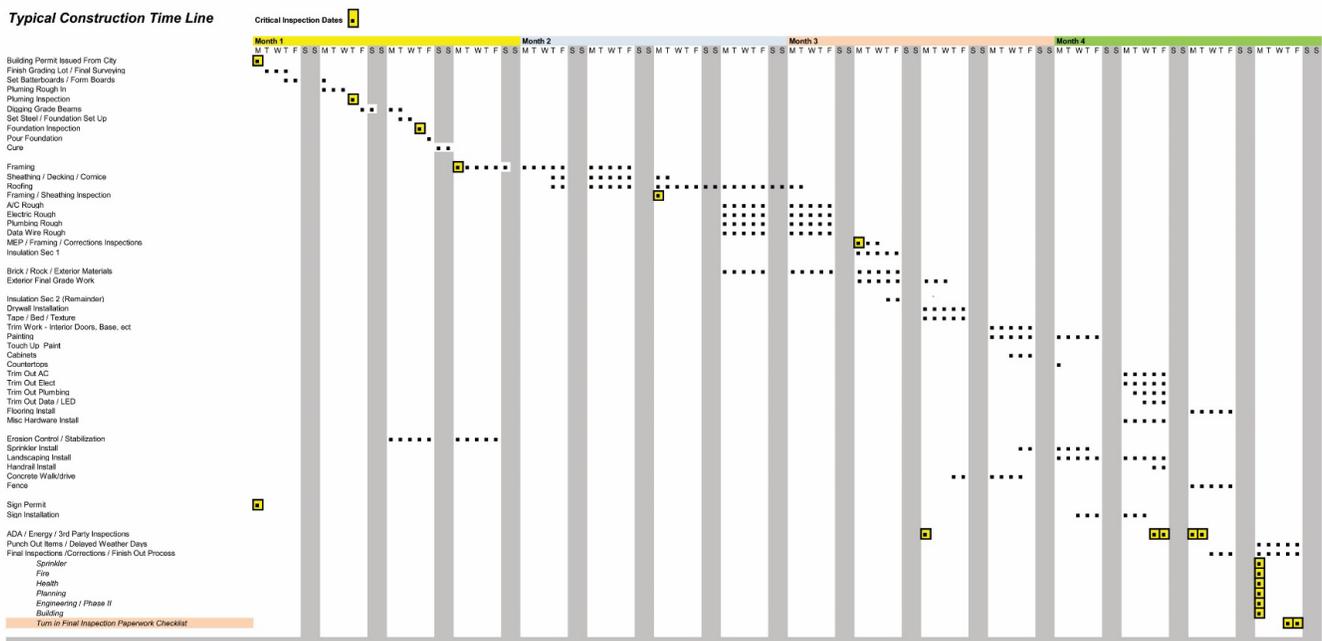
17. BASED ON YOUR EXPERIENCE, WHAT IS YOUR PROJECTED TIMELINE THE DESIGN BUILD TEAM WOULD COMMIT TO?

At Grossman Design Build we use a standard construction timeline schedule as well as an online scheduling system that is viewable from any device, by any registered user. Anyone on the Board/ 3rd party representative would have access to the online schedule 24/7 to check updates and timelines. Pictures will be attached of each scheduled event as well as completion times and pertinent contractor info.

Brian Grossman will work with Gary and Eric Grossman during the design phase to create a construction timeline of events and present them to the ESD and their representatives for review. It will then be adjusted as needed after review.

Typical Design, Architectural, Civil Engineering and Structural Engineering Plans along with Soil Testing, Soil Report and Engineered Foundation Design Plans take roughly 3 months to complete. Once they are reviewed and approved by the Board we will take to the city permit office for review. This process takes roughly 30 days to receive a permit. Once the permit is received, we estimate construction and site work to be completed within 7-8 months for the city annex and between 4-6 months for the remodel, depending on the weather.

Grossman Design Build has never missed a construction deadline and are willing to do whatever it takes to complete your project on time and under budget. Below is a typical construction timeline.



18. ADDITIONAL INFORMATION

MANAGEMENT OF WORK

GDB believes that the benefit of the Design Build approach is in teamwork. We bring our expertise in construction management of education projects to the team. Our formula for success begins with a cohesive environment starting from day one. Every member plays a role and those roles come with responsibilities.



MANAGING / MINIMIZING CHANGE ORDERS

We will pre-build solid scopes of work for subcontractors in order to eliminate unknowns that cause change orders. GDB will use our preconstruction phase to ensure the documents needed are complete and detailed.

EXISTING CONDITIONS

1

Early in the design phase, our team will be on-site, exploring connection points so they are correctly represented and accounted for in the design documents. This gives us confidence that everyone is working from accurate information rather than assumptions.

DOCUMENT COORDINATION

2

To make this happen we use cloud-based software that allows the entire team including Consultants, MEP Engineers and Subcontractors to come together from any location and in real-time. With this system, we can instantly create and share issues, track markups, and ensure the existing site information gathered is accurately depicted on the design drawings.

ESTIMATING

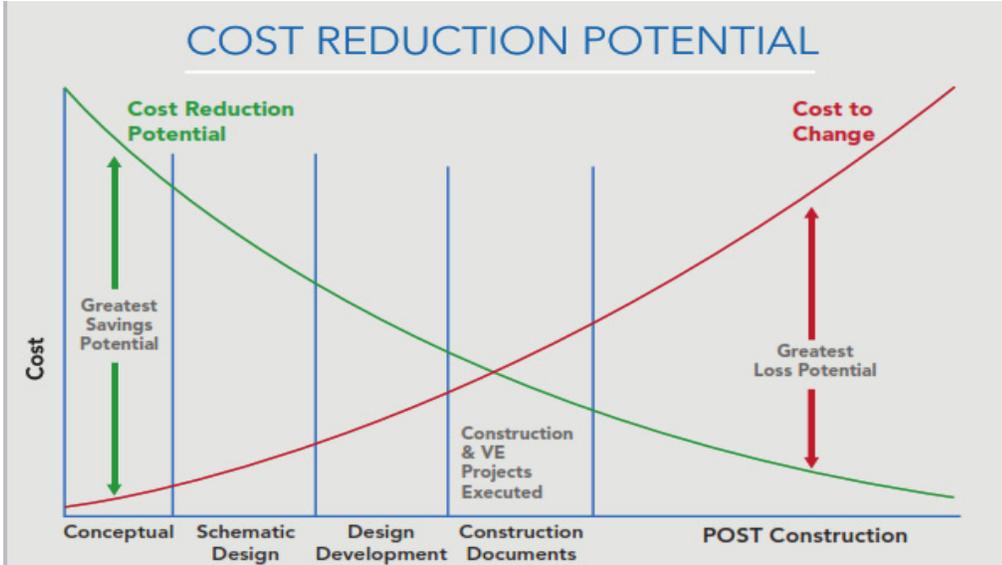
3

We have been in business for 31 years and have a very strong following of loyal subcontractors and suppliers who work with us throughout the budgeting process. We also pull from our past experiences with fluctuating market conditions to ensure we are using a reasonable level of conservatism as we are developing an accurate, baseline estimate.

CONSTRUCTABILITY AND SAFETY

4

When it comes to work practices, safety is our number one priority. Through 31 years of construction, we have developed and refined systems to ensure our construction sites are safe, well-organized and efficient across all activities. We will complete daily pre-task plans and Job Hazard Analyses. This process gives the crew clear directions for the safest task execution.



5. VALUE ENGINEERING

True Value Engineering (VE) is when our analysis of the project requirements leads us to solutions that improve its function, form, life-cycle and overall cost. Coming into the project early will give us that edge to make significant value added decisions. When analyzing VE concepts, we put both current plans and new ideas through the following thought process:

V/E CONCEPTS ASSESSMENT:

Function: Does it meet or exceed the function of current or standard specs?

Life Cycle: Are there immediate cost savings or life cycle savings involved?

Aesthetics: Does it meet or exceed aesthetic standards of current specs?

Value Engineering is done at all stages of the design process, but is most impactful when done during conceptual and schematic design. Cost reduction potential decreases over time (see graph on right above), meaning our team can be most effective when brought on early. We begin Value Engineering as soon as possible to maximize results.

PHASE 1: CONCEPTUAL DESIGN

The conceptual design stage is where we analyze the overall concepts of the project and create large-scale value opportunities by examining building mass, shape, heights, location on site and proposed material palettes and all other “big picture” issues that can significantly impact final project cost. It is our chance to make some of the largest impact on savings for our clients.

PHASE 2: SCHEMATIC DESIGN (SD)

Schematic Design is when we evaluate the large, basic systems of the building and offer options for changes that would result in significant savings or improved function or aesthetics. During the SD phase, we also consider vendor location, timing and scheduling impacts on your budget. If we can find an alternative product or system that will save time, we can add value.

PHASE 3: DESIGN DEVELOPMENT (DD)

At Design Development, the biggest decisions have been made. Wholesale “systems” are in place and we are working out the details. For example, if the HVAC system type was selected and VE-analyzed in Schematic Design, we now decide the most efficient and economic method of implementing the particular system.

PHASE 4: CONSTRUCTION DOCS (CD)

With the most altering and cost-sensitive decisions behind us, we can move forward with confidence through the CD phase. At this point, our team shifts from VE into final cost reduction. Opportunities for VE are still in play, but the most significant impact we can have is by seeking bids for alternative materials from subs and timing the bids properly for market conditions.

6

SCHEDULE

We have a proven track record of making complex schedules work safely. The final schedule and phasing plans will be developed in close collaboration with the ESD to ensure all clients concerns are considered. This team will also be crucial in ensuring the areas of our construction will be built safely while maximizing overall site efficiency.

7

SITE LOGISTICS

GDB will use a collaborative approach with the ESD to develop a site logistics plan that works for everyone.

- Site Safety & Security
- Site Access
- Protection of Surrounding Facilities
- Noise Control
- Parking

8

SUBCONTRACTORS

When it comes to establishing great relationships with subcontractors, there is no substitute for experience. See the side bar for our existing subcontractors we plan on using for this project. We have worked with most of them for over 6 years. They know what we expect, and they deliver.

9

COST TRACKING

Our team is well aware that every dollar in the project must be correctly accounted for. We have over 30 years of combined in-house estimating experience, plus state-of-the-art quantity take-off, estimating, scheduling and project management and accounting software.

SUBCONTRACTORS

TLG Framing
 TLG Framing completes all of our rough wood and metal framing, as well as completing all of our finish trim out. There are 12 carpenters that we have worked with for over 8 years, and we have a great relationship with each one of them. We work with them on almost a daily basis and they have completed all of the fire stations shown in this package, as well as traveled with us when we were a preferred contractor for Texas Roadhouse restaurant.

Plumbing Done Right
 Jeremy Owen, and his crew are top notch. They have worked with since 2009 and are based out of Keller, Texas. Jeremy is on site himself and takes pride in his work to give the client great workmanship. PDR has also traveled with us on the completed fire stations shown here as well as traveling with us across Texas, and Oklahoma for Texas Roadhouse work.

Performance Heat & Air
 Performance Heat and Air is an HVAC contractor who serves Aledo, Arlington, Burleson, Grand Prairie, Mansfield and the surrounding communities in the Fort Worth Metroplex area. Owners Richie Blackman and Dwayne Sieben have both been leading air conditioning and heating contractors for prominent local HVAC companies since the 1990s. Richie and Dwayne started their own HVAC company in 2010 because they felt they could better service their clients by duplicating their own high integrity and quality.

Rockin' J Electric
 Rockin J is an electrical contractor based out of west Fort Worth who has been in business since 2001, and we have worked with him since 2008. Justin and his team also traveled with us across Texas to build and service the 63 Texas Roadhouse restaurants projects as well as completing all the electrical work on the fire stations that are shown. They have expert knowledge make sure your wiring is installed safely and accurately.

CONTINGENCY

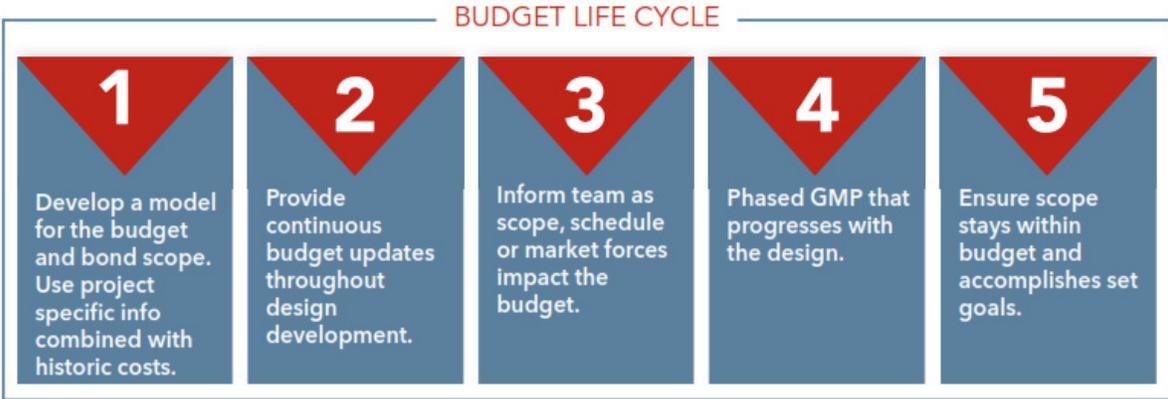


GDB builds peace of mind in everything we do, in particular when it comes to financial management. We are repeatedly hired by ESD's in part for our ability to manage precious tax dollars. We foster a highly-transparent and owner-focused approach to spending money.

Each project is focused on minimizing risk to the owners and to GDB. We do this by creating a detailed and thoughtful Guaranteed Maximum Price (GMP) based on our accurate estimates and our understanding of the project complexities and subcontractor market.

Our goal is to return the contingency dollars back to you unless absolutely necessary. No project is immune from some unpredictable change along the way, however. This is why we establish and maintain a contingency that gives us the room to navigate project challenges without compromising the GMP. We seek signed authorization for every use of this fund and our jobs are completely auditable, giving you peace of mind from start to finish. We provide project owners with our insight for establishing an appropriate contingency percentage within the GMP.

Each project is unique, and benefits from our analysis regarding which factors increase or decrease risk. We will work with the owner to balance risk for all parties and establish an appropriate contingency figure within the GMP.



The Budget Life Cycle shows our transparent system for arriving at a Guaranteed Maximum Price and ensures we stay within budget, while accomplishing Reynolds' program goals.

SAFETY

It's our mission to protect everyone related to a project from injury — employees, subcontractors and any site visitors. That requires more than compliance with safety regulations. It means creating an atmosphere where safety is at the forefront of all that we do. Where everyone's got each other's back and a culture of caring is established. Where planning, training and teamwork make safety a state of mind.

Eliminating Injuries One Day at a Time
 Achieving an injury-free workplace starts today. We do this by approaching safety from a new perspective. It goes beyond focusing on the dangers associated with the tools and equipment we use. It's about a commitment to eliminating the dangers we don't see.

Our goal each day is to have ZERO:

- Shortcuts
- Distractions
- Re-work
- Near misses
- Injuries

We believe in focusing on the task at hand, planning and re-planning if conditions change, acknowledging the dangers that exist and addressing them together.

DUN & BRADSTREET

GDB's Dun and Bradstreet number is # 020770709

Grossman Design Build has not been investigated for any safety violations in the last 5 years. We conduct monthly OSHA safety meetings with our crew, and keep them informed and up to date with the best practices on site.

Monthly logs are available if needed. We comply with OSHA safety requirements, from hard hats, steel boots, etc. We strive to make sure guys are wearing harnesses when elevated.

We don't have a LIR, we haven't had an OSHA safety claim in the past 5 years.

EXPERIENCE MODIFICATION

GDB's EMR Rate for 2018 was 0.74

WORKERS COMPENSATION EXPERIENCE RATING									
		Risk Name: GROSSMAN DESIGN BUILD LLC					Risk ID: 421373159		
Rating Effective Date: 03/08/2018		Production Date: 10/10/2017			State: TEXAS				
State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses	
Tx	.09	20,556	34,124	13,568	0	24,750	0	0	0
(A) (B) Wt	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses		
.09	20,556	34,124	13,568	0	24,750	0	0		
Primary Losses		Stabilizing Value		Ratable Excess		Totals			
(I)		C * (1 - A) + G		(A) * (F)		(J)			
Actual		0		43,456		0		43,456	
(E)		C * (1 - A) + G		(A) * (C)		(K)			
Expected		13,568		43,456		1,850		58,874	
ARAP		FLARAP		SARAP		MAARAP		Exp Mod	
Factors								(J) / (K)	
								.74	

QUALITY CONTROL

We recognize that unless a strict adherence to quality standards is maintained, the project will not have met all of its goals and therefore will not be a success. We ensure quality craftsmanship on our projects by setting the tone from day one. Making the goals known to all individuals who work on our projects is the first step and is a step that is often overlooked. Once everyone understands that quality is just as important to us as schedule, budget and safety then we know that we are on the right track. Use of system pre-construction meetings, periodic quality inspections walks by our superintendent, project manager and project engineer and the use of quality control mockups lead to proper implementation of quality control standards.

The continuity of our Project Team will maintain the best possible level of quality control for your project. They will use a proactive approach to building, by laying the framework for all trades to perform at their best while maintaining strict adherence to Project Specifications.

We get here by:

Testing / Inspections

Quality Control / Quality Assurance Programs

Examine the quality of the ongoing and completed work to determine that it meets or exceeds the project requirements.

- Ensure that the material used meets project quality standards.
- The finished work is sufficiently protected from harm or damage.
- Issue a report of acceptable work as well as any substandard work.
- Track the corrective work and issue status report until satisfactory completion.
- Examine the quality control methods being used to determine if the supervisor is properly controlling construction activities.
- Review processes, practices and procedures, and identify possible areas for change so as to improve the quality of the resulting work
- Recommend any changes to project staff and/or management.
- Review QC documentation to ensure adequacy of system



SIGNATURE PAGE



Brian Grossman has the authority to submit conceptual plans, bids, estimates, RFQ's, RFP's on behalf of Grossman Design Build, LLC.



BRIAN GROSSMAN

CERTIFICATE OF INTERESTED PARTIES

FO Section 8, Item B.

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 Grossman Design Build
 Mansfield, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
 City of Everman

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 RFQ# 2026-Shelter
 Animal Shelter Conversion

D R A F T

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Grossman Design Build	Mansfield, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Brian Grossman, and my date of birth is 6/5/1984.

My address is 1045 Matlock Drive, Mansfield, TX, 76063, 'Merica.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Tarrant County, State of TX, on the 23 day of February 2026.
(month) (year)

 Signature of authorized agent of contracting business entity
 (Declarant)

REQUIRED VERIFICATIONS

Section 8, Item B.

HOUSE BILL 89 – SECTION 2271 VERIFICATION

Pursuant to Section 2271.001, Texas Government Code, as amended:

1. “Boycott Israel” means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli- controlled territory, but does not include an action made for ordinary business purposes; and
2. “Company” means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

I, Brian Grossman, the undersigned representative of Grossman Design Build being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2271, as amended:

Does not boycott Israel currently; and Will not boycott Israel during the term of the contract with the City of Everman.

SENATE BILL 252 – CHAPTER 2252 CERTIFICATION

Effective September 1, 2017, contracts with companies engaged in business with Iran, Sudan, or foreign terrorist organization is prohibited. A governmental entity may not enter into a governmental contract with a company that is identified on a list prepared and maintained under Section 806.051, 807.051 or 2252.153. The comptroller shall prepare and maintain, and make available to each governmental entity, a list of companies known to have contracts with or provide supplies and services to a foreign terrorist organization.

I, Brian Grossman, the undersigned representative of Grossman Design Build being an adult over the age of eighteen (18) years of age, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, as amended, certify that the company named above is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153, as amended. I further certify that should the above-named company enter into a contract that is on said listing of companies on the website of the Comptroller of the State of Texas which do business with Iran, Sudan or any Foreign Terrorist Organization, I will immediately notify the City of Everman.

SENATE BILL 13 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.001, Texas Government Code, as amended:

- 1. “Boycott Energy Companies” means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company:
 - a. engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or
 - b. does business with a company described by Paragraph (a) above; and
- 2. “Company” means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

I, Brian Grossman, the undersigned representative of Grossman Design Build being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

Does not boycott energy companies currently; and Will not boycott energy companies during the term of the contract with the City of Everman.

SENATE BILL 19 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.001, Texas Government Code, as amended:

- 1. “Discriminate against a firearm entity or firearm trade association”
 - a. means, with respect to the entity or association, to:
 - i. refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;
 - ii. refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association;
 - or
 - iii. terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and
 - b. does not include:
 - i. the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories;
 - ii. a company ’s refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity ’s or association ’s status as a firearm entity or firearm trade association; and

2. “Company” means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

I, Brian Grossman, the undersigned representative of Grossman Design Build being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

Does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade associations currently; and Will not discriminate against a firearm entity or firearm trade association during the term of the contract with the City of Everman.

SENATE BILL 2116 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.0101, Texas Government Code, as amended:

1. “Critical Infrastructure” means a communication infrastructure system, cybersecurity system, electrical grid, hazardous waste treatment system, or water treatment facility.
2. “Cybersecurity” means” the measures taken to protect a computer, computer network, computer system, or other technology infrastructure against unauthorized use or access.
3. “Designated Country” means a country designated by the Governor as a threat to the critical infrastructure under Section 113.003.

I, Brian Grossman, the undersigned representative of Grossman Design Build being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

1. Will not be granted direct or remote access to, or control of, critical infrastructure in this State, excluding access specifically allowed by the governmental entity for product warranty and support purposes; and
2. Is not owned by or the majority of stocks or other ownership interest of the company is held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia or a designated country; or (ii) a company or other entity, including a government entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia or a designated country; or headquartered in China, Iran, North Korea, Russia or a designated country. Regardless of whether the company’s or its parent company’s securities are publicly traded; or the company or its parent company is listed on the New York Stock Exchange as: a Chinese, Iranian, North Korean or Russian company; or a company of a designated country “Cybersecurity” means” the measures taken to protect a computer, computer network, computer system, or other technology infrastructure against unauthorized use or access.

Signature Page Follows

Signature of Company Representative

2/23/26

Date

Partner

Position/Title

State of Texas
County of Tarrant

Before me, a notary public, on this day personally appeared _____,
known to me to be the person whose name is subscribed to the foregoing document and, being by me
first duly sworn, declared that the statements set forth in this verification are true and correct.

