



# EVERMAN CITY COUNCIL REGULAR MEETING

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

## MINUTES

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### 1. MEETING CALLED TO ORDER

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

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

#### A. Minutes

Everman City Council Meeting 2-10-2026

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders.  
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey,  
Place 6 Davila, Mayor Richardson

Motion Carried.

#### B. Financials

January 2026

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders.  
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 4; Mayor Pro-Tem Mackey, Place 6  
Davila, Mayor Richardson  
Voting Nay: Place 3 Allen

Motion Carried

### 5. PRESENTATIONS

#### A. Proclamation - Texas Independence Day

Mayor Richardson read the Proclamation for the Texas Independence Day.

#### B. Proclamation - National Women's History Month

Mayor Richardson read the Proclamation for the National Women's History Month.

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

Ray Rentschler introduced Austin to the council and the City Manager swore him in for his position at this time.

### 6. CITIZEN'S COMMENTS

There were no citizens comments at this time.

## **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.

Mayor Richardson opened the Public Hearing at 6:10pm.

Craig had a presentation for the council and explained that this is coming before them because this Project Plan and Reinvestment Zone Financing Plan has not been updated since this board was created. The Financing should definitely be updated and the Project Plan and Zone as well. He displayed the boundaries of the current TIF Zone. He explained that this zone did not make since and explained that. Craig presented the council will an updated and the amendment done to the boundaries to this zone now include Race street and Enon. Craig explained that this updated Project Plan also did not need to be as specific as the current one since this should be a case by case situation and they would be brought before council and approved case by case. All in all before anything can move forward with TIF this needs to be updated. Craig explained a couple of the changes in the Project Plan.

Why this area, the TIF Zone, Council Woman Allen asked, Craig stated that 2013 was the last updated TIF Zone that had been done. This was established by the TIF Board, and currently no projects have been approved by TIF Board and we can not use any TIF dollars until this is updated. There were no other comments. There will be an ordinance to consider with these amendments.

Mayor Richardson closed the Public Hearing at 6:17pm.

## **8. DISCUSSION ITEMS**

- A. Monthly Staff Reports

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

Al Brooks presented the monthly report for the Police Department. Officer's were involved in 1801 calls for service. They had 4 arrests. Traffic enforcement activities resulted in 107 traffic stops in citations and 79 resulting in Warnings. Officer Ryans, recently completed his Field Training and was released to begin patrol as a solo officer. On March 4, Officer Ryans submitted his resignation after accepting a position with a hospital police department at a considerably higher rate of pay. On the brighter side, we currently have tow prospects in the background process with a third sent to background today. The anticipation is two should be hired for full-time positions and the third brought on board as a Reserve Officer.

Chief Landon Whatley was not present to present the Fire Monthly Update.

Ray Presented the Municipal Animal Services Monthly Report for February 2026. Total Intake for Dogs-68 with Edgecliff Village-0, Everman-17, Forest Hill-25, and Kennedale-19. Total Intake for Cats-15 with Edgecliff-0, Everman-8, Forest Hill-6, and Kennedale-1. Positive Outcomes with dogs were at 42. Positive Cat Outcomes were at 5. Ray mentioned they are

full. They received 2040 phone calls and the total field calls for service was 192. He displayed the breakdown to those calls as well.

Gilbert Ramirez presented the Public Works Monthly Report. Parks and Streets did routine park and building maintenance, did work orders, installed light fixtures units at the new ACO building and fixed 6 potholes. The Water Department did daily Well Reports, replaced an 8 inch main tee, they ran 4 sewers, 1 service line change and 2 curb stop changes. Over all they were all very busy. The Hanna Ranch project on Enon is almost done and they will be done also.

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

Craig wanted to provide an update for the RFQ/RFP for design build services and the only bid we received was from Grossman Design and we are currently working on negotiating a contract and hopefully by the next council meeting we have a contract for the council to consider to move forward with the improvements that are needed at the ACO building.

C. Staff Report - Forest Hill Public Library District 2025 Achievement of Excellence in Libraries Recognition and Celebration

Craig introduced Michael Hardricks from the Forest Hill Library. Michael stated for the third year in a row they have received the Excellence Award and this is issued by the TMLDA (Texas Municipal Library Directors Association) which is a part of the Texas Municipal League. To celebrate this award, they are having a community gathering this Saturday, March 14th at 5pm. There will be food, and activities there and lots of fun and he wanted to invite everyone. Michael explained that this award is just as much Everman's as it is to Forest Hill and this is a group effort. Michael also stated that they all are very thankful for this partnership for the fourth year. He also stated that Everman has about six thousand residents and so far there is six hundred signed up for a Library Card and they are working hard to get more people signed up for free Library cards and lots of other resources. They are working on partnerships and starting with the schools to get this going and see better and bigger things.

D. Staff Report - City Council briefing of a new citizen notification system with Hyper-Reach

Craig wanted to update the council on the change from Blackboard Connect to Hyper Reach. They offer much more capabilities. Mayor and Craig met this company at TML. This vendor is faster and gives the Police Department access to send out alerts to all cell phones in the area for a missing child. It integrates with the National Weather Service as well already. Great capability and this is \$1000 cheaper than Blackboard Connect. The sign up for residents and people is done by themselves and we have about 2,000 already signed back up. The other system had so many problems and issues. Please encourage people to get signed up on the new system.

E. Staff Report - Residential Garbage Rate Increase per contract with Waste Connections

Craig just wanted to put this on the agenda since it has been a year and it is time for this increase for the trash. The council did not have questions or concerns on this item.

## 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.

Ray opened the Public Hearing at 6:36pm.

