



SPECIAL CALLED CITY COUNCIL MEETING

Tuesday, September 01, 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 6:02pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CITIZEN'S COMMENTS

5. DISCUSSION ITEMS

A. Personnel Benefits & Insurance Presentation - Rodney Dryden; HUB International

Rodney Dryden of HUB International presented the results of the annual benefits marketing process. After four years with UnitedHealthcare, HUB recommended that the City transition its medical coverage to Curative, an Austin-based carrier established approximately five years ago. Under the Curative plan, employees and adult dependents who complete a baseline intake call within 120 days have their deductible and member cost share waived for all services except two prescription drug copay levels. The City will offer two health plans: an EPO base plan and a PPO buy-up plan. The Curative network in Texas is primarily direct-contracted and includes Texas Health Resources, UT Southwestern, Cook Children's, Medical City, and Methodist; care outside Texas will be covered through the Cigna PPO network.

Mr. Dryden also recommended moving dental and vision coverage to Pacific Life, and moving life and disability coverage from UnitedHealthcare to Mutual of Omaha, both at a reduced cost to the City and employees. All changes take effect October 1, 2026, and HUB will hold meetings with staff to explain the new programs.

In response to Council questions, Mr. Dryden confirmed that there is no deductible for members who complete the intake call, and that information disclosed on the call is confidential, PHI protected, and has no adverse effect on coverage. Staff thanked Mr. Dryden, noting that the initial renewal came in at an increase of approximately 23-25%, and that HUB was able to deliver a flat rate that keeps benefits within budget.

6. PRESENTATIONS

A. PUBLIC HEARING - to receive public comment regarding the proposed Fiscal Year 2026 - 2027 Budget

Mayor Richardson opened the public hearing at 6:12 p.m. No one registered to speak.

The City Manager presented highlights of the proposed budget, noting no changes since it was presented at the previous meeting. Key executive goals include rebuilding the General Fund reserve balance, balancing cost control with workforce stability, leveraging economic growth strategically, establishing a sustainable capital and equipment plan, and enhancing budget transparency.

The proposed budget totals \$15.87 million across all funds, with approximately 70% in the General Fund. The General Fund operating budget is \$10.8 million; Police represents 23% and Dispatch 15%, and public safety overall represents 55% of the General Fund.

The proposed tax rate is \$1.050000 per \$100 valuation, compared to the current rate of \$1.026080, an increase of \$0.023920 (2.33%). The average homestead taxable value decreased from \$198,616 to \$191,278, a decrease of \$7,338 (3.69%), due to procedural and policy changes at the Tarrant Appraisal District. The tax on the average homestead will decrease from \$2,037.96 to \$2,008.42, a decrease of \$29.54. The total tax levy on all properties will decrease from \$4,090,152 to \$3,962,078, a decrease of \$128,074 (3.13%).

The budget includes a significant allocation to the unrestricted fund balance; a salary schedule market adjustment for Police and Fire; a 1.5% cost of living increase across the board; new incentive and certification pay for the Fire Department; reinstatement of the 3.5% step increases frozen last year; a funding plan for youth recreation and programming; an increase in the TMRS retirement rate from 6% to 7% at a 2-to-1 match; and continued top-tier benefits at no cost to employees.

Council asked about fire hydrant replacement. The City Manager stated that the budget funds replacement of five hydrants this year out of more than 300, the first time standard hydrant replacement has been budgeted. The Fire Department and Water Department will implement a routine inspection and maintenance program to catalog hydrant conditions and guide future funding. A leaking hydrant at Blue Bell and Southway was noted.

Council asked about the Columbine water well. The City Manager stated that the repairs have already been funded and paid, and completion is pending supply chain delays for materials. No major water system funds were allocated this year because the City is pursuing a loan program, with Teague Nall and Perkins, to tie into the City of Fort Worth water system for supplemental water, as well as grant funding.

Council asked about future water and trash rate increases. Staff stated that rates are reviewed annually and no rate adjustment would be considered before the next budget cycle, around July 2027. Water rates must cover water costs, and no funds are transferred between funds to offset rates. Under the waste contract, the first two years had fixed rate increases; thereafter increases are capped at up to 8% in line with the Consumer Price Index (CPI).

Mayor Richardson closed the public hearing at 6:25 p.m.

7. CONSIDERATION AND POSSIBLE ACTION

- A. ORDINANCE No. 857 AN ORDINANCE ADOPTING A BUDGET AND APPROPRIATING RESOURCES FOR THE BUDGET YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027 APPROVING BUDGET FIGURES FOR FISCAL YEAR 2027; PROVIDING FOR THE FILING OF THE BUDGET AS REQUIRED BY STATE LAW; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Motion made by Place 5 Sellers, Seconded by Place 4; Mayor Pro-Tem Mackey.
Voting Yea: Place 1 Sanders, Place 2 Renfro, Place 4; Mayor Pro-Tem Mackey, Place 5 Sellers, Mayor Richardson
Voting Nay: Place 3 Allen

Motion Carried

- B. RESOLUTION NO. 2026-09-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE CITY'S ADOPTED FISCAL YEAR 2026-2027 BUDGET, WHICH IS A BUDGET THAT WILL REQUIRE RAISING MORE REVENUE FROM PROPERTY TAXES THAN IN THE PREVIOUS YEAR; 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 4; Mayor Pro-Tem Mackey, Place 5

Sellers, Mayor Richardson

Voting Nay: Place 3 Allen

Motion Carried

- C. RESOLUTION NO. 2026-09-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF EVERMAN AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS FOR THE TRAFFIC SIGNAL PARTNERSHIP PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND ALL NECESSARY DOCUMENTS ASSOCIATED THEREWITH; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR ALL OTHER MATTERS RELATED THERETO.

Motion made by Place 1 Sanders, 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, Mayor Richardson

Motion Carried

8. ADJOURN

Mayor Richardson adjourned meeting at 6:31pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Wednesday August 26, 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.