(Personalized Seal)

4920-7814-0045, v. 1

Notary Public's Signature



We look forward to serving your needs and
a long term working relationship

CONTACT US

1045 Matlock Road
Mansfield, Texas 76063
817-473-9168
www.grossmandesignbuild.com



COMMUNITY CELEBRATION



COME CELEBRATE YOUR
LIBRARY ACHIEVEMENT OF
EXCELLENCE

STARTS @ 5PM

FREE FOOD
BOOK SALE
MOVIE NIGHT



SATURDAY





CITY OF EVERMAN

212 N. Race St.
Everman, TX 76140

City of Everman Selects Emergency Notification Provider Hyper-Reach Chosen to Help Protect Lives and Property

February 19, 2026

FOR IMMEDIATE RELEASE

The City of Everman has selected Hyper-Reach as its new emergency mass notification provider, significantly enhancing the City's ability to communicate with residents during emergencies and critical events.

Everman has long maintained an emergency notification capability to serve its residents. After a comprehensive review process, City leadership determined that upgrading to Hyper-Reach would provide expanded features, improved reliability, and enhanced integration with state and federal alerting systems — including FEMA's Wireless Emergency Alert (WEA) network.

Hyper-Reach is a next-generation mass emergency notification system designed specifically for public safety agencies. The City expects the service to be fully operational by the end of February 2026.

The upgraded system will deliver rapid notifications during hazardous and urgent situations through phone calls, text messages, email alerts, and TTY/TDD service for the hearing impaired. It can reach thousands of targeted households within seconds and simultaneously distribute alerts via social media, Alexa-enabled smart speakers, browser notifications, and FEMA's Wireless Emergency Alert (WEA) system for most mobile phones manufactured since 2011.

"Our mission is to protect the people of Everman as effectively and efficiently as possible," said City Manager C. W. Spencer. "While we have had an emergency notification system in place, Hyper-Reach dramatically expands our capabilities — particularly in speed, integration with FEMA alerts, and the number of communication platforms available to residents. This upgrade strengthens our ability to deliver life-saving information when it matters most."

The City plans to use the service for weather and environmental hazards, public safety threats, missing persons alerts, critical infrastructure notifications, and important community updates.

Landline phones are automatically enrolled for Community alerts. However, Weather alerts to landline phones and Community and Weather alerts to VoIP phones, mobile phones, and email addresses require residents to enroll.



CITY OF EVERMAN

212 N. Race St.
Everman, TX 76140

Residents and people who work in Everman are encouraged to enroll now (using a city address) either by:

- Calling or texting “Alert” to 682-200-1777 or
- Going to the website: <http://hyper-reach.com/txcityofevermansignup.html>

Residents can get emergency alerts via their Alexa-enabled smart speakers just by saying “Alexa, enable Hyper-Reach” and following the Alexa-provided instructions. With more than 70 million US households using Alexa devices, there are hundreds or thousands of County residents with Alexa units.

Residents can also download the Hyper-Reach Anywhere app on their smartphones. Hyper-Reach Anywhere is a free smartphone app that allows individual residents to manage and monitor the alerts they receive, both for their home, office, and other addresses they care about, such as those of elderly relatives or friends.

“We’re honored to partner with Everman to provide critical emergency alerts,” said Barbra Yager, Sales and Marketing manager at Hyper-Reach. “Helping communities save lives and protect property is at the core of what we do, and we take that responsibility very seriously.”

About Hyper-Reach

[Hyper-Reach](https://www.hyper-reach.com) (<https://www.hyper-reach.com>) is a proven mass notification system with more than 20 years of experience in emergency messaging. Hyper-Reach delivers alerts via telephone, SMS text, email, smart speakers, and social media platforms including Facebook, and Nextdoor. Beyond emergency alerts, Hyper-Reach is also used for Amber Alerts, toxic chemical warnings, and active shooter notifications. Customers include 911 centers, law enforcement agencies, schools, and businesses across the country.



WASTE CONNECTIONS INC.
Connect with the Future®

February 18, 2026
City of Everman
Attn: Honorable Mayor and Members of Council
212 N Race St
Fort Worth, TX 76140

RE: Price Adjustment based on Consumer Price Index (CPI), for All-Urban Consumers, all items (1982-84=100).

Series Id CUURS37ASAO, CUUSS37ASAO

Dear Honorable Mayor and Members of Council,

Waste Connections would like to sincerely thank you for the great opportunity we have had to serve the community of the City of Everman.

Each year we evaluate the cost per our contract with the city. This year the CPI-U (All urban consumer price index) for Dallas Fort Worth not seasonally adjusted is -0.35%. This rate reduction will apply to Commercial and RO only as Residential rates were set for year 1 and 2 in the new 2025 contract. Residential garbage and recycling will increase on the 4/1/2026 billing to \$23.83.

Should you have any questions or concerns regarding this CPI, or anything else, please feel free to reach out. My cell phone number is 602.541.1767.

Best Regards,

Zachary McPherson
District Manager
Waste Connections of TX
Zachary.McPherson@wasteconnections.com

City of Everman Solid Waste CPI Adjustment 2026

Consumer Price Index for All Urban Consumers (CPI-U)
 Original Data Value
 Series Id: CUURS37ASA0.CUIUSS37ASA0
 Not Seasonally Adjusted
 Series Title: All items in Dallas-Fort Worth-Arlington, TX, all urban consumers, not seasonally adjusted
 Area: Dallas-Fort Worth-Arlington, TX
 Item: All items
 Base Period: 1982-84=100
 Years: 2024 to 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2025	304.320		303.017		303.355		302.413		304.221		302.493	
2026	303.255											
Net % Change	-0.35%											

100% of Net change

Rate Changes

Service	Current Rate	Increase %	New Rate
Residential Curbside Service (includes recycling)	\$ 21.70	9.82%	\$ 23.83
Commercial & Roll Off		-0.35%	

9.82% * increase applies to ONLY Residential Pricing per new contract

ZONING CASE #5191

Applicant: Gorge Figueroa (Uno Real Estate, LLC)

Location: 612 Michael Drive

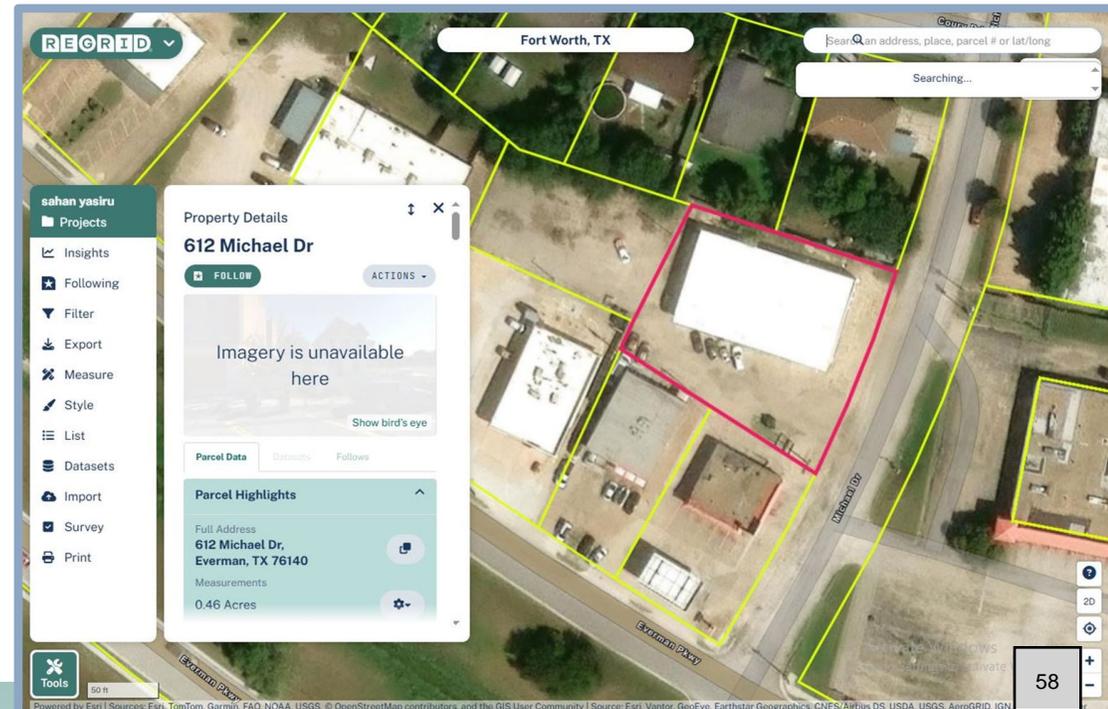
Current Zoning: C-1 Neighborhood Commercial

Requested Zoning: C-2 General Commercial

Staff Recommendation: Denial

Staff Comments:

C-2 Zoning is not compatible with immediately abutting A-2 Residential. Future Land Use identifies property as commercial, but does not specify type. Proposed uses do not align with CDC Strategic Development Initiatives.



C-1 PERMISSIBLE USES

RESIDENTIAL

- Assisted Living
- Independent Senior Living

RELIGIOUS

- Religious Institutions

EDUCATION

- Public Schools
- Child Day Care
- Private Business or Professional Schools

COMMUNITY FACILITIES

- Government Facilities
- Parks
- Open Space
- Golf Course
- Public Swimming Pools
- Art Gallery or Museum
- Athletic Fields/Stadiums

TRANSPORTATION

- Mass Transit Pick-up Station
- Commercial Parking Lots
- Parking Lot Structure (Multi-Story)

RETAIL SALES/TRADE

- Convenience, grocery stores & supermarkets with/without gasoline sales
- Bakery and confectionery shops—non-industrial
- Restaurants, cafes, cafeterias, drive through service

- Package liquor stores, cocktail lounges and taverns (see section 8.7)
- Drug, apothecaries, pharmacies and sundry
- Book, stationary, newsstands, gift tobacco, souvenir and novelty shop
- Hardware and appliance stores
- Garden shop
- Landscape services, plant and garden (retail)
- Arts, crafts, hobby and fabric shops
- Household furnishings and fixtures stores
- Home improvement store
- Retail shops
- Antique shop
- Bicycle shop and repair service
- Building materials and lumber yards (indoor storage)
- Auto parts and accessory sales
- Temporary sales of christmas trees, etc.
- Used merchandise

SERVICES - PERSONAL

- Hotel
- Barber, Beauty Shops, Salons
- Laundromat
- Instructed Music, Dance, Art, and Drama Studios
- Fitness Center
- Private Ambulance Service
- Pet Grooming (Not Boarding)

SERVICES – MEDICAL & VET

- Medical, Dental, Chiropractic, Optometry, etc.
- Animal Hospitals

- Medical Laboratories and Services
- Nursing Home

SERVICES – BUSINESS & PROF SVCS

- Office Center
- Financial Institutions
- Utility Offices & Bill Pay Stations
- Printing, Mailing, and Office Supplies

SERVICES – General

- Apparel Alterations and Repair
- Camera, Jewelry, Instrument, and Watch Repair
- General Fix-It Repair
- Plumbing, HVAC, Electrical
- Piano & Musical Instrument Repair

ENTERTAINMENT

- Motion Picture Theaters
- Ice & Roller Skating Rinks
- Bowling Alleys
- Dance Halls and Ball Rooms
- Commercial and Private Clubs, Lodges, Frats
- Amusement (Indoor)
- Commercially operated swim and/or tennis

INDUSTRIAL

- Telecommunication Towers

C-2 PERMISSIBLE USES (ANYTHING IN C-1 PLUS.....)

Section 9, ItemA.

RETAIL

- Feed and seed stores
- Stone monuments (excluding cutting slabs)
- Building materials and lumber yards (outdoor storage)
- Used merchandise
- Pawn shops

RETAIL SALES/TRADE – Auto/Marine/Farm

- Motorcycle and Scooter Sales and Service
- Boats and Marine Craft Sales and Svc
- Farm Machinery
- Auto Rentals and Sales
- Motor Home & RV Sales and Service
- Auto Glass, Trim, Upholstery
- Auto Repair Garage (Minor)
- Car Wash

SERVICES – Personal

- Laundry (Dry Cleaning and Dyeing)
- Funeral Homes and Mortuaries
- Sign Shops
- Food Catering Services

SERVICES – Medical & Vet

- Hospital, Clinics

SERVICES – Business

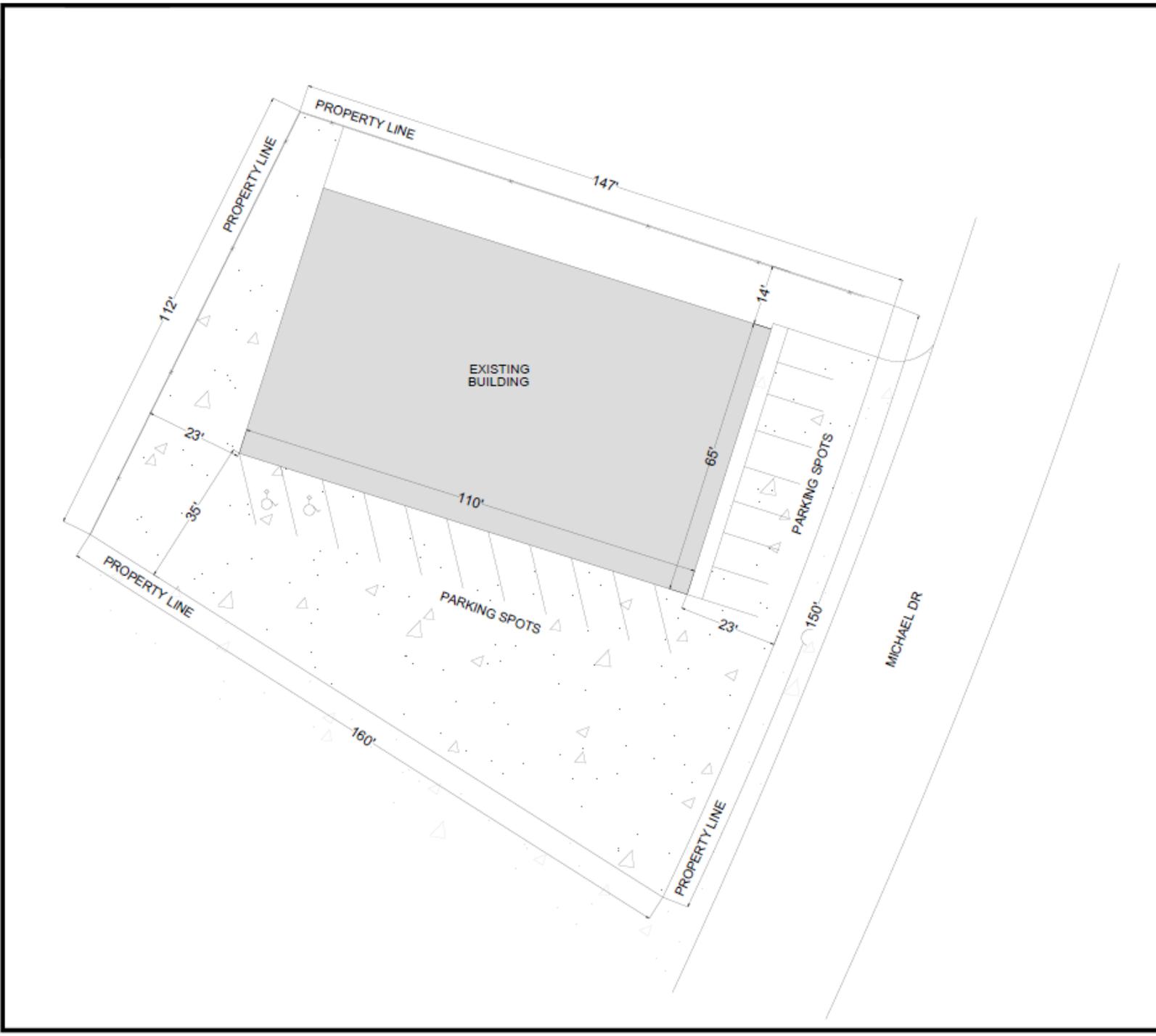
- Building and Related Construction

SERVICES – General

- Upholstery

INDUSTRIAL

- Food Processing
- Cabinet Shops and Furniture Manufacturing



NOTES:

ADDRESS:
612 MICHAEL DR
EVERMAN, TX 76140

PARCEL ID: 04147227

SITE PLAN

LOT AREA: 0.46 ACRES

PLOT SIZE: 8.5" X 11"

WEBSITE: USASITEPLANS.COM

DRAWING SCALE: 1"=30'



**AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS
ORDINANCE NO. 849**

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 C-1 NEIGHBORHOOD COMMERCIAL (C-1) TO C-2 GENERAL COMMERCIAL (C-2) FOR AN APPROXIMATELY 0.492 ACRE PARCEL DESIGNATED A TRACT OF LAND OUT OF BLOCK 5, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 5165, PAGE 215, DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE COMMONLY KNOWN AS 612 MICHAEL DRIVE 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.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Everman, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Everman, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that zoning change should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance, Map and Plan should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS THAT:

SECTION 1. The Comprehensive Zoning Ordinance and Map and the Comprehensive Plan of the City of Everman, Texas, duly passed by the governing body of the City of Everman, Texas, as heretofore amended, be and the same are hereby amended by granting a change in zoning from C-1 Neighborhood Commercial (C-1) to C-2 General Commercial (C-2) for an approximately 0.492 acre parcel designated as a Tract of land out of Block 5, Shelby County School Land Survey Abstract No. 1375 in the City of Everman, Tarrant County, Texas according to the Plat recorded in Volume 5165, Page 215, Deed Records of Tarrant County, Texas and being more commonly known as 612 Michael Drive in the City of Everman, Tarrant County, Texas and being more particularly described and depicted in Exhibit “A,” attached hereto and incorporated herein by this reference (the “Property”).

SECTION 2. The development, construction, use, and maintenance of the Property shall be in compliance with all regulations for C-2 General Commercial (C-2) District as codified in the Code of Ordinances.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Everman, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS THIS THE 10TH DAY OF MARCH, 2026.

Ray Richardson, Mayor

ATTEST:

APPROVED AS TO FORM:

Mindi Parks
City Secretary

Victoria Thomas
City Attorney

EXHIBIT A
Legal Description and/or Survey of the Property

4917-5605-7396, v. 1



CITY OF EVERMAN
212 North Race Street Everman, TX 76140
STAFF REPORT

AGENDA TITLE: ORDINANCE NO. 847 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS AMENDING ORDINANCE NO. 670 WHICH ESTABLISHED THE TAX INCREMENT REINVESTMENT ZONE NO. 1 TO AMEND THE BOUNDARIES OF THE ZONE AND AMEND THE PROJECT AND FINANCING PLAN AND RELATED MATTERS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

MEETING DATE: March 10, 2026

PREPARED BY: City Manager

RECOMMENDED ACTION:

Approval

BACKGROUND

Tax Increment Reinvestment Zone No. 1 (TIRZ #1) was established by the City Council to promote development and redevelopment within a defined geographic area by utilizing tax increment financing (TIF) as authorized under Chapter 311 of the Texas Tax Code.

The original Project and Financing Plan outlined eligible public improvements, development incentives, infrastructure enhancements, and associated financing mechanisms designed to stimulate private investment and expand the City’s tax base.

Since adoption of the original plan, market conditions, infrastructure priorities, projected valuation growth, and development opportunities within the Zone have evolved. As a result, an updated and amended Project and Financing Plan has been prepared with the guidance of the TIF Board to:

- Reflect current development conditions
- Update infrastructure priorities
- Adjust financial projections and increment estimates
- Clarify eligible project costs
- Provide flexibility for future development opportunities

- Ensure compliance with statutory requirements

PURPOSE OF THE AMENDMENT

The Amended and Restated Project and Financing Plan updates the following:

1. Revised Project List

- Updated public infrastructure improvements
- Utility extensions and upgrades
- Roadway and drainage improvements
- Streetscape and beautification enhancements
- Public safety and municipal facility support (if applicable)

2. Updated Financial Projections

- Revised base year and increment calculations (if modified)
- Updated taxable value growth assumptions
- Modified revenue projections
- Refined cost estimates for capital projects

3. Financing Strategy Adjustments

- Clarification of pay-as-you-go reimbursement options
- Potential bond issuance authority (if applicable)
- Updated reimbursement procedures
- Adjusted funding priorities

4. Administrative Updates

- Clarification of reporting requirements
- Alignment with current Texas Tax Code requirements
- Administrative cost limitations
- Updated termination provisions (if applicable)

FISCAL IMPACT

The amended plan does not increase the City's base financial obligation. Funding for eligible projects will continue to be derived from tax increment revenues generated within the Zone.

The amendment provides updated revenue projections based on current property valuations and anticipated development. No general fund revenues are pledged under this plan unless separately authorized by Council.

Approval of the amended plan positions the City to:

- Capture increased taxable value growth
- Strategically reinvest within the Zone
- Encourage private sector investment
- Strengthen long-term fiscal sustainability

STRATEGIC IMPACT

Approval of the amended plan supports the City's strategic priorities by:

- Promoting economic development
- Expanding the tax base
- Improving infrastructure
- Enhancing redevelopment opportunities
- Strengthening public-private partnerships

The update ensures that the TIRZ remains a proactive economic development tool rather than a static financing mechanism.

LEGAL CONSIDERATIONS

The amendment complies with Chapter 311 of the Texas Tax Code. A public hearing has been properly noticed and conducted prior to Council consideration.

Upon approval, the amended Project and Financing Plan will replace the previous plan in its entirety.

ORDINANCE NO. 847

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS AMENDING ORDINANCE NO. 670 WHICH ESTABLISHED THE TAX INCREMENT REINVESTMENT ZONE NO. 1 TO AMEND THE BOUNDARIES OF THE ZONE AND AMEND THE PROJECT AND FINANCING PLAN AND RELATED MATTERS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Everman (“City”) has prepared a Project and Finance Plan for Tax Increment Reinvestment Zone No. 1, City of Everman (“TIRZ No. 1”); and

WHEREAS, the City has properly noticed and held a hearing regarding the amendment of TIRZ No. 1; and

WHEREAS, at the hearing on the proposed amendment to TIRZ No. 1, any interested persons, and any property owner within the property located in the proposed zone were allowed by the City Council to speak for or against the amendment of the zone, its boundaries, the Project and Finance Plan for the zone, the concept of tax increment financing, or to protest the inclusion of the property within the zone; and

WHEREAS, improvements within the TIRZ No. 1 will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the City of Everman; and

WHEREAS, the area within the TIRZ No. 1 meets the requirements of Texas Tax Code Section 311.005 because the area within the zone substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic or social liability and menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, the predominance of defective or inadequate sidewalk or street layout, and deterioration of site or other improvements; and

WHEREAS, development or redevelopment in the zone would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the privately owned property within the zone has less than 30% use for residential purpose as defined by Texas Tax Code section 311.006(d); and

WHEREAS, the total appraised value of property within tax increment reinvestment zones within the City of Everman, including this additional tax increment reinvestment zone, is under the limit established by Texas Tax Code section 311.006(a)(2)(A);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS THAT:

SECTION 1. The facts set forth in the preamble of this Ordinance are determined to be true and correct and are adopted and incorporated into this Ordinance.