City Manager, Craig Spencer displayed the property on the screen for the council to see. This is a Zoning change case and it is 612 Michael Drive and the owner would like to change it from C1 Neighborhood Commercial to C2 General Commercial. The owner is Gorge Figueroa (Uno Real Estate, LLC). Craig stated that the staff recommendation would be denial and the Planning and Zoning Boards recommendation is also denial. This reason is 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. Staff also supplied the uses for C1 and for C2, which is C1 and more other uses that Craig displayed on the screen for council to review. This property is located just off Everman Parkway, behind what is currently an Automotive Repair Shop and a convenient store across from Everman Bingo, Craig just wanted to clarify that for council. At this time Gorge approached council. Gorge explained that he has owned this building for two years now and he is trying to do something with it. Gorge also stated that he currently runs Pawn Shops himself in Fort Worth and he operates all 11 of them. Gorge stated that this is about him wanting to put another Pawn Shop into Everman. Gorge stated since he has had the property, he has completely gutted it and remolded the whole inside and he has to do something with it because it is just sitting and costing him money. He is familiar with Pawn Shops and this is what his proposal is verses having a Dance Hall which what he has been approached by. Mayor Richardson did stat his concern about the Pawn Shop since we already have one and they do not Pawn, they loan money and Mayor Richardson does not think this will be any different. Gorge did stat that he has 22 years of Pawn Shop business and he does know what he is doing. Mayor stated that the CDC is looking to build this area and they want this to be an entry way to our city and he don't know if this is the direction the city is looking to go. Craig added that they look at the Zoning uses and this is not a use that the city is looking to go with in the future use planning of this property area and what is already there. At this time we had a citizen wanting to comment on this item. Cynthis Daughtry approached the council and stated that she opposes this Zoning change. Cynthis stated that this type of business is not suitable for residential area and this building can not be seen. Also, she stated that this could bring in stolen items in the city being that it is a Pawn Shop. She is also

concerned with the increased traffic which is not safe and property values will decrease and crime will increase. She also asked if the council does approve this could he be required to put up an 8 foot fence so that the residents don't have to see it. Gorge stated that all Pawn Shops are required to report all serial numbers that they take and it is reported every night. The fence is not an issue if it is required. He also stated that the Pawn Shop would not be open pass 7pm. There were no other comments at this time.

Mayor Richardson closed the Public Hearing at 6:54pm.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders.  
Voting Nay: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 6 Davila, Mayor Richardson

Motion Denied.

## **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.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 6 Davila.  
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 6 Davila, Mayor Richardson

Motion Carried.

- 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.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders.  
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 6 Davila, Mayor Richardson

Motion Carried.

- 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.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 6 Davila.  
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 6 Davila, Mayor Richardson

Motion Carried.

- 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.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 6 Davila.  
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 6 Davila, Mayor Richardson

Motion Carried.

- 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.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 6 Davila.  
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 6 Davila, Mayor Richardson

Motion Carried.

- 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.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders.  
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 6 Davila, Mayor Richardson

Motion Carried.

- 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.

Motion made by Place 4; Mayor Pro-Tem Mackey, Seconded by Place 1 Sanders.  
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 4; Mayor Pro-Tem Mackey, Place 6 Davila, Mayor Richardson  
Voting Nay: Place 3 Allen

Motion Carried.

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

Motion made by Mayor Richardson to appoint Randy Sanders to the Planning and Zoning Board, 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 6 Davila, Mayor Richardson

Motion Carried.

## 11. EXECUTIVE SESSION

Mayor Richardson opened Executive Session at 7:15pm.

Mayor Richardson closed the Executive Session at 7:56pm.

Motion made by Place 4; Mayor Pro-Tem Mackey to authorize the City Manager to negotiate and execute a lease agreement with Soccer 5 USA for property at 400 Wichita on the terms and conditions discussed in Executive Session, Seconded by Place 1 Sanders.

Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 3 Allen, Place 4; Mayor Pro-Tem Mackey, Place 6 Davila, Mayor Richardson

Motion Carried.

- 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**

Region 8 meeting is in Forest Hill and Craig urges council and staff to go if they can on April 9th. Great opportunities. Staff is also working on weatherizing and April 17th is the mid year budget workshop. This will be at 1pm on Friday.

## **14. MAYOR'S REPORT**

Mayor has nothing to report.

## **15. ADJOURN**

Mayor adjourned meeting at 7:58pm.

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/](http://www.evermantx.us/government/citycouncil/)*

*Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.*

*Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Council reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting, to receive advice from its attorney on any posted agenda item, as permitted by Law. Additionally, Council may convene into Executive Session to discuss the following:*

- A. Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney.
- B. Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property.
- C. Section 551.073 - Deliberation Regarding Prospective Gift.
- D. Section 551.074 - Personnel Matters.
- E. Section 551.087- Deliberation Regarding Economic Development Negotiations.
- F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.

*Citizens wishing to submit written comments should e-mail the City Secretary at [mparks@evermantx.net](mailto:mparks@evermantx.net). Comments that are received at least one-hour prior to the start of the meeting will be provided to all council members.*

*According to the City of Everman Policy on Governance Process, individual citizen comments will be restricted to three (3) minutes unless otherwise determined by a majority vote of the Council. The mayor is responsible to enforce the time limit. Citizens may address City Council either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. City Council is only permitted by Law to discuss items that are listed on the agenda. Citizens wishing to make comments should notify the City Secretary as soon as possible.*

*City Hall is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpretative services must be made 48 hours prior to the meeting. To make arrangements, call 817.293.0525 or TDD 1.800.RELAY TX, 1.800.735.2989.*