SECTION 2. Ordinance No. 670 is hereby amended by amending the boundaries of TIRZ No. 1 to be the boundaries set forth in the description and map attached to this Ordinance as

Exhibit "A." The boundaries of TIRZ No. 1 shall hereafter be as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

SECTION 3. The Project and Finance Plan for TIRZ No. 1 is hereby amended as set forth in Exhibit "B" (the amended Project and Finance Plan) and the Project and Finance Plan for TIRZ No. 1 attached hereto and incorporated herein by this reference as Exhibit "B" is hereby adopted.

SECTION 4. The City Manager is authorized to take all such actions as are necessary to implement this ordinance and establishment of this amended TIRZ No. 1.

SECTION 5. All ordinances of the City of Everman in conflict with the provisions of this Ordinance are hereby repealed provided, however that all provisions of Ordinance No. 670 shall remain in full force and effect except as amended herein.

SECTION 6. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect the validity and enforceability of any of the remaining provisions of this Ordinance.

SECTION 7. This ordinance takes effect immediately upon passage as authorized by Texas Tax Code section 311.004(a)(3).

DULY PASSED by the City Council of the City of Everman, Texas, on this the _____ day of March, 2026.

APPROVED:

Ray Richardson, Mayor

ATTEST:

Mindi Parks, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
4930-5158-7474, v. 1

EXHIBIT A
[Amended TIRZ No. 1 boundaries description and map]

EXHIBIT B
[amended Project and Finance Plan for TIRZ No. 1]

4930-5158-7474, v. 1

PROJECT PLAN – EVERMAN TIF NO. 1

AMENDED

PROJECT & FINANCING PLAN

March 2026

Tax Increment Financing Reinvestment Zone No. 1
City of Everman, Texas



March 2026

The City of Everman established a Tax Increment Financing Reinvestment Zone (“TIF”) for the purpose of dedicating the increase in tax revenue generated within the TIF to provide funds for the necessary public infrastructure to encourage accelerated development in this area of the City. The amended area consists of 290 acres and is more fully described in Project Plan Exhibit A. It is expected that the TIF will exist until 2042 or the date when all project costs are paid, whichever comes first.

As required by Section 311.011 of the Texas Tax Code, the Project Plan for Tax Increment Financing Reinvestment Zone No. 1 includes the following elements:

1. Maps and Existing Conditions

A map showing existing uses and conditions of real property in the TIF and a map showing proposed improvements and proposed uses of the property.

- The boundaries of the TIF are shown on the map labeled Project Plan Exhibit B.
- Existing land use within the TIF is shown in Project Plan Exhibit C. At the time of creation, the area was primarily undeveloped. Since that time, significant residential growth has occurred, and additional development activity is anticipated. The area continues to contain less than thirty percent existing residential property by acreage.
- A listing of public improvements eligible for funding is shown in Project Plan Exhibits F and F-1.

Future land use will continue to be determined in accordance with the City’s Comprehensive Plan, zoning regulations, and applicable development standards.

2. Proposed Changes to Zoning, Plans, and Ordinances

Any proposed changes to zoning ordinances, the City’s Comprehensive Plan, building codes, subdivision regulations, or other municipal ordinances that may be necessary to implement this Project Plan will be made through the standard public hearing and adoption procedures of the City of Everman, in compliance with applicable state law.

The creation and implementation of the TIF does not automatically amend any zoning classification or development regulation.

3. Estimated Non-Project Costs

Non-project costs within the TIF consist of private development expenditures and other investments not funded by TIF revenues.

At the time of the original plan, non-project costs were estimated at approximately **\$37.5 million** in private development. Since the establishment of the zone, private investment has exceeded original projections and continues to grow as development occurs within the reinvestment zone.

These private investments include, but are not limited to:

- Residential construction
- Commercial development
- Site development costs
- Utility extensions and private infrastructure

Such private expenditures are not reimbursable unless specifically authorized through a development agreement approved by the TIF Board and City Council.

4. Relocation of Displaced Persons

No displacement of persons is anticipated as a result of implementation of this Project Plan. In the event that relocation becomes necessary, any relocation assistance will be conducted in accordance with applicable federal, state, and local laws and through the standard processes and procedures of the City of Everman.

FINANCE PLAN

HISTORY

The Everman area in southeastern Tarrant County was originally inhabited during the early 1800s by Native American tribes, with the first permanent Anglo settlers arriving in the mid-1850s. The community was originally known as Oak Grove. When the International-Great Northern Railroad arrived in 1902, a more established settlement developed and became known as Everman Village, named after John Wesley Everman, head of the surveying party that platted the townsite.

By the mid-1920s, Everman had eight businesses and an estimated population of 138. An election was held on July 7, 1945, formally incorporating the City of Everman. Population growth accelerated mid-century, increasing from 451 in 1950 to 1,076 in 1960, 4,570 in 1970, and 5,387 in 1980.

Following a period of slower growth beginning in the 1980s, the City experienced limited population increases through the early 2000s. However, in recent years, renewed residential development and strategic infrastructure investment have repositioned the City for sustainable growth and reinvestment.

CURRENT CONDITIONS AND REINVESTMENT STRATEGY

At the time of the creation of Tax Increment Financing Reinvestment Zone No. 1, a substantial portion of approximately 290 acres within the City remained generally undeveloped due to limited public infrastructure, including streets, utilities, and drainage systems.

The establishment of the TIF provided a mechanism to finance necessary public infrastructure improvements and stimulate private investment within the Zone.

Since its creation, the Zone has experienced significant residential growth and increased taxable value, exceeding original projections. Public infrastructure investments and private development have materially strengthened the City's tax base and economic vitality.

The Reinvestment Zone now functions as a strategic tool to:

- Support continued residential and commercial growth
- Address infrastructure capacity needs
- Enhance connectivity and public spaces
- Improve drainage and resiliency
- Promote redevelopment and value enhancement within the Zone

Rather than serving solely as a stimulus for undeveloped land, the Zone now supports both ongoing development and reinvestment in existing areas to sustain long-term economic vitality.

Tax increment financing remains an appropriate and necessary mechanism to fund eligible public improvements that directly promote development and redevelopment within the Zone.

TAX INCREMENT ANALYSIS

This section documents the methodology and assumptions used to estimate tax increment revenues for Tax Increment Financing Reinvestment Zone No. 1.

Tax Increment Financing involves:

- Designating an eligible area as a Tax Increment Financing Reinvestment Zone;
- Soliciting and documenting participation of eligible taxing jurisdictions;
- Establishing the tax increment base value at the most recent certified appraisal roll; and
- Depositing the participating taxing jurisdictions' incremental real property tax revenues into a Tax Increment Fund to finance eligible public improvements.

Tax increment revenues are generated from increases in the appraised value of real property within the Zone above the established base year value.

Future tax increment revenues depend upon several factors, including:

- The timing and value of new development;
- Appreciation of existing land and improvements;
- Any loss of value resulting from demolition or redevelopment activity;
- Certified tax rates of participating taxing jurisdictions; and
- The adopted participation percentage of each taxing jurisdiction.

Appraisal and Assessment Methodology

Real property within Tarrant County is appraised by the Tarrant Appraisal District at 100 percent of market value as of January 1 of each tax year, subject to applicable exemptions and appraisal limitations.

New development is added to the tax roll in the year following substantial completion and certification by the appraisal district.

The base year value for the Zone was established at \$10.67 million in 2013. Taxes attributable to this base value continue to flow to each taxing jurisdiction and are not deposited into the Tax Increment Fund.

Only the portion of real property taxes attributable to the incremental value above the base year, and only to the extent of the adopted participation rates, are deposited into the Tax Increment Fund.

Taxes generated from business personal property, sales taxes, and other non-real property sources are not included in the Tax Increment Fund unless otherwise authorized by law.

Revenue Projection Methodology

Revenue projections are based upon:

- The most recent certified appraisal roll;
- Current adopted tax rates of participating jurisdictions;
- Historical and projected development trends;
- Conservative annual growth assumptions (2%);

- Participation percentages established by interlocal agreement or ordinance.

Unlike the original feasibility model, which assumed no appreciation of existing improvements following completion, the updated projections reflect reasonable and conservative annual growth assumptions to account for market appreciation and ongoing development activity within the Zone.

All projections are estimates and subject to annual variation based on market conditions, appraisal district certifications, tax rate adjustments, and development timing.

Fiscal Year 2026 Tax Rates Used:

<u>JURISDICTION</u>	<u>TAX RATE/\$100 OF TAXABLE VALUE</u>	<u>% APPLIED TO TIF FUND</u>	<u>UTILIZED TAX RATE / \$100</u>
City of Everman	\$0.904523	75	\$0.678393
Tarrant County	\$0.173000	50	\$0.086500
Tarrant County Hospital District	\$0.155100	50	\$0.077550

* M&O Tax Rate

Over the remaining life of the Tax Increment Financing Reinvestment Zone No. 1, revenue projections assume that participating tax rates may fluctuate annually but are modeled using current adopted tax rates for purposes of financial feasibility analysis.

Taxes generated on real property value above the established base year value of \$10.67 million are deposited into the Tax Increment Fund in accordance with the participation percentages of the taxing jurisdictions.

Based on current certified values and conservative annual growth assumptions, the Zone is projected to generate approximately \$14 million in additional Tax Increment Fund revenues through 2042. Actual revenues may vary annually based on appraisal district certifications, development timing, and adopted tax rates.

These projected revenues are sufficient to support the estimated public improvement program described in Exhibit F and Exhibit F-1, subject to annual appropriation and continued economic performance within the Zone.

EXHIBIT A**CITY OF EVERMAN****TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1****BOUNDARY DESCRIPTION**

Beginning at the northeast corner of the ROW intersection of Race Street and Shelby Road, the POINT OF BEGINNING;

THENCE, east along the north ROW of Shelby Road to the southwest corner of Shelby County School Land, Tract 19A;

THENCE, north along the west boundary of Shelby County School Land, Tract 19A, Block 19, Tract 19M and Recold Industrial Park, Tracts 1 through 10 to the north property line of Recold Industrial Park, Tract 1;

THENCE, east along the north boundary of Recold Industrial Park, Tract 1, to a point directly south of the east ROW of Cunningham Street;

THENCE, north across Barron Street continuing along the east ROW of Cunningham Street to the south ROW of Noble Avenue;

THENCE, east along the south ROW of Noble Avenue to the west ROW of Roy C. Brooks Blvd ROW;

THENCE, northerly along the west ROW of the Roy C. Brooks Blvd ROW to the southeast corner of the Baker Addition, Tract 18026;

THENCE, west along the south boundaries of the Baker Addition, Tract 18026, Tract 18035 and Tract 18031 to the southwest corner of Tract 18031;

THENCE, north along the west boundary of Baker Addition, Tract 18031 to its northwest corner;

THENCE, east along the north boundaries of the Baker Addition, Tract 18031 and 18034 to the southwest corner of the Baker Addition, Tract 18028;

THENCE, north along the west boundaries of the Baker Addition 18028, crossing Lee Street, Tract 18025A, Tract 18032, crossing Kings Street, Tract 18024, Tract 18027, Tract 18021A and Tract 18021 to its northwest corner;

THENCE, east along the north boundary of the Baker Addition, Tract 18021 to the west ROW of Roy C. Brooks Blvd;

THENCE, northerly along the west ROW of the Roy C. Brooks ROW to the north ROW of Belle Street;

THENCE, east along the north ROW of Belle Street, crossing the Roy C. Brooks Blvd ROW to the city limits boundary;

THENCE; south and east along the city limits boundary to the west boundary of the Souder Elementary School property;

THENCE, south and east along the west and south boundary of the Souder Elementary School property to the west ROW of Forest Hill Drive;

THENCE, south along the west ROW of Forest Hill Drive to the south ROW of Enon Avenue;

THENCE, west along the south ROW of Enon Avenue to a point directly south of the east Union Pacific RR CO ROW;

THENCE, southeasterly along the east ROW of the Union Pacific RR CO ROW to the northwest corner of the Everman Industrial Park;

THENCE, east and south along the north and east boundaries of the Everman Industrial Park to the centerline of Shelby Road;

THENCE, west along the centerline of Shelby Road to the centerline of Race Street;

THENCE, south along the centerline of Race Street to a point opposite the north ROW of Townley Drive;

THENCE, west across Race Street and continuing west along the north ROW of Townley Drive, continuing west along the projection of the north ROW of Townley Drive to the Everman city limits;

THENCE, north along the Everman city limits, proceeding directly across Everman Parkway to the north ROW of Everman Parkway;

THENCE, easterly along the north ROW of Everman Parkway and continuing directly across Race Street to the northeast corner of the ROW intersection of Race Street and Shelby Road, the POINT OF BEGINNING, and containing an area of approximately 290 acres.

EXHIBIT B

BOUNDARY MAP

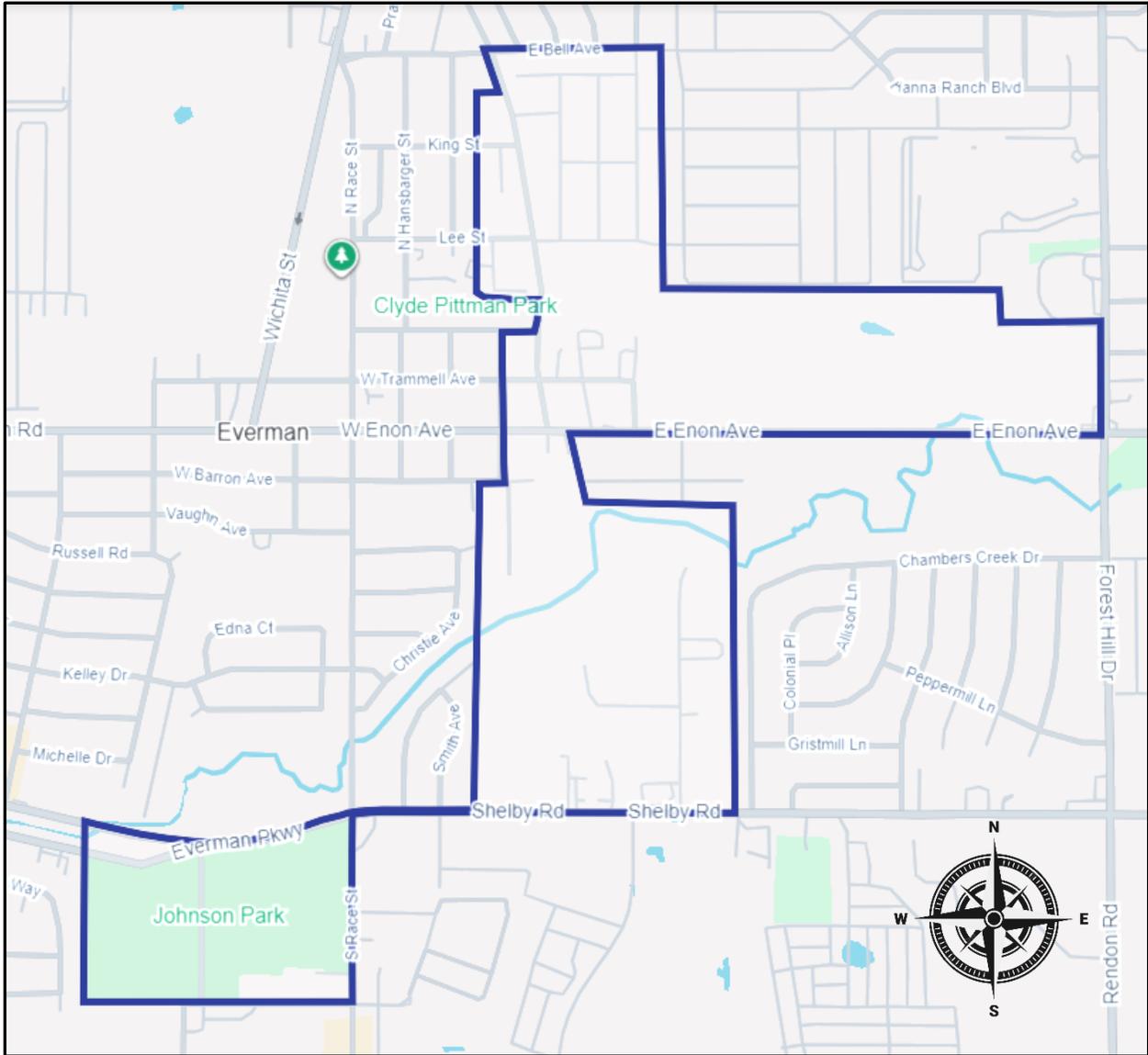


EXHIBIT C

CURRENT ZONING & LAND USE MAP

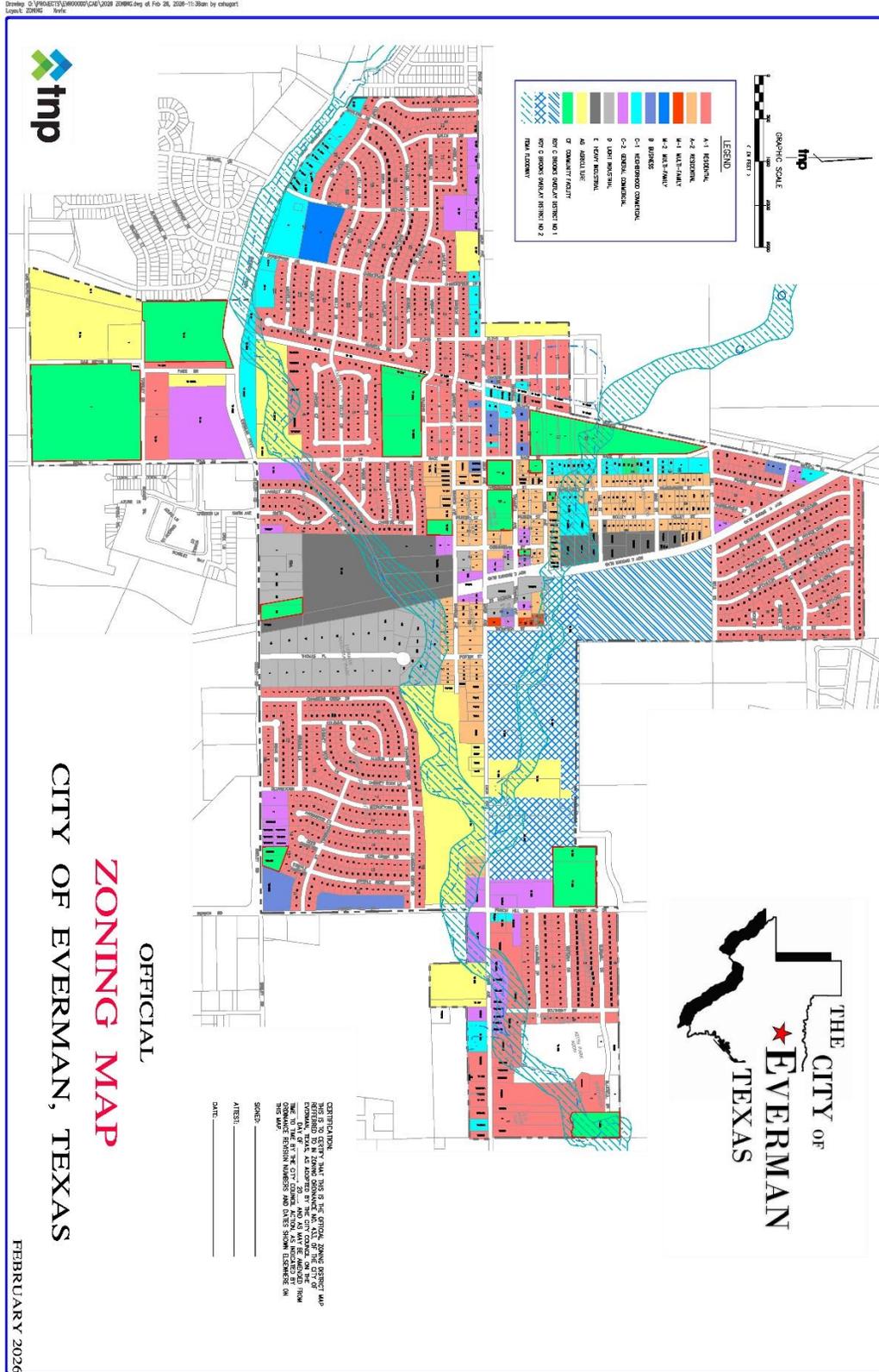
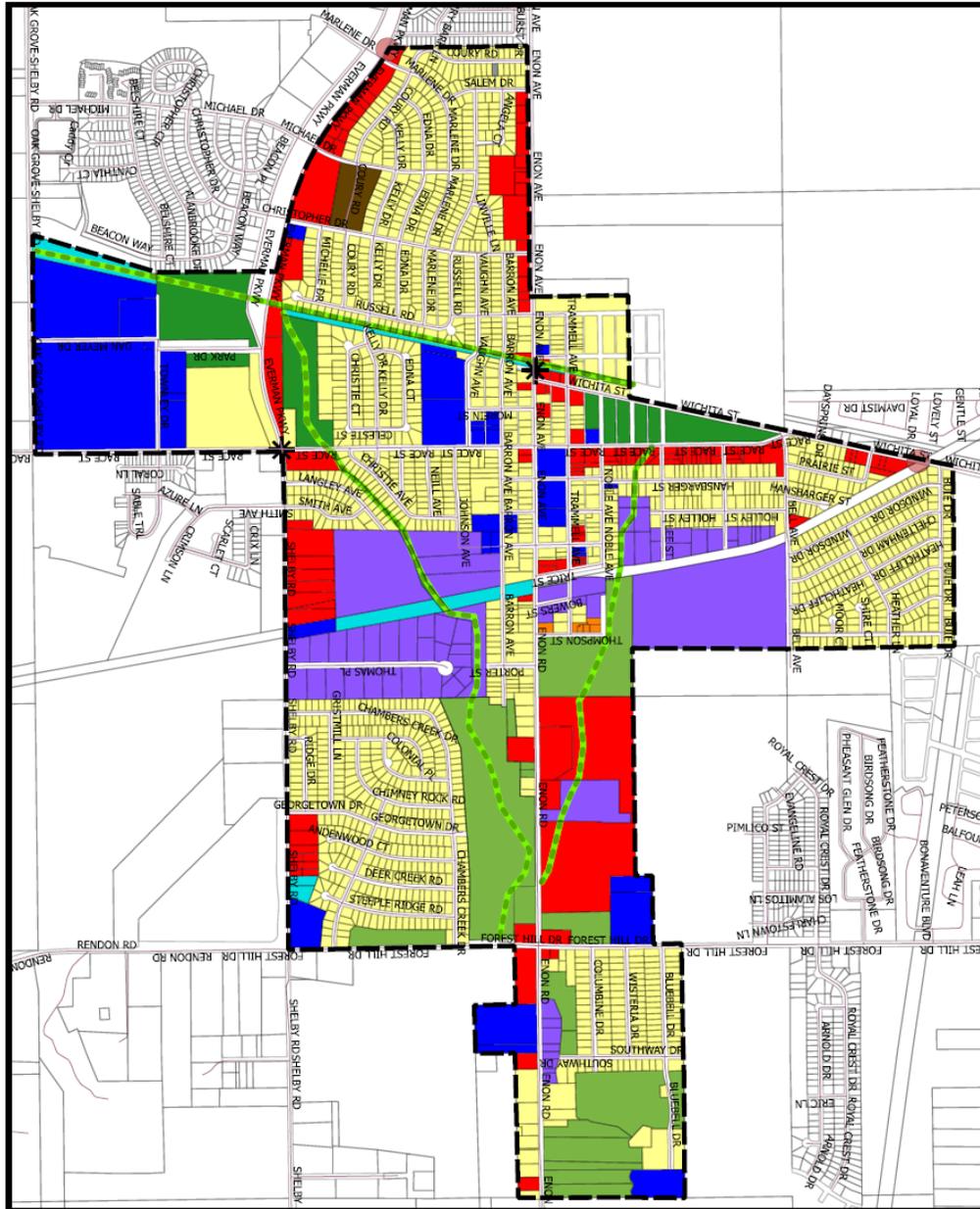


EXHIBIT D

FUTURE LAND USE MAP



Developed in April 2015
 A Comprehensive Plan shall not
 constitute zoning regulations or establish zoning.

	City Boundary
	Parcels
	Commercial Node
	Entry Point
	Future Land Use
	SF Single Family
	MF Multi-Family
	C Commercial
	IS Institutional
	U Utility
	P Parks
	AG Agricultural
	V Vacant
	Trails



EXHIBIT E**CITY OF EVERMAN****TAX INCREMENT FINANCING REINVESTMENT ZONE No. 1****PRIVATE DEVELOPMENT VALUE AND TIF FUND**

YEAR	ADDED VALUE , \$M	CUM ADDED VALUE, \$M	CITY	COUNTY	HOSPITAL DISTRICT	TOTAL
2026	—	85.48	579,744	73,944	66,312	720,000
2027	1.71	87.19	591,339	75,423	67,638	734,000
2028	1.74	88.93	603,166	76,931	68,991	749,000
2029	1.78	90.71	615,230	78,470	70,371	764,000
2030	1.81	92.52	627,535	80,040	71,778	780,000
2031	1.85	94.37	640,085	81,641	73,214	795,000
2032	1.89	96.26	652,887	83,274	74,677	811,000
2033	1.93	98.19	665,945	84,940	76,169	827,000
2034	1.96	100.15	679,264	86,639	77,690	844,000
2035	2.00	102.15	692,849	88,372	79,240	861,000
2036	2.04	104.19	706,706	90,139	80,821	878,000
2037	2.08	106.27	720,840	91,942	82,432	896,000
2038	2.13	108.40	735,257	93,781	84,074	914,000
2039	2.17	110.57	749,962	95,657	85,747	932,000
2040	2.21	112.78	764,961	97,570	87,451	951,000
2041	2.26	115.04	780,260	99,521	89,187	970,000
2042	2.30	117.34	795,865	101,511	90,955	988,000
TOTAL	31.86	117.34	11,601,895	1,479,795	1,326,747	14,408,690

* Based on 75% of 2026 City M&O Tax Rate (\$0.678393/\$100) and 50% of 2026 County tax rate (\$0.086500/\$100) and 50% of Hospital District tax rate (\$0.077550/\$100). The chart above assumes a conservative 2% conservative annual growth and no redevelopment spikes assumed.

EXHIBIT F**CITY OF EVERMAN****ELIGIBLE PUBLIC IMPROVEMENTS**

Pursuant to Chapter 311 of the Texas Tax Code, the following categories of public improvements are eligible for funding within Tax Increment Financing Reinvestment Zone No. 1 (the “Zone”). Improvements shall be located within the Zone unless otherwise specifically determined by the Board and City Council to directly support development or redevelopment within the Zone and to provide a direct and substantial benefit to property located within the Zone.

Eligible improvements may include, but are not limited to, the following:

I. Transportation Improvements

- Construction, reconstruction, widening, and realignment of public streets and roadways
- Intersection improvements and traffic signalization
- Sidewalks, pedestrian pathways, and ADA accessibility improvements
- Bicycle facilities and shared-use paths
- Streetscape enhancements, including lighting, landscaping, signage, and street furnishings
- Traffic calming and roadway safety improvements
- Bridge and culvert improvements

II. Utility and Drainage Infrastructure

- Water and wastewater system improvements
- Stormwater drainage systems and flood mitigation facilities
- Detention and retention facilities
- Utility relocation and undergrounding
- Public utility extensions necessary to serve development within the Zone
- Environmental remediation and site preparation

III. Parks, Open Space, and Public Realm Improvements

- Parkland acquisition and development
- Improvements to existing parks serving the Zone
- Recreational amenities and facilities
- Trail systems and connectivity improvements
- Open space enhancements
- Lighting, landscaping, irrigation, and beautification
- Public gathering spaces, plazas, and civic spaces

Improvements located outside the geographic boundaries of the Zone may be eligible if the Board and City Council formally determine that such improvements are necessary to support development or redevelopment within the Zone and provide a direct and substantial benefit to Zone property.

IV. Public Facilities

- Public safety facilities
- Municipal buildings and facilities
- Community facilities
- Parking facilities and structured parking
- Transit-related facilities

V. Land Acquisition and Related Costs

- Acquisition of real property
- Demolition of structures
- Site preparation
- Right-of-way acquisition
- Environmental assessments

VI. Professional Services and Administrative Costs

- Engineering and architectural services

- Planning and design services
- Legal and financial advisory services
- Bond issuance costs
- Program administration

All improvements funded by the Zone shall be determined by the Board and City Council to promote development or redevelopment within the Zone and to serve a valid public purpose.

EXHIBIT F-1**CITY OF EVERMAN****ESTIMATED PROJECT COSTS AND PROGRAM ALLOCATIONS**

The following represents estimated program allocations for eligible public improvements. These estimates are based on projected revenues and are subject to revision as development occurs and priorities evolve.

Category	Estimated Program Allocation
Transportation Improvements	\$4,500,000
Utility & Drainage Infrastructure	\$3,500,000
Parks, Open Space & Public Realm	\$3,000,000
Public Facilities	\$2,000,000
Land Acquisition & Site Preparation	\$750,000
Professional Services & Administration	\$750,000
Total Estimated Project Costs	\$14,500,000

These allocations are planning-level estimates and may be adjusted by the Board and City Council, provided that total project costs remain within the financial capacity of the Zone and consistent with Chapter 311 of the Texas Tax Code.



CITY OF EVERMAN
212 North Race Street Everman, TX 76140
STAFF REPORT

AGENDA TITLE: ORDINANCE NO. 848 AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS ADOPTING AN UPDATED DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN; AMENDING CHAPTER 20, "UTILITIES" OF THE EVERMAN CODE BY ADOPTING A NEW ARTICLE X, "DROUGHT CONTINGENCY/WATER EMERGENCY MANAGEMENT PLAN"; AMENDING CHAPTER 20 BY ADOPTING A NEW ARTICLE XI "LAWN AND LANDSCAPE IRRIGATION"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

MEETING DATE: March 10, 2026

PREPARED BY: Gilberto Ramirez – Director of Public Works

RECOMMENDED ACTION:

Approval

BACKGROUND

The City of Everman maintains an interlocal agreement with Fort Worth for the provision of shared services and/or regional cooperation (as applicable to your agreement).

As part of that agreement, Everman is required to formally adopt, periodically review, and update specific policies or regulatory provisions by ordinance to ensure continued compliance with regional standards and contractual obligations.

The proposed ordinance represents the required periodic review and re-adoption of those provisions. This action ensures that the City remains in full compliance with the terms of the interlocal agreement and maintains eligibility to continue receiving services and benefits under that agreement.

PURPOSE OF THE ORDINANCE

The purpose of this ordinance is to:

- Formally re-adopt and update required regulatory provisions
- Incorporate any statutory or administrative updates since the previous adoption
- Ensure consistency with the current interlocal agreement
- Maintain compliance with regional operational standards
- Protect the City's continued participation in the agreement

This review confirms that the City's adopted standards remain aligned with the operational, financial, and administrative framework required by the agreement.

DISCUSSION

Periodic review of this ordinance is required under the terms of the interlocal agreement to ensure:

- Continued regulatory alignment
- Updated references to applicable laws or codes
- Consistency with operational practices
- Avoidance of any lapse in contractual compliance

Failure to periodically re-adopt and update this ordinance could place the City in non-compliance with the agreement and potentially jeopardize service continuity or partnership benefits.

Staff has reviewed the ordinance and determined that the proposed language:

- Reflects current legal requirements
 - Aligns with the agreement provisions
 - Maintains operational continuity
 - Does not materially alter the City's obligations beyond what is already required under the agreement
-

FISCAL IMPACT

Adoption of this ordinance does not create new financial obligations beyond those already established in the interlocal agreement.

Maintaining compliance avoids potential interruption of services or financial impacts that could result from non-compliance.

STRATEGIC IMPACT

Approval of this ordinance supports:

- Regional collaboration
- Operational continuity
- Responsible governance
- Contractual compliance
- Protection of essential services for residents

This action reinforces Everman’s commitment to maintaining strong intergovernmental partnerships.

LEGAL CONSIDERATIONS

The ordinance has been prepared in accordance with:

- The terms of the interlocal agreement
- Applicable provisions of the Texas Local Government Code
- Applicable provisions of the Texas Government Code

Adoption by ordinance is required to maintain compliance.

ORDINANCE NO. 848

AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS ADOPTING AN UPDATED DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN; AMENDING CHAPTER 20, "UTILITIES" OF THE EVERMAN CODE BY ADOPTING A NEW ARTICLE X, "DROUGHT CONTINGENCY/WATER EMERGENCY MANAGEMENT PLAN"; AMENDING CHAPTER 20 BY ADOPTING A NEW ARTICLE XI "LAWN AND LANDSCAPE IRRIGATION"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Everman, Texas (City) is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City is a wholesale water service customer of the City of Fort Worth; and

WHEREAS, as a wholesale customer of the City of Fort Worth, the City is required to institute the same rationing and water use restrictions on City customers as does the City of Fort Worth for so long as any part of the total water supply is furnished by the City of Fort Worth; and

WHEREAS, as a wholesale customer of the City of Fort Worth, the City is required to adopt an updated drought contingency and emergency water plan; and

WHEREAS, the City has drafted a "Drought Contingency and Emergency Water Management Plan" which complies with Chapter 288, Title 30 of the Texas Administrative Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS:

SECTION 1.

That the Drought Contingency and Emergency Water Management Plan attached as Exhibit "A" is hereby adopted and incorporated herein for all purposes. The Drought Contingency and Emergency Water Management Plan hereby adopted shall replace any previous such plans adopted by the City.

SECTION 2.

That of Chapter 20, "Utilities," is amended by adopting a new Article X to read as follows

"ARTICLE X. DROUGHT CONTINGENCY/EMERGENCY WATER MANAGEMENT PLAN"

Sec. 20-501. General

The Drought Contingency and Emergency Water Management Plan ("Plan") outlines the city's water emergency water demand management efforts. The City will revise the Plan as needed to meet objectives requested by the Texas Commission on Environmental Quality, regional water planning groups, the City of Fort Worth, and to meet the goals stated in the Plan. The Plan established in this Article shall be administered by the Director of Public Works of the city or his/her duly appointed representative ("director").

Sec. 20-502. Drought Contingency and Emergency Water Management Plan

(a) The City has adopted the Plan, which is on file and available for inspection at the City Secretary's office. The Plan may be amended from time to time by adopting an ordinance amending the Plan.

(b) Purpose and scope. The purpose of this section is to establish the city's policy in the event of shortages or delivery limitations in the city's water supply and to establish water restrictions to be enforced in case of drought or emergency conditions. This section applies to:

- (1) All persons and premises within the city using water from the water system;
- (2) All retail customers who live in unincorporated areas within the city's extraterritorial jurisdiction and are served by the water system; and
- (3) All wholesale service customers outside the city to the extent provided in subsection (h).

(c) Authority. The director is authorized to implement measures prescribed when required by this section and by the Plan approved by the city council. The director is authorized to enforce the measures implemented and to promulgate regulations, not in conflict with this section, the Plan, or state and federal laws, in aid of enforcement.

(d) Initiation of Plan stages. The director may order that the appropriate stage of the Plan be initiated upon determination that drought conditions or a water emergency exist. To be effective, the order must be made by some or all of the following methods:

- (1) publication in the local newspaper;
- (2) publication on the city's website; or
- (3) publication on utility bill inserts, the city's newsletter, or public access channel.

(e) Duration of stage; change. A stage will remain in effect until the conditions that triggered initiation of the stage have been eliminated. If the stage is initiated because of excessive demands, all initiated actions will remain in effect through September 30 of the year in which they were triggered unless the director determines that conditions exist that will allow termination of the stage before September 30. When conditions change, the director may terminate, upgrade or downgrade the stage. Any such change must be made in the same manner prescribed in subsection (d).

(f) Violation of section. A person commits an offense if he knowingly makes, causes or permits a use of water contrary to the measures implemented by the director as prescribed in the Plan. For purposes of this subsection, it is presumed that a person has knowingly made, caused or permitted a use of water contrary to the measures implemented if the mandatory measures have been formally ordered consistent with the terms of subsection (d) and:

- (1) The manner of use has been prohibited by the Plan;
- (2) The amount of water used exceeds that allowed by the Plan; or
- (3) The manner or amount used violates the terms and conditions of a compliance agreement made pursuant to a variance granted by the director.

(g) Penalties/enforcement of violations. Any person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and the Plan will be given a written warning that he has violated a mandatory water use restriction as a first offense. Any person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and the Plan may be fined not more than \$2,000.00 for each subsequent offense. In addition, the following penalties shall apply:

- (1) A person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and stage 1 of the Plan as a second offense, shall be fined not less than \$100.00.

(2) A person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and stage 2 of the Plan as a second offense, shall be fined not less than \$250.00.

(3) A person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and stage 3 of the Plan as a second offense, shall be fined not less than \$500.00.

(4) If a person is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and the Plan as a third offense, the director may either:

a. Install a flow restrictor in the water line to the premises where the violations occurred to limit the amount of water that may pass through the meter in a 24-hour period or a lock-out device to a backflow assembly; or

b. Discontinue water service to the premises where the violation occurred.

(h) Wholesale service to customers outside the city. The director shall advise customers receiving wholesale water service from the city of actions taken under the Plan. The director may restrict service to customers outside the city as permitted under the contract and state law.

(i) Authority under other laws. Nothing in this section shall be construed to limit the authority of the mayor, the city council or the city manager to seek emergency relief under the provisions of any state or federal disaster relief act.

(j) Variations. During the times the emergency order is operative, the director may grant variations only under the following circumstances and conditions:

(1) The applicant signs a compliance agreement on a form provided and approved by the director, agreeing to use the water only in the amount and manner permitted by the variance;

(2) Granting of the variance would not cause an immediate significant reduction in the city's water supply;

(3) Failure to approve the variance would result in an extreme hardship or need relating to the health, safety, or welfare of the applicant; and

(4) Granting the variance would not adversely affect the premises at which the violation occurred.

(k) Revocation of Variations. The director may revoke a variance when he or she determines that:

- (1) The conditions of subsection (j) are not being met or are no longer applicable;
- (2) The terms of the compliance agreement are being violated; or
- (3) Revocation is advisable to protect the health, safety or welfare of other persons.

- (1) Appeal. Denial or revocation of a variance by the director may be appealed to the city manager by filing a written notice of appeal with the city manager within ten days after issuance of the director's decision. The city manager's decision shall be final.

Secs. 20-503-20-530.-Reserved"

SECTION 3.

That Chapter 20, "Utilities" is amended by adopting a new Article XI, "Lawn and Landscape Irrigation" to read as follows:

"ARTICLE XI. LAWN AND LANDSCAPE IRRIGATION

Sec. 20-531. Lawn and Landscape Irrigation Restrictions.

- (a) Lawns and landscaping may be watered on any day, at any time, by handheld hose, drip irrigation, a soaker hose or tree bubbler. (The intent of this measure is to allow for the protection of structural foundations, trees, and other high value landscape materials). Except for hand watering, drip irrigation and the use of soaker hoses, a person may only irrigate, water, or cause or permit the irrigation or watering of any lawn or landscape, inclusive of structural foundations, trees, and other high value landscape materials, located on premises owned, leased, or managed by that person (i) on a day designated as an outdoor water use day for the property's address as shown below; and (ii) between the hours of 12 midnight to 10 a.m. and 6 p.m. to 11:59 p.m. on such day.
 - (1) Residential addresses ending in an even number (0, 2, 4, 6 or 8) may water on Wednesdays and Saturdays.
 - (2) Residential addresses ending in an odd number (1, 3, 5, 7 or 9) may water on Thursdays and Sundays.

- (3) All non-residential locations (apartment complexes, businesses, industries, parks, street and/or roadway medians, etc.) may water on Tuesdays and Fridays.
- (b) Except for hand watering, drip irrigation and the use of soaker hoses, a person commits an offense if that person irrigates, waters, or causes or permits the irrigation or watering of any lawn or landscape located on premises owned, leased, or managed by that person between the hours of 10:00 a.m. and 6:00 p.m.
- (c) Except for hand watering, drip irrigation and the use of soaker hoses, a person commits an offense if that person irrigates, waters, or causes or permits the irrigation or watering of any lawn or landscape located on premises owned, leased, or managed by that person on a day that is not designated as an outdoor water use for that property address as shown in subsection (a) above
- (d) A person commits an offense if a person knowingly or recklessly irrigates, waters, or causes or permits the irrigation or watering of a lawn or landscape located on premises owned, leased or managed by the person in a manner that causes:
- (1) a substantial amount of water to fall upon impervious areas instead of a lawn or landscape, such that a constant stream of water overflows from the lawn or landscape onto a street or other drainage area; or
 - (2) an irrigation system or other lawn or landscape watering device to operate during any form of precipitation.
- (e) A person commits an offense if, on premises owned, leased, or managed by that person, a person operates a lawn or landscape irrigation system or device that:
- (1) has any broken or missing sprinkler head; or
 - (2) has not been properly maintained in a manner that prevents the waste of water.

(e) Affirmative Defenses

- (1) It shall be an affirmative defense to prosecution of an offense in section 86-301(a) that at the time such person irrigates, waters, or causes or permits the

irrigation or watering of any lawn or landscape, such activity was for the purpose of

- (A) dust control of a sports field; or
- (B) the maintenance, repair, or testing of an irrigation system.

(3) The activity described in subsection f(1) (A) and (B) may only occur within a period of two (2) days no more than once every thirty (30) days. Any such activity requiring a longer period or greater frequency shall require a variance as provided by subsection (g).

(g) Variances

(1) The city manager or his official designee ("director") may grant variances to the twice per week watering and irrigation restrictions and schedule, if one or more of the following conditions are met:

(A) Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person requesting the variance;

(B) Compliance with the watering and irrigation restrictions and/or schedule cannot be accomplished due to technical or other limitations;
or

(C) Alternative methods that achieve the same level of reduction in water use can be implemented.

(2) The director may grant variances to allow for establishment of hydro mulch, grass sod, or grass seed for new lawns.

(3) Variances shall be granted or denied at the discretion of the director. All petitions for variances shall be in writing and shall include the following:

- (A) Name and address of the petitioner(s);
- (B) Purpose of the water use;
- (C) Specific provisions from which relief is requested;

(D) Detailed statement of the adverse effect of the provision from which relief is requested;

(E) Description of the relief requested;

(F) Period of time for which the variance is sought;

(G) Alternative measures that will be taken to reduce water use, and

(H) Other pertinent information requested.

(h) A person who irrigates, waters, or causes or permits the irrigation or watering by use of an alternative water source such as a well, reclaimed or reused water, or water from the Trinity River is exempt from prosecution if that person has:

(1) Registered such alternative water source with the City;

(2) Provided sufficient proof to the director that the alternative water source is from a well, reclaimed or reused water or from the Trinity River and has allowed inspection by the director if deemed necessary; and

(3) Complied with the City's Backflow and Cross-connection Control regulations.

Sec. 20-532. Rain sensing devices and freeze gauges.

(a) Any commercial or industrial customer class irrigation system installed within the City after the adoption of the Article must be equipped with rain and freeze sensors.

(b) Any installed commercial or industrial customer class system installed after the adoption of this Article may not be operated without being equipped with rain and freeze sensors.

(c) The potable water supply to lawn irrigation system shall be protected against backflow in accordance with the City's Backflow and Cross-connection Control regulations. All rain and freeze sensors for commercial-class lawn irrigation systems shall undergo annual inspection and testing.

(d) Any residential customer class irrigation system installed within the City after adoption of this Article must be equipped with rain and freeze sensors.

(e) It shall be unlawful for any person to knowingly or recklessly install, operate, or cause or permit the installation of or the operation of, an irrigation system in violation of subsections 20-532 (a) through (d) on premises owned, leased, or managed by that person.

Sec. 20-533. Essential services.

The governmental use of water for essential services such as police, fire and emergency services which are necessary to preserve or protect the health, safety and welfare of the citizens of the City are exempt from any and all restrictions or mandates set forth in this Article.

Secs. 20-534-23-570. Reserved"

**SECTION 4.
CUMULATIVE CLAUSE**

This Ordinance shall be cumulative of all provisions of all existing ordinances and of the Everman Code, as amended, including but not limited to all ordinances of the City of Everman affecting drought contingencies or water emergencies, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

**SECTION 5.
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 6.
SAVINGS CLAUSE**

All rights and remedies of the City of Everman are expressly saved as to any and all violations of the provisions of the Everman Code, as amended, or any other ordinances regarding drought contingencies and water emergencies that have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**SECTION 7.
PENALTY CLAUSE**

Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined no more than Two Thousand Dollars and no cents (\$2,000.00) for each violation, and in addition shall pay all costs and expenses involved in the case. Each day a violation occurs is a separate offense. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

**SECTION 8.
PUBLICATION CLAUSE**

The City Secretary of the City of Everman is hereby directed to publish the caption and penalty clause of this ordinance at least once in the official newspaper of the City of Everman.

**SECTION 9.
EFFECTIVE DATE CLAUSE**

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Everman, Tarrant County, Texas on this ____ day of _____ 2025.

ATTEST:

Mindi Parks, City Secretary

APPROVED:

Ray Richardson, Mayor

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney

EXHIBIT A
Drought Contingency & Emergency Water Management Plan



City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102
PWS #2200012

Drought Contingency & Emergency Water Management Plan

for Retail and Wholesale Water Customers

May 2024

Adopted: April 23, 2024

Effective: May 1, 2024

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1. INTRODUCTION AND OBJECTIVES

The purpose of this Drought Contingency and Emergency Water Management Plan (subsequently referred to as the Plan) is as follows:

- To conserve the available water supply in times of drought and emergency
- To maintain supplies for domestic water use, sanitation, and fire protection
- To protect and preserve public health, welfare, and safety
- To minimize the adverse impacts of water supply shortages
- To minimize the adverse impacts of emergency water supply conditions.

2. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES

TCEQ rule Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.1 (4) defines a drought contingency plan as "a strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies."

TCEQ rules governing development of and minimum requirements for drought contingency plans for municipal water suppliers and wholesale water suppliers are contained in Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter B, Rule 288.20 and Rule 288.22, respectively.

Minimum Requirements

The minimum requirements in the Texas Administrative Code for Drought Contingency Plans for Retail Public Water Suppliers are covered in this report as follows:

- 288.20(a)(1)(A) – Provisions to Inform the Public and Provide Opportunity for Public Input – Section 4.1
- 288.20(a)(1)(B) – Provisions for Continuing Public Education and Information – Section 4.1
- 288.20(a)(1)(C) – Coordination with the Regional Water Planning Group – Section 4.6
- 288.20(a)(1)(D) – Criteria for Initiation and Termination of Drought Contingency and Water Emergency Response Stages – Section 4.2
- 288.20(a)(1)(E) – Drought Contingency and Water Emergency Response Stages – Section 4.3
- 288.20(a)(1)(F) – Specific, Quantified Targets for Water Use Reductions – Section 4.3
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- 288.20(a)(1)(I) - Procedures for Granting Variances – Section 4.4
- 288.20(a)(1)(J) - Procedures for Enforcement of Mandatory Restrictions – Section 4.5
- 288.20(a)(3) – Consultation with Wholesale Supplier – Sections 4.2 and 4.3
- 288.20(b) – Notification of Implementation of Mandatory Measures – Section 4.3
- 288.20(c) – Review and Update of Plan – Section 4.7

The Texas Administrative Code outlines additional requirements for Wholesale Public Water Suppliers, which are covered in this report as follows:

- 288.22(a)(7) – Include the specific water supply or water demand management measures to be implemented during each stage of the plan including, but not limited to, the following:
 - 288.22(a)(7)(A) – Pro rata curtailment of water deliveries to or diversions by wholesale water customers as provided in Texas Water Code, Article 11.039 – Section 4.2
- 288.22(a)(8) – Include a provision in every wholesale water contract entered into or renewed after adoption of the plan, including contract extensions, that in case of water resulting from drought, the water to be distributed shall be divided in accordance with Texas Water Code, Article 11.039 – Section 4.2

3. WATER SYSTEM PROFILE

The City purchases water from the Tarrant Regional Water District (TRWD). The supply sources are:

- Lake Bridgeport (via the West Fork of the Trinity River),
- Eagle Mountain Lake (via the West Fork of the Trinity River),
- Lake Worth (via the West Fork of the Trinity River),
- Lake Benbrook (A pipeline connects Lake Benbrook to the Rolling Hills Water Treatment Plant to supplement supply to that plant. A pump station on the Clear Fork of the Trinity River also supplies the Holly Water Treatment Plant.),
- Cedar Creek Reservoir (via pipeline), located approximately 75 miles southeast of Fort Worth, and
- Richland-Chambers Reservoir (via pipeline), located approximately 75 miles southeast of Fort Worth.

TARRANT REGIONAL WATER DISTRICT SUPPLY SOURCES



System capacity with regards to the defined triggers in Section 4.4 is the total reliable treatment capacity as found in Appendix A. Therefore, the system capacity baseline for triggers is the reliable treatment capacity of 512 million gallons per day (MGD). See Appendix A for more details of the yields of each of the treatment plants. This trigger number will be evaluated each year to take into consideration improvements that may have been added to the system. It should be noted that Fort Worth has a much greater pumping capacity, but the treatment capacity was chosen as the limiting factor for this purpose.

According to its 2022 Water Use Survey, Fort Worth has approximately 292,000 active retail service connections and 33 wholesale water customers. Some of these customers have emergency contracts only and do not take from the Fort Worth system on a regular basis.

Wholesale customers are:

- Aledo
- Benbrook
- Bethesda WSC
- Burleson
- Crowley
- DFW Airport
- Dalworthington Gardens
- Edgecliff Village
- Everman
- Forest Hill
- Grand Prairie
- Haltom City
- Haslet
- Hudson Oaks
- Hurst
- Keller
- Kennedale
- Lake Worth
- North Richland Hills
- Northlake
- Richland Hills
- River Oaks
- Roanoke
- Saginaw
- Sansom Park
- Southlake
- Trophy Club
- MUD #1
- Trinity River Authority (TRA)
- Westlake
- Westover Hills
- Westworth Village
- White Settlement
- Willow Park

In accordance with Section 2.3 of the wholesale water contract, wholesale customers are required to institute and apply the same rationing, conservation measures or restrictions to the use of water by their customers for so long as any part of their total water supply is being furnished by Fort Worth.

The water supply triggers defined in Section 4.4 were provided to Fort Worth by its water supplier, Tarrant Regional Water District (TRWD). TRWD selected its triggers after hiring an outside consultant to evaluate where the triggers levels should be for the drought plan to achieve meaningful water savings.

4. DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN

4.1 Public Education and Involvement

At any time that the Drought Contingency/Emergency Water Management Plan is activated or the stage changes, customers will notify local media of the issues, the current response stage, and the specific actions required of the public. The information will also be publicized on the city's Web site. Bill inserts will also be used as appropriate.

Fort Worth will inform and educate the public about the Drought Contingency/Emergency Water Management Plan by the following means:

- Preparing fact sheets describing the plan and making these available online and at various city sites, and at events where the water department may have a booth.
- Posting a copy of the Plan on the city's Web site.
- Notifying local organizations, schools, and civic groups that staff are available to make presentations on the plan.
- Promote awareness by means of electronic communication to residents through text messages, push notifications, reverse 911, and/or any other online platforms available including social media such as Facebook, Twitter, Instagram and/or Next Door.

Fort Worth provided opportunity for public comment on the draft Drought Contingency and Emergency Water Management Plan at a City Council meeting held on April 23, 2024. Council minutes reflecting the adoption of this plan can be found in Appendix B.

4.2 Initiation & Termination of Drought & Emergency Response Stages

The provisions of this Plan shall apply to all persons, customers, and property utilizing potable water provided by the City of Fort Worth. The terms "person" and "customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities. The Plan does not apply to locations using treated wastewater effluent, private wells or possessing their own water rights in the Trinity River; however, any pond, impoundment, body of water, or other water source that is supplemented, or has the ability to supplement supply, with potable water shall adhere to the provisions of this plan.

The Plan may be applied to the entire city or geographic portions of the city as necessary. If the Plan is applied only to a limited sector, the boundaries will be defined in terms of roadways, creeks and other easily distinguishable features, such as city limits.

Initiation of a Drought/ Emergency Water Management Stage

The City Manager or his/her official designee may order the implementation of a drought response or water emergency stage when one or more of the trigger conditions for that stage is met. The following actions will occur when a stage is initiated.

- The public will be notified through local media and the City of Fort Worth Web site, as described in Section 4.2.
- Fort Worth's wholesale customers and Tarrant Regional Water District will be notified by telephone and with a follow-up letter, e-mail, or fax that provides details of the reasons for initiation of the drought or water emergency stage.
- The Fort Worth Water Department will notify the Executive Director of the TCEQ within 5 business days when mandatory provisions of the Plan are activated.

Stages imposed by TRWD action must be initiated by the City of Fort Worth.

For other trigger conditions, the City Manager or his/her official designee may decide not to order the implementation of a drought response or water emergency stage even though one or more of the trigger criteria for the stage are met. Factors which could influence such a decision include, but are not limited to, the time of the year, weather conditions, the anticipation of replenished water supplies, or the anticipation that additional facilities will become available to meet needs. The reason for this decision should be documented.

Fort Worth shall include a provision in every wholesale water contract entered into or renewed after adoption of this plan, including contract extensions, that in case of water shortages resulting from drought, the water to be distributed shall be divided in accordance with Texas Water Code, Article 11.039. The City Manager or his/her official designee shall be empowered, at their discretion, at the appropriate time, to cause a proportional reduction of water available to each wholesale customer in accordance with pro rata curtailment of water use provided in Texas Water Code § 11.039, and based on any other conditions, physical, mechanical, or otherwise. The wholesale customer may appeal this decision to the Fort Worth City Council for review of wholesale customer allocation during periods of forced

conservation measures by the City. The wholesale customer may appeal the decision of the City Council to the TCEQ.

Termination of a Drought Stage

The City Manager or his/her official designee may order the termination of a drought response or water emergency stage when the conditions for termination are met or at their discretion. The following actions will be taken when a drought stage is terminated:

- The public will be notified through local media and the City of Fort Worth Web site as described in Section 4.2.
- Wholesale customers and TRWD will be notified by telephone with a follow-up letter, e-mail, or fax.
- If any mandatory provisions of the drought contingency/emergency water management plan that have been activated are terminated, customers will notify the Executive Director of the TCEQ within 5 business days.

The City Manager or his/her official designee may decide not to order the termination of a drought response stage or water emergency even though the conditions for termination of the stage are met. The City Manager or his/her designee may choose to implement a phased out approach when exiting various stages to protect the integrity of the system. Factors which could influence such a decision include, but are not limited to, the time of the year, weather conditions, or the anticipation of potential changed conditions that warrant the continuation of the drought stage. The reason for this decision should be documented.

4.3 Drought and Emergency Response Stages

Stage 1 – Water Watch

Triggering Conditions

- Water demand reaches or exceeds 90% of reliable treatment capacity for three consecutive days. The treatment capacity could be citywide or in a specified portion of the system.
- Fort Worth's water demand for all or part of the delivery system approaches treatment capacity because treatment capacity is inadequate.
- Water supply system is unable to deliver water due to the failure or damage of major water system components, supply source becomes contaminated, power outage, grid failure, natural disaster, or extreme weather event.
- TRWD initiated Stage 1 – Water Watch for one or more of the following reasons:
 - Total combined raw water supply in TRWD water supply reservoirs (Bridgeport, Eagle Mountain, Richland Chambers and Cedar Creek) drops below 75% (25% depleted) of conservation storage capacity.
 - TRWD water demand has exceeded or is expected to exceed 80% of maximum sustainable production of delivery capacity for an extended period.
 - One or more of TRWD's water supply sources has become limited in availability.
 - TRWD water demand is projected to approach the limit of permitted supply.
 - TRWD supply source becomes contaminated or unusable for other regulatory reasons (i.e., invasive species).

- o TRWD water supply system is unable to deliver water due to the failure or damage of major water system components.
- o The TRWD General Manager finds that conditions warrant the declaration of a Stage 1 drought.

Terminating Conditions for Stage 1

Stage 1 will terminate when the total combined raw water supply in TRWD western and eastern division reservoirs exceeds 95% of conservation storage capacity or remains at or above 85% for 90 consecutive days, whichever occurs first. Fort Worth may also terminate Stage 1 if the City-specific conditions that caused the City to initiate Stage 1 have ceased to exist for seven consecutive days.

Goal for Use Reduction for Stage 1

The goal for water use reduction under Stage 1, Water Watch, is five percent. If circumstances warrant or if required by TRWD, the City Manager or his/her official designee can set a goal for greater water use reduction.

Actions Available for Stage 1

The City Manager or his/her official designee may order the implementation of any of the actions listed below, as deemed necessary. The City Manager or his/her official designee must implement any action(s) required by the Tarrant Regional Water District.

All Water Users

Initiate mandatory restrictions to prohibit non-essential water use as follows:

- Discourage hosing of paved areas, such as sidewalks, driveways, parking lots, tennis courts, patios, or other impervious surfaces, except to alleviate an immediate health or safety hazard. This may include premises with raw or processed food, pharmaceutical or vaccine processing, storage or vending establishments including restaurants and grocery stores may be washed to the extent necessary for sanitary purposes. These areas may also include:
 - o Trash and dumpster areas
 - o Areas around fuel pumps
 - o Store front cleaning of areas with accumulated bird droppings, feathers and debris
 - o Localized spot cleaning of parking areas to remove oil, grease buildup that may pose a health and safety issue.
- Discourage hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting.
- Prohibit using water in such a manner as to allow runoff or other waste, including:
 - o failure to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet;
 - o operating a permanently installed irrigation system with: (a) a broken head; (b) a head that is out of adjustment and the arc of the spray head is over a street or parking lot; or (c) a head that is misting because of high water pressure; or

- during irrigation, allowing water to (a) to run off a property and form a stream of water in a street for a distance of 50 feet or greater; or (b) to pond in a street or parking lot to a depth greater than one-quarter of an inch.
- Allowing or causing an irrigation system or other lawn watering device to operate during any form of precipitation or when temperatures are at or below 32 degrees Fahrenheit.
- Prohibit outdoor watering with sprinklers or irrigation systems between 10 a.m. and 6 p.m.
- Limit landscape watering with sprinklers or irrigation systems at each service address to a twice per week schedule as outlined below. This includes landscape watering of parks, golf courses, and sports fields. Wholesale customers may use a different watering schedule than the one below as long as it limits each service address to a twice per week schedule; however, use of the same schedule would simplify the messages passed to customers through the news media.
 - Residential addresses ending in an even number (0, 2, 4, 6, or 8) may water on Wednesdays and Saturdays.
 - Residential addresses ending in an odd number (1, 3, 5, 7 or 9) may water on Thursdays and Sundays.
 - All non-residential locations (apartment complexes, businesses, industries, parks, medians, etc.) may water on Tuesdays and Fridays.

Exceptions:

- Lawns and landscaping may be watered on any day, at any time, by handheld hose, drip irrigation, a soaker hose or tree bubbler. (The intent of this measure is to allow for the protection of structural foundations, trees, and other high value landscape materials).
- Water use necessary for the repair of an irrigation system, plumbing line, fountain, etc. in the presence of the person making the repair.
- Outdoor watering at service addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the Water Director, if the Water Director determines that a property cannot be completely irrigated with an average of three-quarters of an inch of water in a single day, and that the property should be divided into sections to be irrigated on different days. If approved, no station will be watered more than twice per week.
- Establishing new turf is discouraged. If hydromulch, grass sod, or grass seed is installed for the purpose of establishing a new lawn, there are no watering restrictions for the first 30 days while it is being established. After that, the watering restrictions set forth in this stage apply. (This does not include over seeding with rye, or seasonal grasses, since turf already exists.)
- Golf courses may water greens and tee boxes as necessary, however watering must be done before 10 a.m. and after 6 p.m. Encouraged to reduce water use by five percent.
- Skinned areas of sports fields may be watered as needed for dust control.

- Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events. Encouraged to reduce water use by five percent.
 - Public areas that are open to the public at-large and have a high impact from frequent use may be allowed additional watering, with a variance granted by the Water Director, if it is deemed to be beneficial to serve and protect the community amenity. Examples may include but are not limited to: outdoor amphitheaters, demonstration gardens, public art exhibitions, outdoor learning areas, arboretums, etc.
- All users are encouraged to use native and adapted drought tolerant plants in landscaping.
 - Washing of any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle shall be limited to the use of a hand-held bucket or a hand-held hose equipped with a positive-pressure shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the premises of a commercial car wash or commercial service station. Companies with an automated on-site vehicle washing facility may wash its vehicles at anytime. Further, such washing may be exempt from these requirements if the health, safety, and welfare of the public are contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.
 - Discourage the filling, draining, or refilling of swimming pools, wading pools, hot tubs and Jacuzzi type pools except to maintain adequate water levels for structural integrity, proper operation and maintenance, and/or to alleviate an issue that poses a public safety risk.
 - Encourage signage for customers drawing water from private wells or using recycled water in order to facilitate proper enforcement.

City and Local Governments

In addition to the actions listed above:

- Review conditions and problems that caused Stage 1. Take corrective action.
- Increase public education efforts on ways to reduce water use.
- Review data received through MyH2O as a method of identifying potential water use violations and wasteful water practices. This may lead to more targeted patrols of areas with identified non-compliance.
- Increase enforcement efforts.
- Intensify leak detection and repair efforts.
- Audit all city and local government irrigation systems to ensure proper condition, settings, and operation.
- Identify and encourage voluntary reduction measures by high-volume water users through water use audits.

- Reduce non-essential water use. As used herein, non-essential water uses are those that do not have any health or safety impact and are not needed to meet the core function of the agency.
- The Water Director or their designee will notify wholesale customers of actions being taken and require them to implement the same stage and measures. Such action is in accordance with Section 2.5 of the uniform wholesale water contract. Per the contract, wholesale customers are required to institute and apply the same rationing, conservation measures or restrictions to the use of water by their customers for so long as any part of their total water supply is being furnished by Fort Worth.

Commercial or Industrial

- All actions listed above for all water users apply to commercial and industrial users.
- Stock at commercial plant nurseries is exempt from Stage 1 watering restrictions.
- Hotels, restaurants, and bars are encouraged to serve drinking water to patrons on an "on demand" basis.
- Hotels are encouraged to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
- Car wash facilities must keep equipment in good working order, which should include regular inspections to be sure there are no leaks, broken or misdirected nozzles, and that all equipment is operating efficiently.
- All commercial and industrial customers are encouraged to audit irrigation systems

Stage 2 – Water Warning

Triggering Conditions for Stage 2

- Water demand reaches or exceeds 95% of reliable treatment capacity for three consecutive days. The treatment capacity could be citywide or in a specified portion of the system.
- Demand for all or part of the delivery system equals or exceeds treatment capacity because treatment capacity is inadequate.
- Water supply system is unable to deliver water due to the failure or damage of major water system components, supply source becomes contaminated, power outage, grid failure, natural disaster, or extreme weather event.
- TRWD initiated Stage 2 – Water Warning for one or more of the following reasons:
 - Total raw water supply in TRWD water supply reservoirs (Bridgeport, Eagle Mountain, Richland Chambers and Cedar Creek) drops below 60% (40% depleted) of conservation storage capacity.
 - TRWD water demand has exceeded or is expected to exceed 85% of maximum sustainable production of delivery capacity for an extended period.

- One or more of TRWD's water supply sources has become limited in availability.
- TRWD water demand is projected to approach the limit of permitted supply.
- TRWD supply source becomes contaminated or unusable for other regulatory reasons (i.e. invasive species).
- TRWD water supply system is unable to deliver water due to the failure or damage of major water system components.
- The TRWD General Manager finds that conditions warrant the declaration of a Stage 2 drought.

Terminating Conditions for Stage 2

Stage 2 will terminate when the total combined raw water supply in TRWD western and eastern division reservoirs exceeds 75% of conservation storage capacity or remains at or above 70% for 30 consecutive days. Fort Worth may also terminate Stage 2 if the City-specific conditions that caused the City to initiate Stage 2 have ceased to exist for seven consecutive days.

Goal for Use Reduction for Stage 2

The goal for water use reduction under Stage 2 – Water Warning is to decrease use by 10 percent. If circumstances warrant or if required by TRWD, the City Manager or his/her official designee can set a goal for greater water use reduction.

Actions Available for Stage 2

The City Manager or his/her official designee may order the implementation of any of the actions listed below, as deemed necessary. The City Manager or his/her official designee must implement any action(s) required by the Tarrant Regional Water District.

- Continue actions under Stage 1.
- Initiate engineering studies to evaluate water supply alternatives should conditions worsen.

All Water Users

- Limit landscape watering with sprinklers or irrigation systems to a once per week schedule at each service address as determined by the Water Director. This includes landscape watering at parks, golf courses, and sports fields. Wholesale customers may use a different watering schedule than the one used for Fort Worth retail customers as long as it limits each service address to once per week schedule; however, use of the same schedule would simplify the messages passed to customers through the news media.

Exceptions:

- Lawns and landscaping may be watered on any day, at any time, by handheld hose, drip irrigation, a soaker hose or tree bubbler (The intent of this measure is

to allow for the protection of structural foundations, trees, and other high value landscape materials).

- Outdoor watering at service addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the Water Director, if the Director determines that a property cannot be completely irrigated with an average of three-quarters of an inch of water in a single day, and that the property should be divided into sections to be irrigated on different days. If approved, no station will be watered more than once per week.
- Golf courses may water greens and tee boxes as needed to keep them alive, however watering must be done before 10 a.m. and after 6 p.m. Fairways are restricted to once per week watering as outlined above. Golf course rough cannot be watered.
- Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events. Encouraged to reduce water use by 10 percent.
- All users are encouraged to wait until the current drought or emergency situation has passed before establishing new landscaping and turf. Variances granted for establishing new turfgrass or landscaping will be for a maximum of 30 days from the date of approval. After that, the watering restrictions set forth in this stage apply. (This does not include over seeding with rye since turf already exists.)
- Discourage the operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.
- Discourage the filling, draining, or refilling of swimming pools, wading pools, hot tubs and Jacuzzi type pools except to maintain adequate water levels for structural integrity, proper operation and maintenance, and/or to alleviate an issue that poses a public safety risk.
- Encourage the use of covers for all types of pools, hot tubs, and Jacuzzi type pools when not in use.
- Encourage signage for customers drawing water from private wells or using recycled water in order to facilitate proper enforcement.

City and Local Governments

- Review conditions or problems that caused Stage 2. Take corrective action.
- Review data received through MyH2O as a method for identifying potential water use violations and wasteful water practices.
- Increase frequency of media releases on water supply conditions.
- Further accelerate public education efforts on ways to reduce water use.
- Eliminate non-essential water use. As used herein, non-essential water uses are those that do not have any health or safety impact and are not needed to meet the core function of the agency.

- Prohibit wet street sweeping.
- The Water Director or their designee will notify wholesale customers of actions being taken and require them to implement the same stage and measures. Such action is in accordance with Section 2.5 of the uniform wholesale water contract. Per the contract, wholesale customers are required to institute and apply the same rationing, conservation measures or restrictions to the use of water by their customers for so long as any part of their total water supply is being furnished by Fort Worth.

Commercial or Industrial

- All actions listed above for all water users apply to commercial and industrial users.
- Use of water from fire hydrants for any purpose other than firefighting related activities or other activities necessary to maintain public health, safety and welfare requires a variance issued by the Water Director. Fire hydrant use may be limited to only designated hydrants. Upon declaration of this drought stage, all holders or applicants of a Water Fire Hydrant Meter Agreement are required to apply for a variance as set forth in this plan. If conditions allow, as determined by the Water Director, the use of water from hydrants may continue until the Water Director or their designee issues a determination on the petition for variance. If conditions do not allow, the Water Director may require all fire hydrant meters be immediately returned from the field, pending determination of each petition for variance.

Stage 3 – Emergency Water Use

Triggering Conditions for Stage 3

- Water demand reaches or exceeds 98% of reliable treatment capacity for one day. The treatment capacity could be citywide or in a specified portion of the system.
- Demand for all or part of the delivery system exceeds treatment capacity because treatment capacity is inadequate.
- Water supply system is unable to deliver water due to the failure or damage of major water system components, supply source becomes contaminated, power outage, grid failure, natural disaster, or extreme weather event.
- TRWD has initiated Stage 3 – Emergency Water Use, which may also be initiated by one or more of the following:
 - Total raw water supply in TRWD water supply reservoirs (Bridgeport, Eagle Mountain, Richland Chambers and Cedar Creek) drops below 45% (55% depleted) of conservation storage capacity.
 - TRWD water demand has exceeded or is expected to exceed 90% of maximum sustainable production of delivery capacity for an extended period.
 - TRWD water demand for all or part of the TRWD delivery system approaches delivery capacity because delivery capacity is inadequate.
 - One or more of TRWD's water supply sources has become limited in availability.
 - TRWD water demand is projected to approach the limit of permitted supply.

- TRWD supply source becomes contaminated or unusable for other regulatory reasons (i.e., invasive species).
- TRWD water supply system is unable to deliver water due to the failure or damage of major water system components.
- The TRWD General Manager finds that conditions warrant the declaration of a Stage 3 drought.

Terminating Conditions for Stage 3

Stage 3 will terminate when the total combined raw water supply in TRWD western and eastern division reservoirs exceeds 60% of conservation storage capacity or remains at or above 55% for 30 consecutive days, whichever occurs first. Fort Worth may also terminate Stage 3 if the City-specific conditions that caused the City to initiate Stage 3 have ceased to exist for seven consecutive days.

Goals for Use Reduction for Stage 3

The goal for water use reduction under Stage 3, Emergency Water Use, is to decrease use by 20 percent. If circumstances warrant or if required by TRWD, the City Manager or his/her official designee can set a goal for a greater water use reduction.

Actions Available for Stage 3

The City Manager or his/her official designee may order the implementation of any of the actions listed below, as deemed necessary. The City Manager or his/her official designee must implement any action(s) required by the Tarrant Regional Water District.

- Continue or initiate any actions available under Stages 1 and 2.

All Water Users

- Prohibit landscape watering, including at parks, golf courses, and sports fields.

Exceptions:

- Watering with hand-held hose, soaker hose or drip irrigation system may occur any day and any time. (The intent of this measure is to allow for the protection of structural foundations, trees, and other high value landscape materials).
- Golf course greens only may be watered by hand-held hose as needed to keep them alive. Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events may be allowed to water by variance. A water management plan must be submitted to the Water Director detailing how each area will comply with stage 3 drought measures.
- Prohibit establishment of new landscaping. Variances may be granted for those landscape projects started prior to the initiation of stage 3 drought restrictions.
- Vehicle washing restricted to commercial car wash, commercial service station or a private on-site vehicle washing facility and can only be done as necessary for health, sanitation, or safety reasons, including but not limited to the washing of garbage trucks

and vehicles used to transport food and other perishables. All other vehicle washing is prohibited.

- Prohibit the operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life.
- Prohibit the draining, filling, or refilling of swimming pools, wading pools, hot tubs, and Jacuzzi type pools. Existing private and public pools may add water to maintain pool levels; however they may not be refilled using automatic fill valves. All pools are required to be fully covered by a pool cover to limit evaporation.
- Prohibit hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting with high-pressure equipment. Must be performed by a professional power washing service utilizing high efficiency equipment and a vacuum recovery system where possible.
- Require all customers drawing water from private wells or using recycled water to post signs on their property saying so, in order to facilitate proper enforcement.

City and Local Governments

In addition to actions listed above:

- Continue or initiate any actions available under Stages 1 and 2.
- Review conditions or problems that caused Stage 3. Take corrective action.
- Implement viable alternative water supply strategies.
- Review data received through MyH2O as a method for identifying potential water use violations and wasteful water practices.
- Increase frequency of media releases explaining emergency situation.
- Reduce city and local government water use to maximum extent possible.
- Prohibit the permitting of new swimming pools, Jacuzzi type pools, spas, ornamental ponds and fountain construction. Pools already permitted and under construction may be completely filled with water.
- Institute a mandated reduction in deliveries to all wholesale customers. Such a reduction will be distributed as required by Texas Water Code §11.039.
- If TRWD has imposed a reduction in water available to customers, impose the same percent reduction on wholesale customers.
- The Water Director will notify wholesale customers of actions being taken and require them to implement the same stage and measures. Such action is in accordance with Section 2.5 of the uniform wholesale water contract. Per the contract, wholesale customers are required to institute and apply the same rationing, conservation measures or restrictions to the use of water by their customers for so long as any part of their total water supply is being furnished by Fort Worth.

Commercial or Industrial

- All actions listed above for all water users apply to commercial and industrial users.

- Hotels, restaurants, and bars required to serve drinking water to patrons on an "on demand" basis.
- Hotels are required to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
- Stock at commercial plant nursery may be watered only with a hand-held hose, hand-held watering can, or drip irrigation system.
- Commercial and industrial water users required to reduce water use by a set percentage determined by the Water Director.
- Use of water from hydrants for any purpose other than firefighting related activities or other activities necessary to maintain public health, safety and welfare requires a special permit issued by the Water Director. Fire hydrant use may be limited to only designated hydrants.

4.4 Procedures for Granting Variances to the Plan

The Water Director or their official designee may grant temporary variances for existing water uses otherwise prohibited under this drought contingency plan if one or more of the following conditions are met:

- Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person requesting the variance.
- Compliance with this plan cannot be accomplished due to technical or other limitations.
- Alternative methods that achieve the same level of reduction in water use can be implemented.

Variances shall be granted or denied at the discretion of the Water Director or their official designee. All petitions for variances should be in writing, using the forms provided, and must include the following information:

- Name and address of the petitioner(s)
- Purpose of water use
- Specific provisions from which relief is requested
- Detailed statement of the adverse effect of the provision from which relief is requested
- Description of the relief requested
- Period of time for which the variance is sought
- Detailed schedule of irrigation that shows a reduction in use over the 30 day period for new lawns and landscapes. Schedule should be designed so that at the end of the 30 day period, lawn and landscaped areas can adhere to the twice per week schedule defined in Stage 1.
- Alternative measures that will be taken to reduce water use
- Other pertinent information.

Applicants must adhere to the current restrictions and current watering schedule until the City of Fort Worth has approved the variance. Once an approved variance has expired applicants must resort back to the current watering schedule. Reasons for a variance can include one or more of the following:

- Water used outside of the watering schedule is a primary source of income
- Health, safety, well-being, or cleanliness of the public or environment is in jeopardy
- An endangered plant, animal, aquatic species, or critical environmental feature is at risk
- Property is too large to be completely watered under the current watering schedule and must be watered in sections (excluding new landscape/xeriscape projects)
- Newly installed xeriscape landscape design requiring an alternative watering schedule

4.5 Procedures for Enforcing Mandatory Water Use Measures

Mandatory water use restrictions may be imposed in Stages 1, 2, and 3. The penalties associated with the mandatory water use restrictions are explained below and included in the ordinance enacting this plan. The City reserves the right to issue citations in lieu of administrative fees.

Stage 1:

- Violations must be observed by the City Manager or his/her designee. Violations will be documented by electronic photographs and filed for review.
- First-time violations in Stage 1 will be notified of their violation and be warned of the actions that will be imposed after additional violations.
- For the second violation in Stage 1, a \$100.00 administrative fee will be included on the next available water bill. If that second time violation in Stage 1 involved an irrigation system, the \$100.00 administrative fee will be waived or credited after the completion of a free irrigation check-up of the violating system, performed by a licensed irrigator contracted with the City. For the third and subsequent violations in Stage 1, a \$200.00 administrative fee per violation will be included on the next available water bill.
- Unpaid assessed administrative fees related to violations of water use restrictions shall incur late payment penalties and may result in termination of water service.

Stage 2:

- Violations must be observed by the City Manager or his/her designee. Violations will be documented by electronic photographs and filed for review.
- First-time violations in Stage 2 will be assessed a \$100.00 administrative fee on the next available water bill. If that first time violation involved an irrigation system, the \$100.00 administrative fee will be waived or credited after the completion of a free irrigation check-up of the violating system, performed by a licensed irrigator contracted with the City.

- For the second violation in Stage 2, a \$200.00 administrative fee will be included on the next available water bill. For the third and subsequent violations in Stage 2, a \$300.00 administrative fee per violation will be included on the next available water bill.
- Upon the second violation in Stage 2 involving an irrigation system, the irrigation system associated with that property will be disconnected, which could incur additional fees.
- Unpaid assessed administrative fees related to violations of water use restrictions shall incur late payment penalties and may result in termination of water service.

Stage 3:

- Violations must be observed by the City Manager or his/her designee. Violations will be documented by electronic photographs and filed for review.
- First-time violations in Stage 3 will be assessed a \$200.00 administrative fee on the next available water bill.
- For the second violation in Stage 3, a \$300.00 administrative fee will be included on the next available water bill. For the third and subsequent violations, a \$400.00 administrative fee per violation will be included on the next available water bill.
- Upon the first violation in Stage 3 involving an irrigation system, the irrigation system associated with that property will be disconnected, which could incur additional fees.
- Unpaid assessed administrative fees related to violations of water use restrictions shall incur late payment penalties and may result in termination of water service.

Optional Administrative Remedies – Contesting Administrative Fees

A customer may appeal the assessment of an administrative fee by requesting in writing to the City Manager or his/her designee that the fee be waived, providing all information to support the removal of the fee. The customer shall bear the burden of proof to show why the administrative fee should not be assessed. The City Manager or his/her designee shall send written notice within three business days after receiving the first packet of information, and that decision shall be final and binding.

4.6 Coordination with the Other Entities

Appendix C includes a copy of letters sent to the chair of the Region C Water Planning Group, General Manager of TRWD and the Executive Director of TCEQ and TWDB upon adoption of this Plan.

4.7 Review and Update of Drought Contingency Plan

As required by TCEQ rules, Fort Worth will review this drought contingency plan in 2029 and at least every five years thereafter. Additionally, the plan will be updated as appropriate based on new or updated information.

5. DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN DEFINITIONS

Term	Definition
Aesthetic water use	Water use for ornamental or decorative features such as fountains, reflecting pools and water gardens.
Alternative Water Source	Means water produced by a source other than a water treatment plan and is not considered potable. These sources can include, but are not limited to: reclaimed/recycled water, collected rain water, collected grey water, private well water.
Athletic field	Means a sports playing field, the essential feature of which is turf grass, used primarily for organized sports for schools, professional sports, or sanctioned league play.
Automatic Irrigation System	Means a site specific system of delivering water generally for landscaping via a system of pipes or other conduits installed below ground that automatically cycles water use through water emitters to a preset program, whether on a designated timer or through manual operation.
Aquatic Life	Means a vertebrate organism dependent upon an aquatic environment to sustain its life.
Conservation	Those practices, techniques, and technologies that reduce water consumption; reduce the loss or waste of water; improve the efficiency in water use; and increase the recycling and reuse of water so that supply is conserved and made available for other or future uses.
Customer	Any person, company, or organization using water supplied by TRWD or through an entity supplied by TRWD.
Drip irrigation	An irrigation system (drip, porous pipe, etc.) that applies water at a predetermined controlled low-flow levels directly to the roots of the plant
Drought Contingency Plan	Means a strategy or combination of strategies for temporary supply management and demand management responses to temporary or potentially recurring water supply shortages and other water supply emergencies.

Fountain	An artificially created jet, stream or flow of water, a structure, often decorative, from which a jet, stream or flow of water issues.
Golf Course	Means an irrigated and landscaped playing area made up of greens, tees, fairways, roughs and related areas used for the playing of golf.
Hand-held hose	Means a hose physically held by one person, fitted with a manual or automatic shutoff nozzle.
Hand Watering	Means the application of water for irrigation purposes through a hand-held watering hose, watering can, or bucket.
Hose-end Sprinkler	Means a device through which water flows from a hose to a sprinkler to water any lawn or landscape.
Hosing	Means to spray, water, or wash with a water hose.
Industrial water use	Means the use of water for or in connection with commercial or industrial activities, including but not limited to, manufacturing, bottling, brewing, food processing, scientific research and technology, recycling, production of concrete, asphalt, and cement, commercial uses of water for tourism, entertainment, and hotel or motel lodging, generation of power other than hydroelectric and other business activities.
Irrigation system	Means a system of fixed pipes and water emitters that apply water to landscape plants or turfgrass, including, but not limited to, in-ground and permanent irrigation systems.
Lake, lagoon or pond	Means an artificially created body of fresh or salt water.

Landscape irrigation use	Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, right-of-ways, medians and entry ways.
"New landscape" means	<ul style="list-style-type: none"> a. Installed during construction of a new house, multi-family dwelling, or commercial building; b. Installed as part of a governmental entity's capital improvement project; or c. Alters more than one-half the area of an existing landscape.
Non-essential water use	<p>Water uses that are not required for the protection of public health, safety and welfare, such as:</p> <ul style="list-style-type: none"> a. Irrigating landscape areas, including parks, athletic fields, and golf courses, except as otherwise provided under this plan; b. Washing any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas; except to alleviate a public health and safety issue; c. Washing any automobile, motorbike, boat (and/or trailer), airplane, or other vehicle except where required by law for safety and sanitary purposes. d. Washing buildings or structures for purposes other than immediate fire protection, or other uses provided under this plan; e. Filling, refilling, or adding to any swimming pools or Jacuzzi-type pools, except to maintain safe operating levels; f. Filling or operation of a fountain or pond for aesthetic or scenic purposes except when necessary to support aquatic life; g. Failure to repair a controllable leak within a reasonable time period after being directed to do so by formal notice; and h. Drawing from hydrants for construction purposes or any other purpose other than firefighting or protection of public drinking water supplies.
Park	Means a non-residential or multifamily tract of land, other than a golf course, maintained by a city, private organization, or individual, as a place of beauty or public recreation and available for use to the general public.
Power/Pressure washer	Means a machine that uses water or a water-based product applied at high pressure to clean impervious surfaces.
Pressure washer (High-Efficiency)	Means a machine that uses water or a water-based product applied at 1500 pounds per square inch (PSI) or greater.

Reclaimed Water	Municipal wastewater effluent that is given additional treatment and distributed for reuse in certain applications. Also referred to as recycled water.
Soaker hose	Means a flexible hose that is designed to slowly emit water across the entire length and connect directly to a flexible hose or spigot. Does not include hose that by design or use sends a fine spray in the air. It is not considered drip irrigation.
Splash Pad/Spray Park	Means an area for water play that has no standing water. Typically, they utilize various spray nozzles which spray water in multiple directions.
Swimming pool	Means any structure, basin, chamber, or tank including hot tubs, containing an artificial body of water for swimming, diving, or recreational bathing, and having a depth of two (2) feet or more at any point.
Vegetable garden	Means any noncommercial vegetable garden planted primarily for household use; "noncommercial" includes incidental direct selling of produce from such a vegetable garden to the public.
Well Water	Means water that has been, or is, obtained from the ground by digging, boring, or drilling to access an underground aquifer.

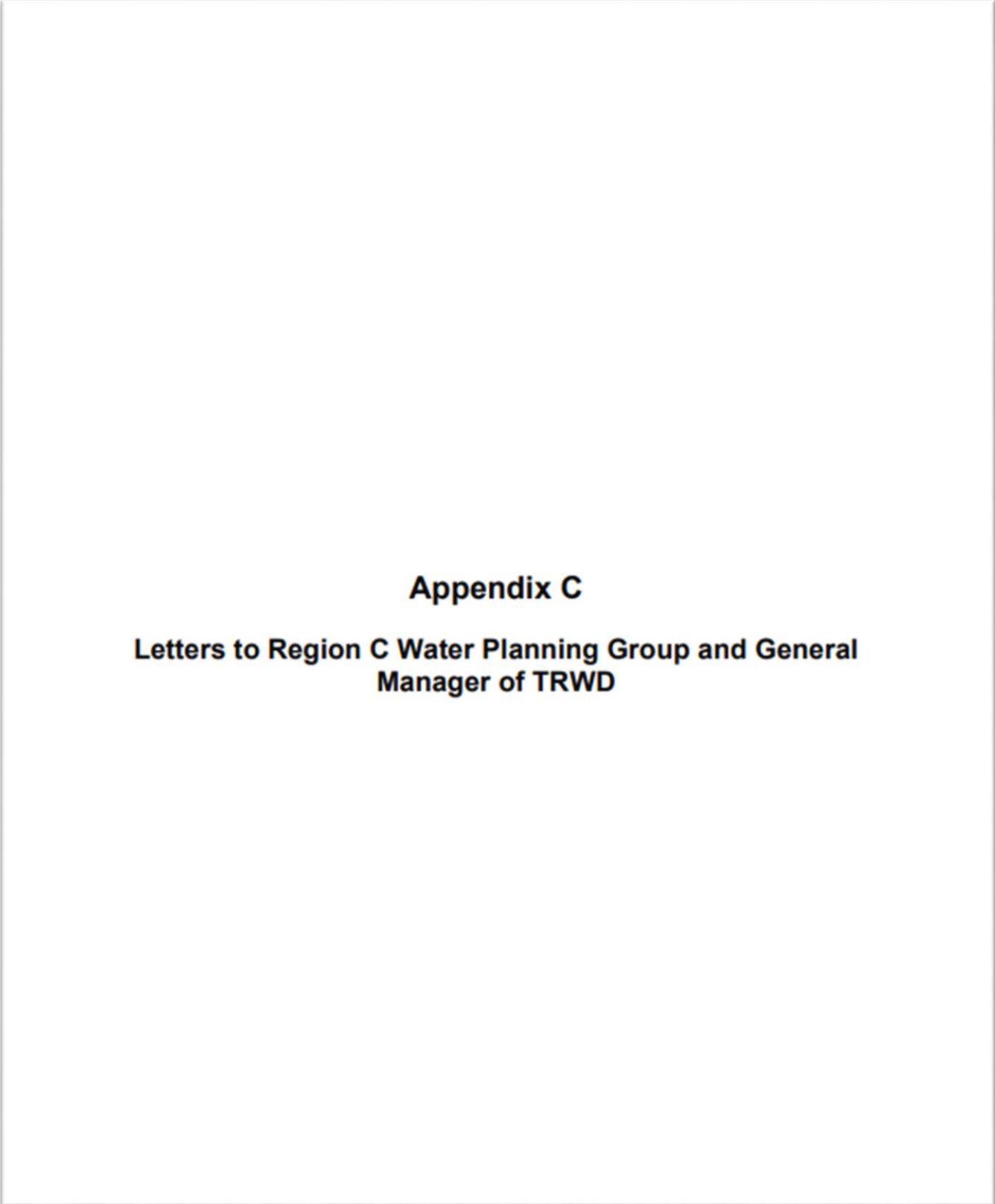
Appendix A

2024 TREATMENT PLANT CAPACITY

Treatment Plant	Approved Capacity (MGD)
Rolling Hills, est. 1972	200
North Holly, est. 1918	90
South Holly, est. 1952	100
Eagle Mountain, est. 1992	107
Westside, est. 2012	15
Total	512

Appendix B

April 23, 2024 Council Minutes Adopting the Plan



Appendix C
**Letters to Region C Water Planning Group and General
Manager of TRWD**

Date

Mr. Kevin Ward, Chair
Region C Water Planning Group
c/o Trinity River Authority
P.O. Box 60
Arlington, TX 76004

Dear Mr. Ward:

Enclosed please find a copy of the *2024 Drought Contingency and Emergency Water Management Plan* (which is an update to the *2019 Drought Contingency and Emergency Water Management Plan*) for the City of Fort Worth. I am submitting a copy of this plan to the Region C Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The City Council of Fort Worth adopted the updated Plan on April 23, 2024.

Sincerely,

Micah Reed
Water Conservation Manager
City of Fort Worth

Date

Mr. Dan Buhman, General Manager
Tarrant Regional Water District
800 East Northside Drive
Fort Worth, TX 76102

Dear Mr. Buhman:

Enclosed please find a copy of the *2024 Drought Contingency and Emergency Water Management Plan* (which is an update to the *2019 Drought Contingency and Emergency Water Management Plan*) for the City of Fort Worth. I am submitting a copy of this plan to the Tarrant Regional Water District in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The City Council of Keller adopted the updated Plan on April 23, 2024.

Sincerely,

Micah Reed
Water Conservation Manager
City of Fort Worth



CITY OF EVERMAN
212 North Race Street Everman, TX 76140
STAFF REPORT

AGENDA TITLE: RESOLUTION NO. 2026-03-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH TARRANT COUNTY, TEXAS FOR RECONSTRUCTION OF PARKING LOTS AT THE CITY OF EVERMAN ANIMAL SHELTER ; RATIFYING THE EXECUTION OF SAID AGREEMENT BY THE CITY MANAGER AND/OR THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.

MEETING DATE: March 10, 2026

PREPARED BY: C. W. Spencer – City Manager

RECOMMENDED ACTION:

Approval

BACKGROUND

The City of Everman entered into an Interlocal Agreement (ILA) with Tarrant County for the reconstruction of parking lots surrounding the City of Everman Animal Shelter.

To ensure timely advancement of the project and compliance with administrative deadlines, the Mayor executed the Interlocal Agreement on behalf of the City. The resolution before Council serves to formally ratify that execution.

PROJECT DESCRIPTION

The project consists of the full reconstruction of approximately **7,700 square yards** of parking surface area around the Animal Shelter facility, including:

- Installation of **2 inches of Type D asphalt surface course**
- Installation of **2 inches of Type B asphalt base course**
- **8 inches of subgrade stabilization**

These improvements will significantly enhance durability, drainage performance, and long-term structural integrity of the parking areas serving the facility.

The reconstructed surface will improve public access, staff operations, and overall site functionality while reducing future maintenance costs.

FISCAL IMPACT

There is **no financial impact to the City of Everman** associated with this project.

Tarrant County has agreed to fund **100% of the project costs**, including construction and associated expenses. No City funds are required.

This agreement represents a substantial infrastructure improvement delivered at no cost to local taxpayers.

STRATEGIC IMPACT

Ratification of this agreement:

- Enhances infrastructure supporting City facilities
- Improves accessibility and safety for residents and staff
- Leverages County funding for local benefit
- Strengthens intergovernmental collaboration

This project demonstrates effective partnership and fiscal stewardship by utilizing external funding to improve municipal assets.

LEGAL CONSIDERATIONS

The Interlocal Agreement is authorized under Chapter 791 of the Texas Government Code (Interlocal Cooperation Act).

Adoption of the resolution formally ratifies the Mayor’s execution of the agreement and confirms the City’s participation.

**CITY OF EVERMAN, TEXAS
RESOLUTION NO. 2026-03-01**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH TARRANT COUNTY, TEXAS FOR RECONSTRUCTION OF PARKING LOTS AT THE CITY OF EVERMAN ANIMAL SHELTER ; RATIFYING THE EXECUTION OF SAID AGREEMENT BY THE CITY MANAGER AND/OR THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the “Act”) authorizes political subdivisions to contract with each other to facilitate the governmental functions and services of said political subdivisions; and

WHEREAS, the City of Everman and Tarrant County are local governments with the authority to enter into interlocal agreements pursuant to the Act; and

WHEREAS, the City and Tarrant County have negotiated an interlocal cooperation agreement for the reconstruction of parking lots at the City of Everman Animal Shelter; and

WHEREAS, the City Council finds it to be in the public interest of the City to approve the interlocal cooperation agreement with the Tarrant County and to ratify the execution of said agreement by the City Manager and/or the Mayor;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, THAT:

SECTION 1. The City Council of the City of Everman hereby approves the interlocal cooperation agreement with Tarrant County for the Reconstruction of Parking Lots at the City of Everman Animal Shelter, in substantially the form of that attached hereto and incorporated herein by this reference as Exhibit “A” and further ratifies the execution of said Agreement on behalf of the City of Everman by the City Manager and/or the Mayor.

SECTION 2. This Resolution shall be effective immediately upon approval.

PASSED AND APPROVED this the _____ day of March, 2026.

APPROVED:

Ray Richardson, Mayor

ATTEST:

Mindi Parks, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
4895-9447-9532, v. 2

Exhibit A
Interlocal Cooperation Agreement with Tarrant County for Reconstruction of
Parking Lots at the City of Everman Animal Shelter
[to be attached]

THE STATE OF TEXAS

COUNTY OF TARRANT

INTERLOCAL AGREEMENT

FOR THE

RECONSTRUCTION OF Parking Lots at the City of Everman Animal Shelter

WITHIN THE CITY OF EVERMAN, TEXAS

This Agreement is between Tarrant County, Texas ("COUNTY") acting by and through its duly authorized County Commissioner Court, and the City of Everman, Texas ("CITY") acting through its duly authorized City Manager.

WHEREAS, the CITY is requesting the COUNTY's assistance with the reconstruction of Wichita Street within the City of Everman, TX:

- Reconstruction of Parking Lots around the "City of Everman Animal Shelter", being approximately 7,700 square yards, to apply two inches of Type D Asphalt, 2 inches of Type B Asphalt and 8 inches in depth Stabilization.

WHEREAS, the CITY is requesting the COUNTY's assistance with the reconstruction of Parking Lots located within the City of Everman, TX:

Collectively, hereinafter referred to as the "**Project**"

WHEREAS, the Interlocal Cooperation Act contained in Chapter 791 of the Texas Government Code provides legal authority for the parties to enter into this Agreement; and

WHEREAS, during the performance of the governmental functions and the payment for the performance of those governmental functions under this Agreement, the parties will make the performance and payment from current revenues legally available to that party; and

WHEREAS, the Commissioners Court of the COUNTY and the City Council of the CITY each make the following findings:

- a. This Agreement serves the common interests of both parties;
- b. This Agreement will benefit the public;
- c. The division of costs fairly compensates both parties to this Agreement; and
- d. The CITY and the COUNTY have authorized their representatives to sign this Agreement.

NOW, THEREFORE, the COUNTY and the CITY agree as follows:

TERMS AND CONDITIONS

1. COUNTY RESPONSIBILITY

The COUNTY will furnish the labor and equipment to assist the CITY in completing the Project:

2. CITY RESPONSIBILITY

- 2.1 The CITY will be responsible for the milling and removal of all spoils and excess materials on all streets identified within the scope of the project. The CITY will ensure that the milled mat will be debris free and defect free prior to paving.
- 2.2 The CITY will furnish and pay for the actual cost of the materials, including any delivery or freight cost, for the Project. The CITY will provide the COUNTY with a purchase order and will be billed directly by the material supplier. The COUNTY may accumulate and bill the CITY for incidental material cost.
- 2.3 The CITY will be responsible for all traffic control necessary to safely construct the project. This responsibility includes all advance notices, signage, barricades, pilot vehicles, and flagmen necessary to control traffic in and around the construction site. The CITY will be responsible for and will provide portable message boards to supplement traffic control as needed
- 2.4 The CITY will supply the COUNTY with a purchase order for the appropriate Traffic control vendor to cover project need prior to mobilization of any equipment.

2.5 The CITY will be responsible for providing or reimbursing the COUNTY for all temporary and/or permanent striping required for the project.

2.6 The CITY will be responsible to provide the milling and removal of excess road base materials for the project.

2.7 The CITY will reimburse the COUNTY for actual cost of any overtime hours the CITY requires the COUNTY to provide watering the roadway for dust control after regular work hours.

2.8 The CITY will adjust all utilities, manholes and valve boxes necessary to construct all parts of this Project.

2.9 The CITY will provide the COUNTY with a hydrant meter and all water necessary for construction of the Project at no cost to the COUNTY.

2.10 The CITY will furnish all rights of way, plan specifications, engineering drawings, survey, and laboratory testing required for construction of any and all parts of this Project.

2.11 CITY will notify and get clearance from other CITY utility departments and franchise utilities prior to entering into agreement. If any of the utilities are shallow and must be relocated, the CITY shall confirm the relocation is complete prior to scheduling the project.

2.12 The CITY will furnish a dump site within close proximity to the Project for the COUNTY to dump all spoils and waste materials generated during construction of this Project as needed.

2.13 The CITY shall remove or trim any overhanging limbs or brush that may interfere with COUNTY equipment or progress prior to the start of the project.

2.14 If a Storm Water Pollution Prevention Plan ("Plan") is required, the CITY will be responsible for the design and development of the Plan. CITY will pay for all cost (including subcontractor materials, labor and equipment) associated with the implementation and maintenance of the Plan.

2.15 CITY will provide a porta toilet, when requested by the COUNTY.

Compliance with Laws. In providing the services required by this Agreement, City must observe and comply with all applicable federal, state, and local statutes, ordinances, rules, and regulations, including, without limitation, workers' compensation laws, minimum and maximum salary and wage statutes and

regulations, and non-discrimination laws and regulations. City shall be responsible for ensuring its compliance with any laws and regulations applicable to its business, including maintaining any necessary licenses and permits.

3. PROCEDURES DURING PROJECT

- 3.1 If the CITY has a complaint regarding the construction of the project, the CITY must complain in writing to the COUNTY no later than 30 days of the date of project completion. If the complaint is found credible, the COUNTY will make said repair(s) and bear the cost of the repair. COUNTY will make said repair(s) as soon as reasonably possible.
- 3.2 Upon expiration of 30 days after the project completion, the CITY will be solely responsible for the maintenance and repairs of the entire project.

4. NO WAIVER OF IMMUNITY

This Agreement does not waive COUNTY rights under a legal theory of sovereign immunity. This Agreement does not waive CITY rights under a legal theory of sovereign or governmental immunity.

5. OPTIONAL SERVICES

- 5.1 If mutually agreed by the CITY and the COUNTY, the COUNTY will provide traffic control required for the Project. This responsibility includes all signage, barricades, pilot vehicles, and flagmen necessary to control traffic in and around the construction site with the exception of any portable changeable message boards which will be supplied by the CITY. Traffic control measures provided by the COUNTY will be billed at the actual labor cost plus 10% for use of the COUNTY traffic control devices.
- 5.2 If requested by the CITY, the COUNTY will apply permanent striping coordinated through the Transportation Department. Application of striping by the COUNTY is limited to Project roadways. If the CITY desires permanent striping applied to any roadways or portions of roadways not covered by this Agreement, the CITY will need to enter into a separate agreement with the COUNTY for the provision of those services.

6. TIME PERIOD FOR COMPLETION

The CITY will give the COUNTY notice to proceed at the appropriate time. However, the COUNTY is under no duty to commence construction at any particular time. There is no deadline for completion of the Project.

7. THIRD PARTY

This contract shall not be interpreted to inure to the benefit of a third party not a party to this contract. This contract may not be interpreted to waive any statutory or common law defense, immunity, including governmental and sovereign immunity, or any limitation of liability, responsibility, or damage of any party to this contract, party's agent, or party's employee, otherwise provided by law.

8. JOINT VENTURE & AGENCY

The relationship between the parties to this Agreement does not create a partnership or joint venture between the parties. This Agreement does not appoint any party as agent for the other party.

9. EFFECTIVE DATE

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed.

10. TERMINATION OF AGREEMENT

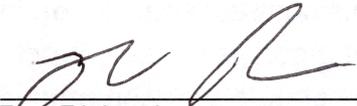
This Agreement will automatically terminate on December 31, 2026, or on the date the project is completed, whichever occurs first. Notwithstanding the foregoing, or any other language to the contrary, either party may terminate this Agreement without cause upon thirty (30) days' written notice to the other party prior to the intended date of termination. In the event of termination by either party, neither party shall have any further obligations to the other party under this Agreement, except that the CITY remains liable to the COUNTY for any outstanding invoice for materials that the COUNTY provides for the project, if any.

This Agreement may be renewed prior to its expiration upon the mutual written consent of the parties.

11. DISCLOSURE

The CITY acknowledges that it is a "governmental entity" and not a "business entity" as those terms are defined in Tex. Gov't Code § 2252.908, and therefore, no disclosure of interested parties pursuant to Tex. Gov't Code Section 2252.908 is required.

CITY OF EVERMAN, TX



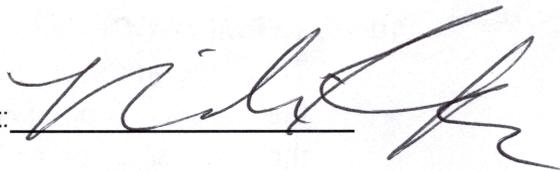
Ray Richardson
MAYOR

Date: 2-11-2026



Craig W. Spencer - EMC
CITY MANAGER

Date: 2/11/2020

Attest: 

Date: 2/11/2020

Craig Price
Criminal District Attorney's Office*

*By law, the Criminal District Attorney's Office may only Approve contracts for its clients. We reviewed this document for our client's legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract Review from independent counsel.



CITY OF EVERMAN
212 North Race Street Everman, TX 76140
STAFF REPORT

AGENDA TITLE: RESOLUTION NO. 2026-03-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AMENDING ARTICLE V – LEAVE POLICIES OF THE CITY OF EVERMAN PERSONNEL MANUAL BY AMENDING SECTION 5.02 VACATION LEAVE AND SECTION 5.03 SICK LEAVE REGARDING PAYMENT UPON SEPARATION; PROVIDING FOR IMPLEMENTATION; AND DIRECTING THE DIRECTOR OF HUMAN RESOURCES TO UPDATE AND DISTRIBUTE THE PERSONNEL MANUAL NO LATER THAN MARCH 31, 2026.

MEETING DATE: March 10, 2026

PREPARED BY: C. W. Spencer – City Manager

RECOMMENDED ACTION:

Approval

BACKGROUND

The City’s existing accrued leave payout policy established a maximum payout cap of 180 hours for employees upon separation from employment, regardless of position or work schedule classification.

While this cap provided administrative simplicity, it did not account for the unique scheduling structure of Fire Department personnel or the overtime provisions applicable under the Fair Labor Standards Act (FLSA).

Firefighters operate under a 24-hour shift schedule and are subject to FLSA Section 207(k) work period provisions, which differ significantly from the 40-hour workweek structure applicable to most City employees. As a result, the prior cap created inequity between standard-hour employees and Fire Department personnel.

ISSUE

The prior policy:

- Applied a uniform 180-hour payout cap across all classifications
- Did not account for 24-hour shift structures

- Did not proportionally reflect FLSA work period standards
- Resulted in inequitable leave valuation between departments

Under a 40-hour employee model, 180 hours represents 4.5 weeks of leave. For firefighters working extended shifts under FLSA 207(k), the same 180-hour cap does not represent an equivalent period of leave due to the difference in scheduled hours and overtime thresholds.

This created a structural inequity rather than a performance-based or tenure-based distinction.

PURPOSE OF THE UPDATED POLICY

The proposed policy corrects this inequity by:

- Aligning payout calculations with FLSA work period guidelines
- Ensuring equitable treatment across employee classifications
- Recognizing the operational structure of 24-hour shift personnel
- Providing proportional treatment relative to scheduled work hours
- Maintaining fiscal responsibility and policy clarity

The update ensures that leave payouts are equitable, defensible, and consistent with federal labor standards.

FISCAL IMPACT

The revised policy does not create a new category of benefit but instead adjusts payout structure to ensure fairness across classifications.

Any fiscal impact will occur only at the time of employee separation and will reflect leave already accrued under existing compensation structures.

The policy improves predictability and reduces potential risk associated with inequitable compensation practices.

STRATEGIC IMPACT

Adoption of this policy:

- Promotes fairness and equity among employees
- Aligns City policy with federal labor standards
- Strengthens morale within public safety departments
- Reduces potential compliance risk

- Reflects responsible and modern personnel administration

This update ensures that the City's compensation practices are consistent with operational realities and industry standards.

LEGAL CONSIDERATIONS

The Fair Labor Standards Act (FLSA), specifically Section 207(k), provides alternative work period calculations for fire protection personnel.

While the previous policy was not unlawful, it did not proportionally account for these work period differences. The updated policy better aligns with recognized labor standards and reduces exposure to potential disputes regarding equitable compensation treatment.

**CITY OF EVERMAN, TEXAS
RESOLUTION NO. 2026-03-02**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AMENDING ARTICLE V – LEAVE POLICIES OF THE CITY OF EVERMAN PERSONNEL MANUAL BY AMENDING SECTION 5.02 VACATION LEAVE AND SECTION 5.03 SICK LEAVE REGARDING PAYMENT UPON SEPARATION; PROVIDING FOR IMPLEMENTATION; AND DIRECTING THE DIRECTOR OF HUMAN RESOURCES TO UPDATE AND DISTRIBUTE THE PERSONNEL MANUAL NO LATER THAN MARCH 31, 2026.

WHEREAS, the City Council of the City of Everman, Texas, has adopted a Personnel Manual to establish uniform employment policies and procedures for City employees; and

WHEREAS, the City Council finds it necessary and appropriate to amend Article V – Leave Policies to clarify and ensure equitable treatment of employees assigned to different work schedules, including Fire/EMS personnel assigned to twenty-four (24) or forty-eight (48) hour shift schedules; and

WHEREAS, the City Council desires to formally amend Section 5.02 (Vacation Leave) and Section 5.03 (Sick Leave) regarding payment upon separation to reflect these updates.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, THAT:

SECTION 1. Article V – Leave Policies of the City of Everman Personnel Manual is hereby amended by amending sections 5.02 and 5.03 to read as follows:

“Section 5.02 – Vacation Leave

...

(g) Payment upon separation.

An employee who has completed at least six (6) months of service with the City, and who separates in good standing in accordance with Section 3.07, upon separation from employment is entitled to be paid for accrued unused vacation leave subject to the limitations below:

1. **Standard Work Schedule Employee.**
Eligible employees assigned to a standard forty (40) hour workweek shall be paid for accrued unused vacation leave up to a maximum of one hundred eighty (180) hours.
2. **Fire/EMS Personnel (24 or 48 Hour Shift Personnel).**
Eligible Fire/EMS personnel assigned to twenty-four (24) or forty-eight (48) hour

shift schedules shall be paid for accrued unused vacation leave up to a maximum of two hundred sixteen (216) hours.

Section 5.03 – Sick Leave

...

(f) Payment upon separation.

Upon separation all sick leave shall be canceled. If the employee returns to employment with the City within three (3) months of separation, sick leave that had been accumulated shall be restored. No payment shall be made for unused sick leave upon separation unless the employee is eligible for retirement or is deceased; in which case, payment will be subject to the limitations below:

1. **Standard Work Schedule Employee.**
Eligible employees assigned to a standard forty (40) hour workweek shall be paid for accrued unused sick leave up to a maximum of one hundred eighty (180) hours.
2. **Fire/EMS Personnel (24 or 48 Hour Shift Personnel).**
Eligible Fire/EMS personnel assigned to twenty-four (24) or forty-eight (48) hour shift schedules shall be paid for accrued unused sick leave up to a maximum of two hundred sixteen (216) hours.

...”

SECTION 2. All other provisions of the City of Everman Personnel Manual not amended herein shall remain in full force and effect.

SECTION 3. The Director of Human Resources is hereby directed to update the City of Everman Personnel Manual to reflect these amendments and to distribute the updated manual to all employees no later than **March 31, 2026**.

SECTION 4. This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Everman, Texas, on the 10th day of March, 2026.

CITY OF EVERMAN, TEXAS

By: _____
Ray Richardson, Mayor

ATTEST:

Mindi Parks, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney

4918-7779-2402, v. 1



CITY OF EVERMAN
212 North Race Street Everman, TX 76140
STAFF REPORT

AGENDA TITLE: RESOLUTION NO. 2026-03-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ADOPTING A CYBERSECURITY POLICY FOR THE CITY OF EVERMAN; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

MEETING DATE: March 10, 2026

PREPARED BY: C. W. Spencer – City Manager

RECOMMENDED ACTION:

Approval

BACKGROUND

The City of Everman is currently pursuing federal grant funding which requires, as a condition of eligibility, that the governing body formally adopt a Cybersecurity Policy.

While the City has maintained internal cybersecurity controls, administrative procedures, and IT safeguards for many years, those practices have not previously been codified and formally approved by the City Council through policy adoption.

Federal grant guidelines increasingly require documented, governing-body-approved cybersecurity policies to demonstrate compliance with risk management, data protection, and infrastructure security standards.

PURPOSE

The purpose of this resolution is to:

- Formally adopt the City’s Cybersecurity Policy
- Ensure compliance with federal grant requirements
- Document existing cybersecurity controls
- Demonstrate governing body oversight of information security

- Strengthen the City's eligibility for current and future federal funding opportunities

This action formalizes practices that are already in place and administered operationally.

POLICY OVERVIEW

The proposed Cybersecurity Policy outlines:

- Information security governance and oversight
- Access control standards
- Network and infrastructure security protocols
- Incident response procedures
- Data protection and backup requirements
- Coordination with the City's contracted IT provider
- Employee cybersecurity awareness expectations
- Risk assessment and mitigation standards

The policy reflects industry best practices and aligns with state and federal cybersecurity expectations for municipal governments.

DISCUSSION

Although the City has long maintained strong internal controls and operational safeguards, formal adoption by Council:

- Provides documented compliance for federal grant programs
- Demonstrates transparency and governance oversight
- Reduces potential liability exposure
- Establishes a clear framework for future updates
- Reinforces the City's commitment to protecting public data and critical infrastructure

Smaller municipalities are increasingly targeted for cyber incidents due to limited resources. Formalizing policy strengthens the City's defensive posture and administrative clarity.

FISCAL IMPACT

There is no direct fiscal impact associated with adopting this policy.

Existing cybersecurity measures are already incorporated into operational contracts and administrative procedures. The policy adoption is a compliance and governance action rather than a new expenditure.

STRATEGIC IMPACT

Adoption of this policy:

- Positions the City for federal grant eligibility
 - Enhances protection of critical infrastructure
 - Supports responsible governance
 - Demonstrates proactive risk management
 - Protects sensitive public and operational data
-

LEGAL CONSIDERATIONS

Federal grant programs require governing body approval of cybersecurity policies as a condition of funding eligibility.

Adoption of this resolution places the City in documented compliance with those requirements.

RESOLUTION NO. 2026-03-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ADOPTING A CYBERSECURITY POLICY FOR THE CITY OF EVERMAN; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the security of the City’s information systems, networks, and data is essential to protect the privacy of citizens, safeguard public services, and ensure continuity of government operations; and

WHEREAS, the State of Texas has enacted laws that require local governments to implement cybersecurity practices, including mandating annual cybersecurity training for certain city officials and employees and requiring policies to address information security risk; and

WHEREAS, Texas Government Code § 2054.5191 requires that the City identify employees, elected officials, and appointed officials who have access to the City’s computer systems or databases and ensure they complete a certified cybersecurity training program at least once each year; and the City must verify training completion and report verification to the appropriate state authority, as provided by law; and

WHEREAS, the City Council finds that establishing a formal cybersecurity policy will strengthen the City’s cyber resilience, enhance incident preparedness and response, minimize the risk of breaches, and ensure compliance with state law;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS:

SECTION 1. The City of Everman Cybersecurity Policy attached hereto and incorporated herein by this reference as Exhibit “A” is hereby approved and adopted.

SECTION 2. All provisions of the Resolutions of the City of Everman, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 5. This Resolution shall be effective immediately from and after the date of its enactment as provided by law.

APPROVED AND ADOPTED by the City Council of the City of Everman, Texas the ___ day of March, 2026.

APPROVED:

Ray Richardson, Mayor

ATTEST:

Mindi Parks, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney

EXHIBIT A
[City of Everman Cybersecurity Policy]

4916-0850-0370, v. 1

City of Everman Texas Cyber Security Policy

Section 10, Item E.



Adopted: March 10, 2026

I. OVERVIEW

Information is an essential City of Everman (“City”) asset and is vitally important to the City’s business operations. The City must ensure that its information assets are protected in a manner that is cost-effective and that reduces the risk of unauthorized information disclosure, modification, or destruction, whether accidental or intentional.

To that end, this manual furnishes a blueprint for the performance of this City’s activities in accordance with established state and national standards. Providing all members of the City with an understanding of the City’s mission and its values provides guidance for decision making when situations are not covered by direct policy or procedure.

II. PURPOSE

To ensure data that the City accesses, stores, transmits, or processes is properly protected from unauthorized disclosure or modification, is retained and/or produced in accordance with the City’s Records and Information Management Program, and is available for use.

III. SCOPE

This policy applies to all employees, part-time / temporary workers, elected and appointed officials, and contractors / vendors that have been granted access to the City’s information system, perform work on behalf of the City, and/or maintain City information system data (“Users”).

IV. POLICY GENERAL

This Policy is will be reviewed annually to ensure the policy evolves to combat new threats and risk to information assets as well as complies with applicable laws and regulations.

Failure to comply with this policy can result in disciplinary action up to, and including, termination of access and/or employment for employees or access and/or termination of contracts for contractors, partners, consultants, vendors, or other Users. The City may, but is not required to, follow progressive discipline when a violation of this policy occurs. Legal action also may be taken including, but not limited to, action under Texas Penal Code, Computer Crimes, Chapter 33, or other state and federal laws and regulations. The City may also require restitution for costs associated with system restoration, hardware, or software costs caused by a User in violation of this policy.

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1. What is Information Security

Information Security is a set of controls, processes, and methodologies used to protect the confidentiality, integrity, and availability of City information assets through the implementation of physical, administrative, and technical controls.

2. Internal Organization of Information Security

The City of Everman shall designate an individual (ISO) responsible for the overall maintenance, communication, interpretation, and enforcement of this policy. This individual will coordinate with Human Resources and the City Manager's Office to manage all security-related activities, including security assessments, vulnerability scans, and risk mitigation for the City's assets.

3. Security Framework

The City will utilize recognized security standards, such as the NIST Cybersecurity Framework, to provide the necessary mechanisms to protect information assets.

4. Reporting Security Incidents

Users must report suspicious cybersecurity incidents immediately to their supervisor and the designated IT authority.

- **Serious Incidents:** If an incident is of a serious nature and occurs after business hours, users should follow established emergency contact protocols.
- **Criminal Justice Information (CJIS):** Any substantiated incident involving the unauthorized disclosure of CJIS information requires additional reporting as defined by federal CJIS Security Policy.

5. Unacceptable Use

Users are prohibited from engaging in illegal activities or actions that violate City policy while utilizing City resources. Unacceptable use includes, but is not limited to:

- Installing "pirated" or unlicensed software.
- Unauthorized copying of copyrighted material including, but not limited to, photographs from magazines, books, the Internet, or other copyrighted sources.
- Intentional introduction of malicious programs into the network, servers, or desktop computers (e.g., viruses, worms, Trojan horses, malware, ransomware, etc.). The installation of software that are not appropriately licensed and approved for use by IT.
- Attempting to harm or harming City equipment, materials, or data.
- Accessing inappropriate web sites to include, but not limited to, pornographic, gambling, or other sites that could be deemed as inappropriate for the workplace. Conducting unauthorized port scanning or penetration testing.
- Using City resources for personal or commercial financial gain.
- Sharing account usernames or passwords with others.
- Sending Social Security Numbers (SSN), PCI (Payment Card Industry) credit/debit card

information, Personally Identifiable Information (PII), or Personal Health Information data via e-mail without encryption.

- Attempting to send or sending anonymous messages of any kind.
- Submitting, publishing, or displaying on the City system, any defamatory, intentionally inaccurate, harassing, abusive, obscene, profane, sexually oriented, or threatening materials or messages, whether public or private.
- Making fraudulent offers of products, items, or services originating from any City account.
- Forging, or attempting to forge, electronic messages and/or other data of another User.
- Intentionally causing a security breach or disruption of the City's system and/or network services. Security breaches include, but are not limited to, accessing data without authorization, exporting data without authorization and providing to a third-party, or providing access to data to others that are not authorized by the City.
- Conducting a Denial-of-Service attempt against the network or a brute-force attack.
- Port scanning, vulnerability scanning, or penetration testing without authorization from the ISO.
- Any form of network monitoring with the intent to intercept data.
- Intentionally circumventing security controls established by the City.
- Circumventing the process of User authentication or authorization to resources.
- Providing information about, or lists of, City employees to parties outside the City, except as required for normal business operations, unless otherwise authorized by the ISO, CMO, HR or their designee(s) in compliance with applicable state and federal laws and regulations.
- Using a proxy or a Virtual Private Network (VPN) not approved by IT.
- Disabling, or attempting to disable, a filtering device on the City's system.
- Sending unsolicited "junk/SPAM/bulk e-mail" or other advertising material to individuals who did not specifically request such material.
- Creating or forwarding "chain letters", "Ponzi" or other "pyramid" schemes.
- Attempting to access the account, information resources, files or documents of another User without authorization.
- Encrypting communications, other than those specified herein, as outlined in City policies, or at the direction of the ISO or designee.
- Using a personal e-mail address to conduct City business. An exception to this is the use of an external e-mail address for testing purposes approved by the ISO and the e-mail does not contain any PII, PCI, PHI, CJIS, or other sensitive City data.
- Users are not authorized to forward City e-mail (messages or attachments) containing PII, PCI, PHI, or CJIS information to a personal e-mail account. The only exception to this is that Users are authorized to forward their own personal data including but not limited to, paystub and tax information, such as W2's, to a personal e-mail address.

6. User Accounts and Passwords

- A unique network account will be created for each User. Accounts will be created with the minimum level of access required for an individual to perform a job function (least privilege).
- User accounts are not authorized to be a member of the Local Administrator group unless approved by the ISO.
- Users are responsible for creating unique passwords (passphrases) that contain a minimum of 8 characters.
- Passwords must be changed at a minimum annually, 60 days if User is in Police Department, unless it is suspected that the password has been compromised in which case the password should be changed immediately and notification made to IT.

7. Securing Computing Assets

Users play a vital role in securing City hardware and must:

- Secure computers, smartphones, tablets and iPads when away by invoking the screen lock or screensaver on the device.
- Physically secure devices to help prevent theft.
- Never open or click on unknown attachments or click on suspicious links as both methods can introduce viruses, malware, or ransomware into the network.
- Never disable the screensaver or screen lock feature.
- Never modify security configuration settings.
- Never bypass authorized logon procedures.
- Never install unauthorized software or hardware.

8. Securing Sensitive Data

- **Physical Security:** Printed material containing sensitive data (PII, PHI, CJIS) must be stored in locked areas or cabinets.
- **Digital Privacy:** Users must be vigilant against "shoulder-surfing" and ensure sensitive data displayed on screens is secured from unauthorized viewing.

9. Disposal of Digital Media and Printed Material

All media must be maintained and disposed of in accordance with the City's Records and Information Management Program. Media must be destroyed in a manner that renders the data unrecoverable when it is no longer required for City business.

10. Security Awareness Training

In compliance with Texas Government Code Chapter 2054, all Users, including elected and appointed officials who have access to the city's computer systems and use a computer to perform at least 25 percent of their duties, are required to complete an annual security awareness training course supplied by HR. TMLIRP provides training available online free of charge that has been certified by Texas Dept. of Information Resources: <https://info.tmlirp.org/cyber-security-training>.

- **CJIS Training:** Personnel with access to CJIS data must comply to policy supplied in TCRC Policy Manual.

11. GLOSSARY

- **CJIS** - Criminal Justice Information Services – a division of the United States Federal Bureau of Investigation that publishes a security policy mandating the requirements for accessing and protecting certain data elements for law enforcement agencies.
- **NIST** - National Institute of Standards and Technology – a federal agency within the Department of Commerce that defines technology standards.
- **ISO** - Information Security Officer – individual accountable for all aspects of the City's information security program. **PAB** - Phish Alert Button – a feature in Outlook that when used, sends the suspicious email to IT to investigate. **Passphrase** - A password that is comprised of more characters, is difficult for attackers to crack or guess, but easier for the User to remember as it is

constructed from something that is easy for the User to remember.

- PCI -Payment Card Industry – a security standards council that champions for the ongoing development, enhancement, storage, dissemination, and implementation of security standards for account data protection to protect credit card data.
 - PHI - Protected Health Information – demographic information, medical histories, test and laboratory results, mental health conditions, insurance information, and other data that a healthcare professional collects to identify an individual and determine appropriate care.
 - PII - Personally Identifiable Information – data elements that, when combined, can potentially identify an individual.
 - PII Data - Data that includes an individual’s name with one or more of the below data elements:
 - Social Security Number
 - Driver’s license or identification number
 - Financial account numbers or credit/debit card numbers with security access codes or passwords
 - Medical information
 - Health insurance information A username or e-mail address in combination with a password or security question and answer which would permit access to an online account
 - Security Incident - An event that indicates the confidentiality, integrity, or availability of a City information asset may have been compromised.
 - ShoulderSurfing - A type of social engineering when someone watches over a User’s shoulder to see the information on the screen.
 - VPN - Virtual Private Network – a method used to encrypt communications between two end-points.e and arrange for out-of-pocket cash reimbursements, where applicable, using a payment authorization form with the receipts attached.
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CITY OF EVERMAN
212 North Race Street Everman, TX 76140
STAFF REPORT

AGENDA TITLE: RESOLUTION NO. 2026-03-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, ADOPTING AN ASSET MANAGEMENT POLICY FOR THE CITY OF EVERMAN; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

MEETING DATE: March 10, 2026

PREPARED BY: Susanne Helgesen – Assistant City Manager

RECOMMENDED ACTION:

Approval

BACKGROUND

The City of Everman is currently pursuing federal grant funding that requires the governing body to formally adopt an Asset Management Policy as a condition of eligibility.

Although the City has long maintained internal procedures, financial controls, inventory tracking systems, and capital asset oversight practices, these practices have not previously been formally adopted by the City Council through an approved policy.

Federal funding agencies increasingly require documented governing-body approval of asset management standards to demonstrate fiscal accountability, property control compliance, and long-term infrastructure stewardship.

PURPOSE

The purpose of this resolution is to:

- Formally adopt the City’s Asset Management Policy
- Ensure compliance with federal grant requirements
- Document and standardize existing internal asset control practices
- Establish governing body oversight of capital asset management

- Strengthen the City’s eligibility for current and future grant funding

This action formalizes procedures that are already operationally in place.

POLICY OVERVIEW

The proposed Asset Management Policy outlines:

- Capital asset capitalization thresholds
- Inventory control procedures
- Asset tracking and tagging standards
- Depreciation and financial reporting requirements
- Surplus and disposal procedures
- Grant-funded asset tracking requirements
- Physical inventory verification processes
- Roles and responsibilities for departmental asset oversight

The policy aligns with generally accepted accounting principles (GAAP), federal grant compliance requirements, and best practices for municipal asset stewardship.

DISCUSSION

Formal adoption of this policy:

- Demonstrates fiscal responsibility and transparency
- Ensures consistent treatment of City-owned assets
- Provides documented compliance for federal and state funding programs
- Reduces risk of audit findings
- Establishes a clear framework for lifecycle asset management

While the City has historically exercised strong internal controls, codification and Council approval provide an added layer of governance oversight and compliance assurance.

FISCAL IMPACT

There is no direct fiscal impact associated with adoption of this policy.

The City's asset tracking and financial reporting systems are already operational. This action formalizes governance approval rather than creating new expenditures.

Adoption may improve the City's competitiveness for federal funding and reduce risk of questioned costs in future audits.

STRATEGIC IMPACT

Approval of this policy:

- Enhances financial accountability
- Strengthens infrastructure stewardship
- Improves long-term capital planning
- Supports audit readiness
- Positions the City for grant funding eligibility

Formalizing asset management practices reflects responsible municipal governance and prudent stewardship of public resources.

LEGAL CONSIDERATIONS

Federal grant programs require documented asset management policies approved by the governing body to demonstrate compliance with 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards).

Adoption of this resolution ensures the City meets those requirements.

RESOLUTION NO. 2026-03-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AND ADOPTING THE CITY OF EVERMAN ASSET MANAGEMENT POLICY; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Everman is committed to responsible fiscal management, transparency, and long-term sustainability of public resources; and

WHEREAS, the City owns and maintains capital assets including infrastructure, facilities, equipment, vehicles, technology systems, and other tangible property essential to delivering municipal services; and

WHEREAS, sound asset management practices are necessary to ensure proper acquisition, inventory control, maintenance, replacement planning, safeguarding, and disposal of City assets; and

WHEREAS, the adoption of a formal Asset Management Policy strengthens internal controls, supports financial reporting requirements, promotes compliance with state and federal funding requirements, and enhances long-term capital planning; and

WHEREAS, City staff has developed an Asset Management Policy to establish uniform standards, procedures, and accountability measures for the lifecycle management of City-owned assets; and

WHEREAS, the City Council finds that adoption of the Asset Management Policy is in the best interest of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS:

SECTION 1. The City of Everman Asset Management Policy attached hereto and incorporated herein by this reference as Exhibit “A” is hereby approved and adopted.

SECTION 2. All provisions of the Resolutions of the City of Everman, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 5. This Resolution shall be effective immediately from and after the date of its enactment as provided by law.

APPROVED AND ADOPTED by the City Council of the City of Everman, Texas the 10th day of March, 2026.

APPROVED:

Ray Richardson, Mayor

ATTEST:

Mindi Parks, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney

EXHIBIT A
[City of Everman Asset Management Policy]

City of Everman
Asset Management Policy
 Updated: 03/03/2026

PURPOSE

The purpose of this Asset Management Policy is to establish uniform procedures for the acquisition, tracking, safeguarding, reporting, maintenance, and disposal of capital assets owned or controlled by the City of Everman. This policy is adopted by the Everman City Council and administered under the authority of the City Manager. It applies to all departments and employees of the City.

This policy ensures:

- Compliance with 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards)
- Accurate financial reporting
- Protection of public assets
- Responsible stewardship of taxpayer and grant-funded resources
- Transparent audit practices

SCOPE

This policy applies to all financial assets of the City including:

- All City-owned capital assets
- Assets purchased with local, state, or federal funds
- Assets acquired through donation
- Assets leased or financed through capital lease agreements
- Federally funded equipment subject to Uniform Guidance

DEFINITIONS

Capital Asset - A tangible asset with:

- A useful life of more than one (1) year, and
- A per-unit acquisition cost of **\$5,000 or greater**
 (or lower threshold if required by specific grant conditions)

Infrastructure Assets - Long-lived capital assets such as roads, bridges, drainage systems, water/sewer systems, and public buildings.

Equipment (Federal Definition – 2 CFR 200.1) - Tangible personal property having:

- A useful life of more than one year, and
- A per-unit acquisition cost of \$5,000 or more (or lower if established by the City).

Acquisition Cost - the total expense incurred to purchase an asset includes purchase price, taxes, shipping, installation, and modifications required to place asset into service

CAPITALIZATION THRESHOLDS

The City of Everman establishes the following capitalization thresholds:

<u>Asset Type</u>	<u>Capitalization Threshold</u>
Land	Capitalize regardless of cost
Buildings & Improvements	\$25,000
Infrastructure	\$25,000
Vehicles	\$5,000
Equipment	\$5,000
Technology Hardware	\$5,000 (grouped if part of system)

Departments must consult Finance before splitting purchases to avoid threshold requirements.

RESPONSIBILITIES

City Council

- Approves capital improvement budgets
- Adopts this policy and amendments

City Manager

- Ensures implementation and compliance

Finance Director

- Maintains official capital asset records
- Ensures audit compliance
- Conducts annual reconciliation
- Oversees depreciation schedules
- Ensures federal compliance

Department Directors

- Safeguard assets assigned to their departments
- Conduct annual physical inventory
- Report lost, stolen, or damaged assets
- Ensure proper maintenance

PROCUREMENT AND ACQUISITION

All capital assets must be acquired in accordance with: City purchasing policy, Texas Local Government Code, and Federal procurement standards (2 CFR §§200.317–200.327 when applicable).

Federally funded equipment, procurement must: avoid conflicts of interest, include competitive procurement when required, and maintain full documentation of vendor selection.

ASSET IDENTIFICATION AND TAGGING

Upon acquisition Finance will record the asset in the City's asset management module within OpenGov and shall:

1. Assign a unique asset identification number
2. A physical tag or barcode shall be affixed, when practical

For federal equipment, the record must include:

- Description
- Serial number or identifying number
- Funding source (including Federal Award Identification Number)
- Acquisition date
- Cost
- Location
- Use and condition
- Disposition data (if applicable)

INVENTORY CONTROL

Annual Physical Inventory

- Conducted at least once every two (2) years (federal minimum requirement)
- The City of Everman will conduct **annual inventory verification**
- Discrepancies must be reported to the Finance Director immediately

Inventory Reconciliation

Finance shall:

- Reconcile physical inventory to accounting records
- Investigate discrepancies
- Document corrective action

USE AND SAFEGUARDING

- Assets must be used for official City purposes only.
- Federally funded equipment must be used for the program under which it was acquired as long as needed.
- Departments must implement internal controls to prevent:
 - Theft
 - Loss
 - Misuse
 - Unauthorized disposal

Lost or stolen assets must be reported immediately to:

- Department Director
- Finance Director
- Police Department (if appropriate)

MAINTENANCE

Departments are responsible for:

- Preventative maintenance schedules
- Documented service logs for vehicles and major equipment
- Ensuring assets remain in operational condition

Failure to maintain federally funded equipment may jeopardize future funding eligibility.

DEPRECIATION

The City shall depreciate capital assets in accordance with:

- Generally Accepted Accounting Principles (GAAP)
- Governmental Accounting Standards Board (GASB)

Depreciation method:

- Straight-line method
- No salvage value unless otherwise justified

DISPOSAL OF CAPITAL ASSETS

General assets disposal methods may include:

- Public auction
- Sealed bid
- Trade-in
- Intergovernmental transfer
- Recycling or destruction (if no residual value)

City Council approval may be required depending on asset value.

Federally Funded Equipment disposal rules (2 CFR 200.313):

If current per-unit fair market value of the equipment exceeds \$5,000,

- The City may retain or sell the asset
- The federal government is entitled to its proportional share

Disposition documentation must include:

- Date of disposal
- Sale price
- Method of disposal
- Federal share returned (if applicable)

TRANSFERS BETWEEN DEPARTMENTS

- Must be documented in writing
- Finance must update asset records
- Receiving department assumes custody responsibility

CAPITAL IMPROVEMENT PLANNING (CIP INTEGRATION)

The City shall:

- Maintain a multi-year Capital Improvement Plan (CIP)
- Evaluate asset lifecycle costs
- Plan for replacement schedules
- Integrate capital planning with long-term financial forecasting

INSURANCE AND RISK MANAGEMENT

- Capital assets shall be insured or self-insured as determined by the City
- High-value assets shall be reviewed annually for coverage adequacy

INTERNAL CONTROLS

The City shall maintain internal controls consistent with:

- 2 CFR §200.303
- GAAP
- GASB standards
- Single Audit requirements (if applicable)

Controls shall include:

- Segregation of duties
- Documentation retention
- Periodic audits
- Restricted access to asset records

RECORD RETENTION

Capital asset records shall be retained:

- For the life of the asset plus three (3) years
- For federally funded equipment, per grant agreement requirements (minimum three years after final disposition)

POLICY REVIEW

This policy shall be reviewed:

- At least every three (3) years
- Upon changes in federal regulations
- Upon recommendation of the Finance Director or City Manager



CITY OF EVERMAN
212 North Race Street Everman, TX 76140
STAFF REPORT

AGENDA TITLE: RESOLUTION NO. 2026-03-05 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE CREATION OF THREE (3) PART-TIME SEASONAL STREET MAINTENANCE POSITIONS; PROVIDING FOR FUNDING FROM THE STREET IMPROVEMENT TAX FUND FOR THE MONTHS OF APRIL, MAY, AND JUNE; AND PROVIDING FOR AN EFFECTIVE DATE.

MEETING DATE: March 10, 2026

PREPARED BY: C. W. Spencer – City Manager

RECOMMENDED ACTION:

Approval

BACKGROUND

The City of Everman continues to experience increased demand related to street maintenance, pavement deterioration, and right-of-way infrastructure concerns. Seasonal weather conditions, aging roadway surfaces, and increased traffic volume have contributed to a growing workload within the Public Works Department.

Spring and early summer months represent the most productive time of year for asphalt repair, patching, stabilization, and preventative street maintenance activities. Current staffing levels limit the City’s ability to proactively address these needs at the pace necessary to prevent further deterioration and higher long-term costs.

PURPOSE

The purpose of this resolution is to authorize the creation of three (3) part-time seasonal street maintenance positions to provide additional support during peak operational months.

These temporary positions will:

- Increase productivity for asphalt repair and patching operations
- Reduce response time to citizen-reported street concerns

- Assist with subgrade stabilization and preventative maintenance
- Help reduce backlog of street deficiencies
- Support proactive infrastructure preservation efforts

This is a seasonal staffing enhancement intended to address a major and growing concern related to street conditions citywide.

FISCAL IMPACT

The anticipated financial impact associated with the three seasonal positions is approximately **\$21,500**, which will be funded from the Street Improvement Tax Fund.

No General Fund revenues will be used.

This investment allows the City to address street maintenance needs during the most productive time of year while utilizing a dedicated funding source intended for roadway improvements and preservation.

By proactively addressing minor deficiencies, the City may reduce the need for more costly full-depth reconstruction projects in the future.

STRATEGIC IMPACT

Approval of this resolution:

- Directly addresses a significant and growing public concern
- Improves service delivery and response time
- Enhances roadway preservation efforts
- Protects long-term infrastructure investment
- Demonstrates responsible use of dedicated street funding

Street infrastructure represents one of the City’s most valuable public assets, and timely maintenance extends pavement life and improves overall roadway conditions.

LEGAL CONSIDERATIONS

The Street Improvement Tax Fund is an appropriate and dedicated funding source for street-related maintenance activities.

Adoption of this resolution authorizes the temporary seasonal hiring consistent with City personnel and budgetary policies.

**CITY OF EVERMAN, TEXAS
RESOLUTION NO. 2026-03-05**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE CREATION OF THREE (3) PART-TIME SEASONAL STREET MAINTENANCE POSITIONS; PROVIDING FOR FUNDING FROM THE STREET IMPROVEMENT TAX FUND FOR THE MONTHS OF APRIL, MAY, AND JUNE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Everman is responsible for the maintenance, repair, and improvement of municipal streets and related infrastructure; and

WHEREAS, The spring and early summer months historically present increased street maintenance needs, including pothole repair, surface treatment, signage repair, drainage improvements, and other right-of-way maintenance activities; and

WHEREAS, The City Council finds that additional temporary staffing support during the months of April, May, and June will enhance the City’s ability to timely and effectively address street improvement issues; and

WHEREAS, The City Council further finds that the Street Improvement Tax Fund is an appropriate and available funding source for such seasonal street maintenance activities; and

WHEREAS, The creation of part-time seasonal positions provides a fiscally responsible and flexible staffing solution to address increased workload demands without creating ongoing full-time employment obligations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS:

SECTION 1. The City Council hereby authorizes the creation of three (3) part-time seasonal Street Maintenance Worker positions.

SECTION 2. These positions shall be authorized for a limited duration, not to exceed the months of April, May, and June of the applicable fiscal year, unless otherwise extended by future action of the City Council.

SECTION 3. Funding for these positions, including wages and any associated employer payroll costs, shall be paid from the Street Improvement Tax Fund.

SECTION 4. The City Manager is hereby authorized to implement this Resolution, including recruitment, hiring, rate of pay determination within budgetary limits, supervision, and separation of said seasonal employees in accordance with City policies.

SECTION 5. These positions are temporary and seasonal in nature and shall not be construed to create permanent employment status, tenure rights, or an ongoing budgetary obligation beyond the authorized term.

SECTION 6. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Everman, Texas, on the 10th day of March, 2026.

CITY OF EVERMAN, TEXAS

By: _____
Ray Richardson, Mayor

ATTEST:

Mindi Parks, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney