
AGENDA

The City Council of the City of Daingerfield shall meet in Regular Session Monday, December 8, 2025, at 6:00 p.m. in the Daingerfield Volunteer Fire Department located at 823 W.W.M. Watson Blvd. The order of business will be as follows:

1. **Call Meeting to Order.**
2. **Invocation, Pledge of Allegiance and Texas Pledge.**
3. **Public Comments**
4. **Public Hearing- Substandard and Dangerous Structures**
 - A. 600 Ochiltree Street
 - B. 907 Linda Drive
 - C. 408 Lindsey Street
 - D. 208 Peak Street
 - E. 508 Taylor Street
 - F. 919 Carpenter Street

5. **Consent Agenda**

All Consent items are considered to be routine and will be enacted by one motion and vote.

- A. Deliberate and Act to Approve **Minutes of November 10, 2025.**

6. **Business**

Discuss, Consider, and Possibly Take Action Regarding:

- A. Deliberate and Act on Resolution 12082025-01 declaring the structure located at 600 Ochiltree Street to be a substandard and dangerous structure, ordering its demolition and full abatement, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order.
- B. Deliberate and Act on Resolution 12082025-02 declaring the property located at 907 Linda Drive to be a public nuisance due to unsafe conditions and overgrowth, ordering vegetation removal, debris cleanup, and securing of the structure, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order.
- C. Deliberate and Act on Resolution 12082025-03 declaring the vacant lot located at 408 Lindsey Street to be a public nuisance due to excessive overgrowth, ordering vegetation removal and lot cleanup, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order.
- D. Deliberate and Act on Resolution 12082025-04 declaring the structure located at 208 Peak Street to be a substandard and dangerous structure, ordering its demolition and full abatement, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order.
- E. Deliberate and Act on Resolution 12082025-05 declaring the structure located at 508 Taylor Street to be a substandard and dangerous structure, ordering its demolition and full abatement, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order.
- F. Deliberate and Act on Resolution 12082025-06 declaring the property located at 919 Carpenter Street to be a public nuisance due to burned structure remains and hazardous debris ordering debris removal and lot cleanup, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order.
- G. Deliberate and Act on Request by Taylor Baumgardner with Summit Location on behalf of Keith and Mica West to Extend a Variance Allowing Installation of a free-standing billboard located at 1015 Linda Drive
- H. Deliberate and Act on Request by Taylor Baumgardner with Summit Location on behalf of Jose Benitez to Extend a Variance Allowing Installation of a free-standing billboard located at 1016 Linda Drive
- I. Discuss, Consider and Possibly take Action regarding potential regulations for outdoor tire storage, including screening and fencing requirements for tire shops and direction to staff.
- J. Deliberate and Act to Acknowledge the resignation of Economic Development Board Member Chris Smith.

AGENDA

- K. Deliberate and Act on Resolution 12082025-07 Engaging Hyde Kelley LLP to Provide Legal Services to the City, Designating George Hyde as City Attorney and Assistant City Attorneys from Hyde Kelley LLP.

7. **Monthly Departmental Reports:** *Informational reports only; no action to be taken:*

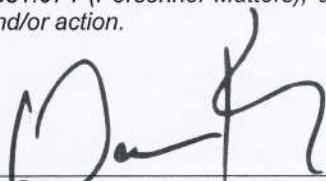
- A. Animal Shelter, Code Enforcement, EMS, Fire, Library, Municipal court, Police, Public Works
- B. Financial
- C. City Manager
 - i. Projects, Christmas in the Park & Christmas Party

8. **Monthly Boards and Commissions Minutes:** *Informational reports only; no action to be taken:*

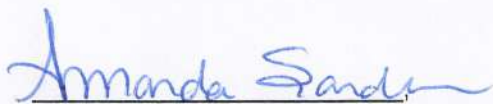
- A. Northeast Texas Municipal Water District
- B. Daingerfield Economic Development
- C. Notice of Possible Approval of Tax Abatement Agreement-Commissioner Court.

9. **Adjournment.**

Note: This meeting shall be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the City Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071, and Section 1.05, Texas Disciplinary Rules of Professional Conduct (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), and/or §551.087 (Economic Development). All items listed above are eligible for Council discussion and/or action.


Wade Kerley, Mayor

I, Amanda Sanders, certify that the above notice of meeting was posted in a public place before 4:30 p.m. on Tuesday, December 2, 2025.


Amanda Sanders, City Secretary

SEAL



CITY SECRETARY'S AGENDA NOTES

December 8, 2025

2. Invocation, Pledge of Allegiance and Texas Pledge.

3. **Public Comments:** *At this time, anyone will be allowed to speak on any matter other than personnel matters and matters under litigation, for length of time not to exceed three minutes. No Council discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with the law.*

If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) a statement of specific factual information given in response to the inquiry; or
- (2) a recitation of existing policy in response to the inquiry.

4. Public Hearing- Substandard and Dangerous Structures

- A. **600 Ochiltree Street-** Address conditions at 600 Ochiltree Street identified by code enforcement staff as a possible substandard and/or dangerous structure. Staff will present current conditions and a recommendation for Council action.
- B. **907 Linda Drive-** Address conditions at 907 Linda Drive identified by code enforcement to be a public nuisance due to unsafe conditions and overgrowth. Staff will present current conditions and a recommendation for Council action.
- C. **408 Lindsey Street-** Address conditions at 408 Lindsey Street identified by code enforcement staff to be a public nuisance due to excessive overgrowth. Staff will present current conditions and a recommendation for Council action.
- D. **208 Peak Street-** Address conditions at 208 Peak Street identified by code enforcement staff as a possible substandard and/or dangerous structure. Staff will present current conditions and a recommendation for Council action.
- E. **508 Taylor Street-** Address conditions at 508 Taylor Street identified by code enforcement staff as a possible substandard and/or dangerous structure. Staff will present current conditions and a recommendation for Council action.
- F. **919 Carpenter Street-** Address conditions at 919 Carpenter Street identified by code enforcement staff to be a public nuisance due to burned structure remains and hazardous debris. Staff will present current conditions and a recommendation for Council action.

5. Consent Agenda

All consent items are considered to be routine and will be enacted by one motion and vote.

- A. **Deliberate and Act to Approve Minutes of November 10, 2025.** Draft of the Minutes can be found on pages 6-8 of your packets.

6. Business

Discuss, Consider, and Possibly Take Action Regarding

- A. **Deliberate and Act on Resolution 12082025-01** declaring the structure located at 600 Ochiltree Street to be a substandard and dangerous structure, ordering its demolition and full abatement, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order: Council Summary, Resolution and Abatement order in separate property hearing packet.
- B. **Deliberate and Act on Resolution 12082025-02** declaring the property located at 907 Linda Drive to be a public nuisance due to unsafe conditions and overgrowth, ordering vegetation removal, debris cleanup, and securing of the structure, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order: Council Summary, Resolution and Abatement order in separate property hearing packet.
- C. **Deliberate and Act on Resolution 12082025-03** declaring the vacant lot located at 408 Lindsey Street to be a public nuisance due to excessive overgrowth, ordering vegetation

removal and lot cleanup, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order. Council Summary, Resolution and Abatement order in separate property hearing packet.

- D. **Deliberate and Act on Resolution 12082025-04 declaring the structure located at 208 Peak Street to be a substandard and dangerous structure, ordering its demolition and full abatement, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order:** Council Summary, Resolution and Abatement order in separate property hearing packet.
 - E. **Deliberate and Act on Resolution 12082025-05 declaring the structure located at 508 Taylor Street to be a substandard and dangerous structure, ordering its demolition and full abatement, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order:** Council Summary, Resolution and Abatement order in separate property hearing packet.
 - F. **Deliberate and Act on Resolution 12082025-06 declaring the property located at 919 Carpenter Street to be a public nuisance due to burned structure remains and hazardous debris, ordering debris removal and lot cleanup, establishing deadlines for compliance, and authorizing City staff to take all necessary actions to carry out the Council's order:** Council Summary, Resolution and Abatement order in separate property hearing packet.
 - G. **Deliberate and Act on Request by Taylor Baumgardner with Summit Location on behalf of Keith and Mica West to Extend a Variance Allowing Installation of a free-standing billboard located at 1015 Linda Drive:** Application packet on pages 9-15. Representatives from Summit Locations will be present at the meeting on Microsoft Teams.
 - H. **Deliberate and Act on Request by Taylor Baumgardner with Summit Location on behalf of Jose Benitez to Extend a Variance Allowing Installation of a free-standing billboard located at 1016 Linda Drive:** Application packet on pages 16-22. Representatives from Summit Locations will be present at the meeting on Microsoft Teams.
 - I. **Discuss, Consider and Possibly take Action regarding potential regulations for outdoor tire storage, including screening and fencing requirements for tire shops and direction to staff:** City staff has received concerns regarding the visual impact and potential health, safety, and nuisance issues associated with the outdoor storage of new, used, and scrap tires within the City limits. Several Texas cities currently regulate outdoor tire storage through screening, fencing, or complete enclosure requirements. These ordinances are designed to mitigate fire hazards, address mosquito and rodent concerns, and improve commercial corridor aesthetics. Daingerfield currently does not have specific regulations addressing tire-storage screening or visibility from public rights-of-way. Memo on page 23-24.
 - J. **Deliberate and Act to Acknowledge the resignation of Economic Development Board Member Chris Smith:** The Daingerfield EDC Board has formally accepted the resignation of Board Member Chris Smith, creating a vacancy on the board. This item has been placed on the current Council agenda for acknowledgment, after which Council can move forward with the process to fill the unexpired term at a future meeting once candidates are identified.
 - K. **Deliberate and Act on Resolution 12082026-07 Engaging Hyde Kelley LLP to Provide Legal Services to the City, Designating George Hyde as City Attorney and Assistant City Attorneys from Hyde Kelley LLP:** Resolution on pages 25-26, and Firm information materials on pages 27-36
7. **Monthly Departmental Reports: *Informational reports only; no action to be taken:***
- A. **Animal Shelter, Code Enforcement, EMS, Fire, Library, Municipal court, Police, Public Works:** Monthly Reports are on pages 37 through 51.
 - B. **Financial:** Located on pages 52 -57
 - C. **City Manager:** Located on page 5
8. **Monthly Boards and Commissions Minutes: *Informational reports only; no action to be taken:***
- A. **Northeast Texas Municipal Water District –** Located on pages 58-59
 - B. **Daingerfield Economic Development-** Page 60-63
 - C. **Notice of Possible Approval of Tax Abatement Agreement-Commissioner Court-**Page 64

9. Adjournment



City Manager's Report

Fire Department Procurement

We have received bids and are currently reviewing them to determine which option best meets the Fire Department's operational needs and aligns with the project budget. Once the review is complete, a formal vote will be required for Council to approve the selected vendor. Staff will provide the recommendation and supporting documentation as soon as the evaluation is finalized.

Penny Phase-Out

Water Department advanced the City's Penny Phase-Out payment policy, clarifying that the City will no longer issue pennies as change but will continue to accept them. Citizens are encouraged to use exact change or card/check payments.

Police Department

Staff held the scheduled Police Department retention meeting on November 20 to review survey feedback, discuss staffing challenges, and outline priorities for improving retention. Key items included revising the FTEP, identifying training for the Sergeant and officer, exploring potential stipends for FTO and specialty assignments, and introducing initiatives such as a mental health day and a quarterly employee spotlight program. A follow-up meeting is scheduled for February 11 to review progress and finalize updates.

Vacancies

All vacancies in the Public Works Department have now been filled, and the team is fully staffed and operational. The Police Department continues recruitment efforts, with two patrol positions still vacant.

Upcoming Events

Upcoming events include Christmas in the Park on Saturday, December 13th, and we invite everyone to come out and enjoy the festivities. We also hope to see all members of the City Council at the City Christmas Party on Friday, December 19th at 6:00 p.m. at the Country Club.

Michelle Jones
City Manager



CITY OF DAINGERFIELD

Regular Session – November 10, 2025

Meeting Minutes

Call to Order

Mayor Wade Kerley called the City Council meeting for the City of Daingerfield to order at 6:00 PM on Monday, November 10, 2025, at the Daingerfield Volunteer Fire Department located at 823 W.W.M. Watson Blvd.

Council Present:

Mayor Wade Kerley, Council Member Vicki Smith, Mayor Pro Tem Jessie Ayers, Council and Council Member Ben Ramirez

Council Absent:

Council Member Bob Thorne and Council Member David Hood

City Staff Present:

City Manager Michelle Jones, City Secretary/Finance Director Amanda Sanders, Fire Chief-Jimmy Cornelius, Sargent Susan Laake, Code Officer Carrie Kirkland, Public Works Director Kiersten Tucker

Others Present:

Taylor Hackemack-Daingerfield State Park, Jim Goodman, Josh Sanders, John McElfish-Grantworks

Call to Order

Mayor Wade Kerley called the meeting to order at **6:00 PM**.

Invocation, Pledge of Allegiance, and Texas Pledge

Led by Mayor Wade Kerley

Public Comments

None.

Consent Agenda

A. Approval of minutes of October 13, 2025, regular meeting.

Motion made by: Mr. Ramirez to approve consent items as presented.

Seconded by: Mrs. Smith

All voted for / Motion carried.

Business – Discuss, Consider, and Possibly Take Action Regarding:

A. Ordinance Voting for Candidate(s) for the Morris County Appraisal District Board of Directors for 2025–2026

Motion made by: Mr. Ayers to select Jim Goodman to receive all of the City of Daingerfield's votes.

Seconded by: Mrs. Smith

All voted for / Motion carried.

B. Application of Southwestern Electric Power Company for Authority to Change Rates

Motion made by: Mr. Ramirez to deny SWEPCO's proposed rate increase

Seconded by: Mr. Ayers

All voted for / Motion carried.

C. Resolution designating a disaster recovery management service provider to complete application and project implementation for the Federal Emergency Management Agency (FEMA) Public Assistance (PA)/Hazard Mitigation Assistance (HMA) funding administered by the Federal Emergency Management Agency, Texas Division of Emergency Management and/or Texas Water Development Board.

Motion made by: Mr. Ayers to approve resolution and award Grantworks as recovery management service provider.

Seconded by: Mrs. Smith

All voted for / Motion carried.

D. Resolution designating Engineering/Architectural service provider selection for the Federal Emergency Management Agency (FEMA) Public Assistance (PA)/Hazard Mitigation Assistance (HMA) funding administered by the Federal Emergency Management Agency, Texas Division of Emergency Management and/or Texas Water Development Board

Motion made by: Mr. Ayers to approve resolution and award Schaumburg & Polk Inc. (SPI) as Engineering Service Provider.

Seconded by: Mrs. Smith

All voted for / Motion carried.

E. Resolution to Approve Submission of a Grant Application for Bullet-Resistant Law Enforcement Vehicles

Motion made by: Mr. Ramirez to submit grant application for bullet resistance law enforcement vehicles.

Seconded by: Mr. Ayers

All voted for / Motion carried.

F. Acceptance of resignation of James Parker as City Attorney and Municipal Court Prosecutor; authorize City Manager to solicit proposals

Motion made by: Mr. Ayers to accept Mr. Parkers' resignation and authorized City Manager to solicit proposals for legal counsel.

Seconded by: Mrs. Smith

All voted for / Motion carried.

G. Authorize City Manager to Negotiate and Execute Lease Renewal and Amendment with Air Methods Corporation for Continued Operation at the Daingerfield Fire Department

Motion made by: Mr. Ramirez negotiate and execute lease renewal with Air Methods Corporation.

Seconded by: Mr. Ayers

All voted for / Motion carried.

Monthly Departmental Reports

A. Department Reports: Animal Shelter, Code Enforcement, EMS, Fire, Library, Municipal Court, Police, Public Works

B. Financial Report

C. City Manager's Report – Projects, Code Update, Training

Monthly Boards and Commissions Minutes

A. Northeast Texas Municipal Water District

Adjournment

There being no further business, Mayor Kerley asked for a motion to adjourn.

Motion made by: Mr. Ayers to adjourn

Seconded by: Mrs. Smith

All voted for / Motion carried.

The meeting was adjourned at **6:34 PM.**

Wade Kerley, Mayor

ATTEST:

Amanda Sanders, City Secretary



APPLICATION FOR SIGN SIZE / HEIGHT EXEMPTION

(Request for Approval to Exceed Standard Billboard or Advertising Sign Limits)

APPLICANT INFORMATION

Owner Name: Keith West

Applicant Name (if different): Summit Locations, LLC (Taylor Baumgardner

Mailing Address: 411 WL DOC DODSON W NAPLES, TX 75568 (landowner)

Phone Number: 903 897 5924 (landowner)

Email: texastireandbrake@gmail.com

311 East st. Gordon, OH 45304 (applicant/sign owner)

704-747-8487 (applicant/ sign owner)

Taylor@summitlocations.com (applicant/sign owner)

PROPERTY INFORMATION

Property Address: 1015 Linda Dr. Daingerfield, TX 75638

Legal Description (Subdivision / Lot / Block): CONNOR HENLEY, LT PT 11 LT 12-20 & 37-41 & N 1/2 42 BLK 14, TEXAS TIRE & BRAKE P33986

Current Zoning District: General Business

STANDARD ALLOWABLE LIMITS (For Reference)

- **Maximum Free-Standing Sign Height:** 24 feet
- **Maximum Free-Standing Sign Area:** 30 square feet
- **Maximum Attached Sign Area:** 18 square feet
- **Lighting:** Must avoid glare, not impair visibility, and not interfere with traffic signals
- **Setbacks:**
 - 20 ft front setback from sidewalk
 - 20 ft side setback (corner lots only)
 - 10 ft rear setback when adjacent to residential zoning

REQUESTED EXEMPTION

Requested Height: 45 ft

Requested Sign Area: 320 sq. ft.

Attached or Free-Standing? ☐ Attached ☒ Free-Standing





Lighting Included? ☐ Yes ☒ No

If yes, describe: _____

JUSTIFICATION FOR REQUEST

Provide a detailed explanation of why the increased size/height is necessary. Include business visibility needs, design constraints, site topography, or other relevant considerations.

The increased height of 45' is necessary due to significant visual clutter in the corridor including existing signs, utility poles, and commercial structures that obstruct visibility at the 24' limit. The additional height allows the sign to clear these obstructions and be safely visible to approaching traffic.

The requested 320 SF is the minimum size needed for a standard billboard. The 30-square-foot limit is too small to meet industry safety and readability standards and would not provide adequate visibility or functional advertising space at roadway speeds.

TRAFFIC & SAFETY CERTIFICATION

Provide information demonstrating that the proposed sign **will not**:

- Create a traffic hazard
- Impair vision of drivers
- Obstruct visibility of other businesses
- Interfere with traffic control devices

Describe measures taken to ensure compliance:

Our proposed sign will be setback approximately 40' from the leading edge to the curb of road. This not only ensures we are 15' setback from any utility lines, but also clear from any traffic hazard.

The combined height, size and setback is optimal for a clear and safe site of view, limiting distractions.

The sign height ensures that our proposed sign does not block any existing signs or traffic control devices.





SUBMITTED DOCUMENTS (Required Attachments)

- Site plan showing sign placement, setbacks, and distances
- Scaled drawing/rendering of the proposed sign
- Structural details/manufacturer specifications
- ☐ Visibility analysis or photo simulation (if applicable)
- ☐ Lighting specifications (if applicable)
- Justification letter (optional but recommended)

APPLICANT CERTIFICATION

I hereby request City Council approval to exceed the allowable sign size and/or height established in the City of Daingerfield Code of Ordinances (Appendix A, Section 8 and Chapter 34). I certify that the proposed sign will be constructed in full compliance with all safety and building requirements and will not create a traffic or visibility hazard.

Applicant Signature: _____

Date: 11/20/2025

Printed Name: Taylor Baumgardner

FOR OFFICE USE ONLY

Received By: Michelle Jones

Date Received: 11/21/2025

City Council Action:

☐ Approved ☐ Denied

Date of Council Meeting: _____

Notes/Conditions of Approval:

Mayor Officer: _____

City Secretary: _____



Variance Justification Letter

The City of Daingerfield,

We respectfully request approval of a variance for a 40-foot sign height for 1016 LINDA Dr. and a 45' sign height for 1015 Linda Dr. along with a 320-square-foot sign face at both proposed locations.

The increased height is necessary due to the significant visual clutter in the surrounding corridor. At the permitted 24-foot height, visibility is blocked by existing signs, utility poles, and nearby commercial structures. Raising the sign to 40-45 feet allows it to clear these obstructions and ensures it can be safely and effectively viewed by approaching drivers.

We also maintain a setback of approximately 35–40 feet from the leading edge of the sign to the road's curb. This setback is intended to keep a safe distance from utility lines, avoid blocking existing signs and structures, and prevent any potential traffic hazards. Because the sign is positioned farther back from the roadway for safety reasons, additional height becomes imperative to maintain a clear and safe line of sight for drivers.

The requested 320-square-foot sign face is the minimum size required for a standard billboard. The 30-square-foot maximum permitted by ordinance is too restrictive to meet industry readability and safety standards, particularly at roadway speeds, and is not adequate for functional advertising space.

For these reasons, the requested height and square footage are necessary to ensure the sign is visible, safe, and compatible with typical billboard design standards.

Thank you for your consideration.

Sincerely,

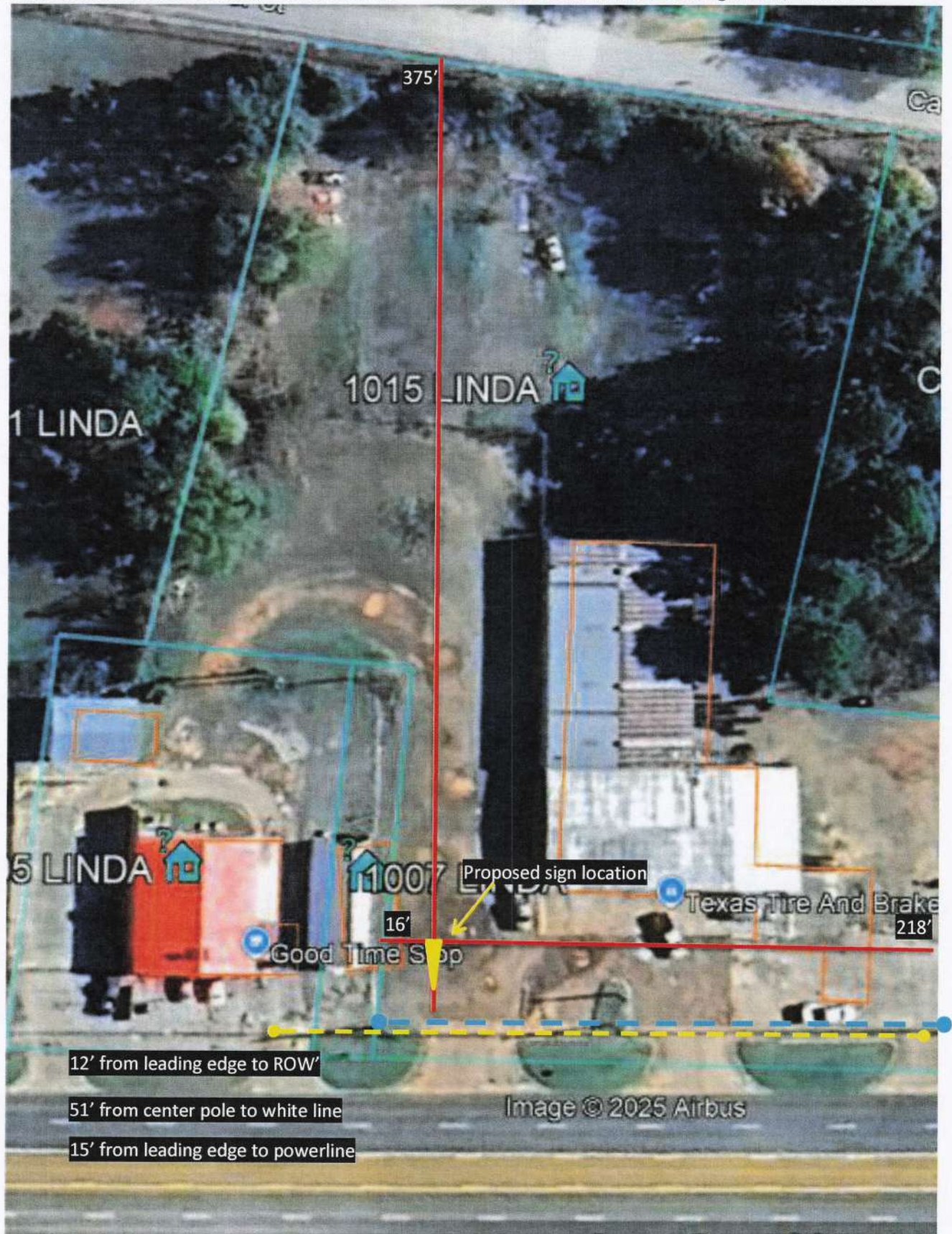
Summit Locations, LLC (Taylor Baumgardner)

SITE PLAN: TX-19 KEITH & MICHA WEST

PARCEL: R 000008721

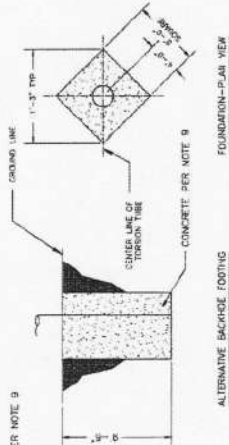
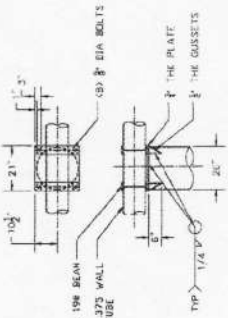
COORDINATES: 33.0216935408, -94.7211816282

ADDRESS: 1015 Linda Dr. Daingerfield, TX 75638



Existing Powerline — — —

Existing ROW — — —



SPECIFICATIONS

1. STEEL ROLLED W BEAM SECTIONS, ASTM A992
2. ALL OTHER LOADS, SECTIONS, ASTM A286
3. PVE SYSTEMS VAPI, SL X 42
4. PVE SYSTEMS VAPI, SLX DATED-GRACE A205
5. BOLTS, 1" UNF, 1/2" DIA, TYPE A325
6. ASSUMED LATERAL SOIL PRESSURE 150 PSF/FT.
7. SOIL BEARING CAPACITY ASSUMED 500 LBS./SF PER REC TABLE
8. 100 LB/2'
9. DESIGNED WIND LOAD 2444' P.E.F. THE DESIGNED WIND LOAD HAS BEEN FOUND TO EXCEED THE SEISMIC LOADING OF EARTH QUAKES.
10. DEAD LOAD TOTAL, SLOPE HANGING 180°
11. LIVE LOAD, WALKWAYS = 60#/SQ. FT.
12. CONCRETE REINFORCED: 3000 PSI AT 28 DAYS
13. ALL WELDS TO CONFORM TO AWS D1-1B SPECIFICATION
14. DESIGNED IN ACCORDANCE WITH 2013 TEXAS BUILDING CODE
15. STAINLESS STEEL TO RECEIVE SELF-INHIBITIVE PRIMER AND TOP COAT OF COLOR CHOICE.
16. STRUCTURAL COMPONENTS ARE CAPABLE OF RESISTING HYDROSTATIC AND HYDROMAGNETIC LOADS AND THE EFFECTS OF FLUENCY
17. ALL STRUCTURAL CONNECTIONS SHALL BE WELDED 3/8" ALL AROUND UNLESS OTHERWISE NOTED.

CODE DATA

Q102, 20 INDUSTRIAL WAREHOUSE
USE GROUP 1
CONSTRUCTION, 150' x 100' x 10'
ULTIMATE WIND SPEED 120 MPH
ULTIMATE WIND PRESSURE 15 PSF
ULTIMATE WIND DIRECTION 95 MPH
ULTIMATE WIND DIRECTION 95 MPH
RISK CATEGORY 1
SEISMIC DESIGN CAT. 0
SEISMIC DESIGN CATEGORY 0
SIGN HEIGHT & AREA 38 FEET
SPECIAL INSPECTIONS: REQUIRED

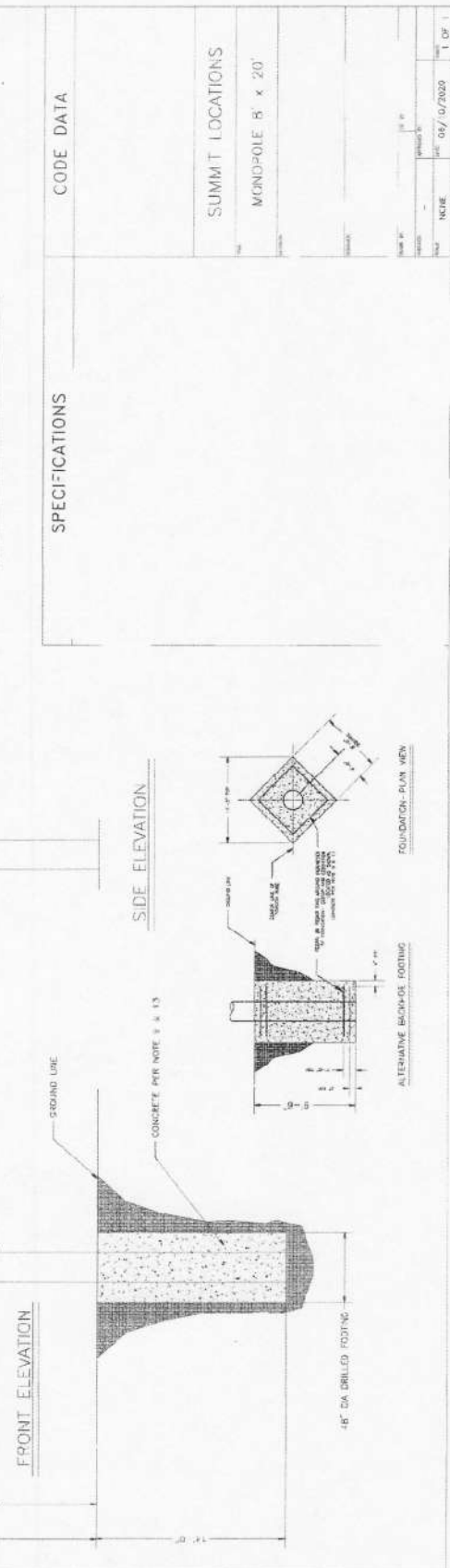
SUMMIT LOCATIONS

MONOPOLE 8' x 20'

KEITH & NICA WEST
1015 UNDA DR
DANFORD, TX 75618

4. STEPHEN SIMMONS P.E. #58871
200 FUSE #370
PHONE: 937-735-9643
FAX: 937-735-9643
EMAIL: stephen.simmons@gmail.com

C:\Users\step\Documents\Business 2025\2018-19_Huntingdon-Genev, Texas, US 20
Monopole\dx20_Monopole_W-Step & No Elec TX October 28, 2025

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APPLICATION FOR SIGN SIZE / HEIGHT EXEMPTION
(Request for Approval to Exceed Standard Billboard or Advertising Sign Limits)

APPLICANT INFORMATION

Owner Name: JOSE BENITEZ
 Applicant Name (if different): Summit Locations, LLC (Taylor Baumgardner)
 Mailing Address: 1016 Linda Dr. Daingerfield, TX 75638 (landowner)
 Phone Number: 903 241 5972 (landowner) 311 East st. Gordon, OH 45304 (applicant/sign owner)
 Email: _____ 704-747-8487 (applicant/ sign owner)
 Taylor@summitlocations.com (applicant/sign owner)

PROPERTY INFORMATION

Property Address: 1016 Linda Dr. Daingerfield, TX 75638
 Legal Description (Subdivision / Lot / Block): SOUTH SCHOOL SHOPPING CTR, LT 7-11
 Current Zoning District: General Business

STANDARD ALLOWABLE LIMITS (For Reference)

- **Maximum Free-Standing Sign Height:** 24 feet
- **Maximum Free-Standing Sign Area:** 30 square feet
- **Maximum Attached Sign Area:** 18 square feet
- **Lighting:** Must avoid glare, not impair visibility, and not interfere with traffic signals
- **Setbacks:**
 - 20 ft front setback from sidewalk
 - 20 ft side setback (corner lots only)
 - 10 ft rear setback when adjacent to residential zoning

REQUESTED EXEMPTION

Requested Height: 40 ft
 Requested Sign Area: 320 sq. ft.
 Attached or Free-Standing? ☐ Attached ☒ Free-Standing





Lighting Included? ☐ Yes ☒ No

If yes, describe: _____

JUSTIFICATION FOR REQUEST

Provide a detailed explanation of why the increased size/height is necessary. Include business visibility needs, design constraints, site topography, or other relevant considerations.

The increased height of 40' is necessary due to significant visual clutter in the corridor including existing signs, utility poles, and commercial structures that obstruct visibility at the 24' limit. The additional height allows the sign to clear these obstructions and be safely visible to approaching traffic.

The requested 320 SF is the minimum size needed for a standard billboard. The 30-square-foot limit is too small to meet industry safety and readability standards and would not provide adequate visibility or functional advertising space at roadway speeds.

TRAFFIC & SAFETY CERTIFICATION

Provide information demonstrating that the proposed sign **will not**:

- Create a traffic hazard
- Impair vision of drivers
- Obstruct visibility of other businesses
- Interfere with traffic control devices

Describe measures taken to ensure compliance:

Our proposed sign will be setback approximately 35' from the leading edge to the curb of road. This not only ensures we are 15' setback from any utility lines, but also clear from any traffic hazard.

The combined height, size and setback is optimal for a clear and safe site of view, limiting distractions.

The sign height ensures that our proposed sign does not block any existing signs or traffic control devices.





SUBMITTED DOCUMENTS (Required Attachments)

- ☐ Site plan showing sign placement, setbacks, and distances
- ☐ Scaled drawing/rendering of the proposed sign
- ☐ Structural details/manufacture specifications
- ☐ Visibility analysis or photo simulation (if applicable)
- ☐ Lighting specifications (if applicable)
- ☐ Justification letter (optional but recommended)

APPLICANT CERTIFICATION

I hereby request City Council approval to exceed the allowable sign size and/or height established in the City of Daingerfield Code of Ordinances (Appendix A, Section 8 and Chapter 34). I certify that the proposed sign will be constructed in full compliance with all safety and building requirements and will not create a traffic or visibility hazard.

Applicant Signature: _____

Date: 11/20/2025

Printed Name: Taylor Baumgardner

FOR OFFICE USE ONLY

Received By: Michelle Jones

Date Received: 11/21/2025

City Council Action:

☐ Approved ☐ Denied

Date of Council Meeting: _____

Notes/Conditions of Approval:

Mayor Officer: _____

City Secretary: _____



Variance Justification Letter

The City of Daingerfield,

We respectfully request approval of a variance for a 40-foot sign height for 1016 LINDA Dr. and a 45' sign height for 1015 Linda Dr. along with a 320-square-foot sign face at both proposed locations.

The increased height is necessary due to the significant visual clutter in the surrounding corridor. At the permitted 24-foot height, visibility is blocked by existing signs, utility poles, and nearby commercial structures. Raising the sign to 40-45 feet allows it to clear these obstructions and ensures it can be safely and effectively viewed by approaching drivers.

We also maintain a setback of approximately 35–40 feet from the leading edge of the sign to the road's curb. This setback is intended to keep a safe distance from utility lines, avoid blocking existing signs and structures, and prevent any potential traffic hazards. Because the sign is positioned farther back from the roadway for safety reasons, additional height becomes imperative to maintain a clear and safe line of sight for drivers.

The requested 320-square-foot sign face is the minimum size required for a standard billboard. The 30-square-foot maximum permitted by ordinance is too restrictive to meet industry readability and safety standards, particularly at roadway speeds, and is not adequate for functional advertising space.

For these reasons, the requested height and square footage are necessary to ensure the sign is visible, safe, and compatible with typical billboard design standards.

Thank you for your consideration.

Sincerely,

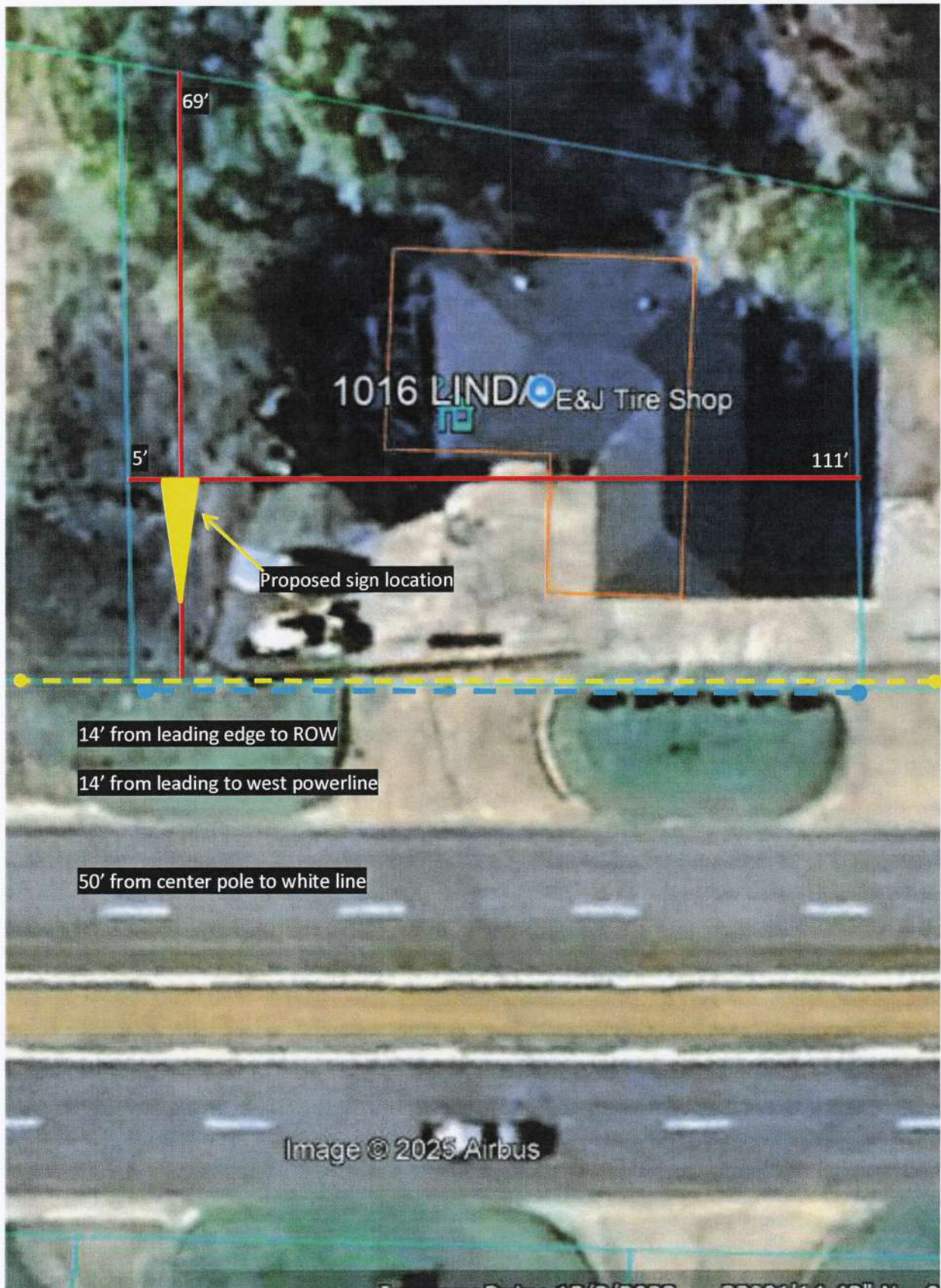
Summit Locations, LLC (Taylor Baumgardner)

SITE PLAN: TX-20 JOSE BENITEZ

PARCEL: R 000009338

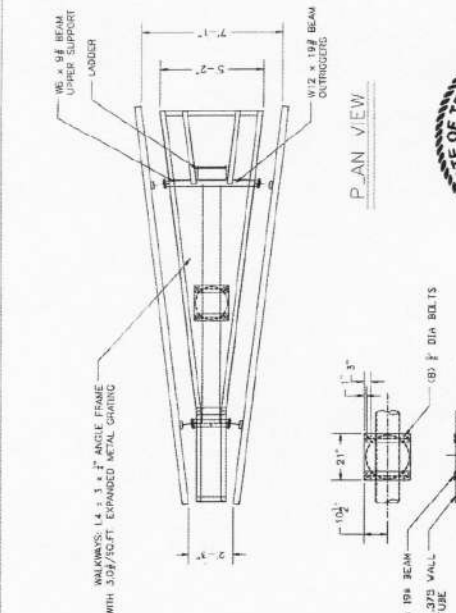
COORDINATES: 33.020804543, -94.7215083884

ADDRESS: 1016 LINDA Dr. Daingerfield, TX 75638

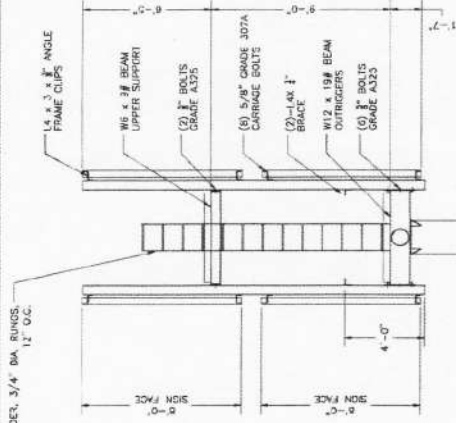


Existing Powerline — — —

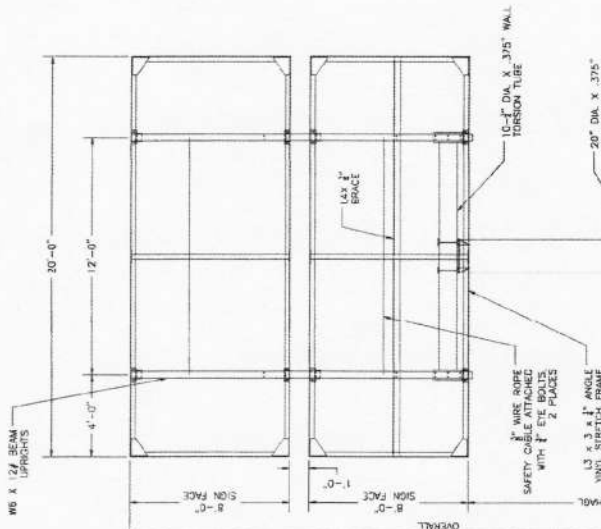
Existing ROW — — —



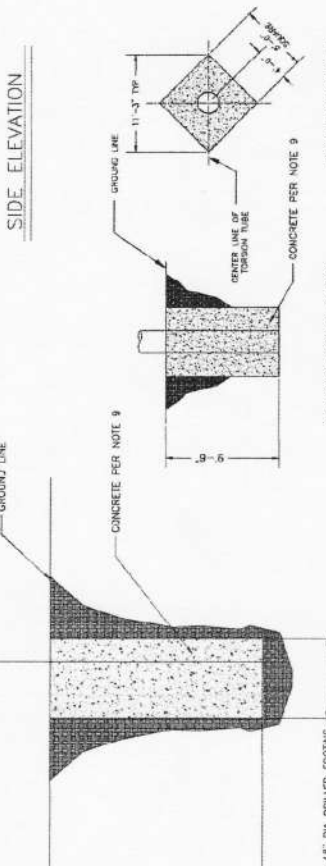
PLAN VIEW



SIDE ELEVATION



FRONT ELEVATION



FOUNDATION-PLAN VIEW

TORSION TUBE CONNECTION

SPECIFICATIONS

1. STEEL ROLLED W BEAM SECTIONS: ASTM A992
2. ALL OTHER ROLLED SECTIONS: ASTM A36
3. PIPE SECTIONS: A.P. 1, 5, 1, 42
4. BOLTS: 1/2\"/>
5. ASSUMED LATERAL SOIL PRESSURE: 150 PSF/FT.
6. DESIGNED WIND LOAD: 24.4+ P.S.F. THE DESIGNED WIND LOAD HAS BEEN FOUND TO EXCEED THE SEISMIC LOADING OF EARTH QUAKES.
7. DEAD LOAD TOTAL SIGN WEIGHT: 18500#
8. LIVE LOAD: WALKWAYS - 60#/50. FT.
9. CONCRETE-FIBER REINFORCED: 3000 PSI AT 28 DAYS DESIGN-2800 PSI AT 28 DAYS.
10. ALL WELDS TO CONFORM TO AWS D1.1-88 SPECIFICATION
11. DESIGNED IN ACCORDANCE WITH 2015 TEXAS BUILDING CODE.
12. STEEL TO RECEIVE RUST INHIBITIVE PRIMER AND TOP COAT OF COLOR CHOICE.
13. STRUCTURAL COMPONENTS ARE CAPABLE OF RESISTING HYDROSTATIC AND HYDRODYNAMIC LOADS AND THE EFFECTS OF BUOYANCY
14. ALL STRUCTURAL CONNECTIONS SHALL BE WELDED 3/8\"/>

CODE DATA

2015 TX INDUSTRIALIZED BUILDING CODE-2015, IBC
 USE GROUP: U
 TYPE OF CONSTRUCTION: 120 MPH
 ULTIMATE WIND SPEED: 93 MPH
 WIND EXPOSURE: B
 SEISMIC DESIGN CAT: D
 SITE CLASS: C
 SPECIAL INSPECTIONS: REQUIRED

SUMMIT LOCATIONS

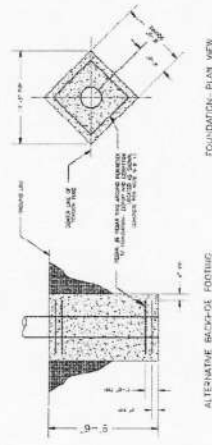
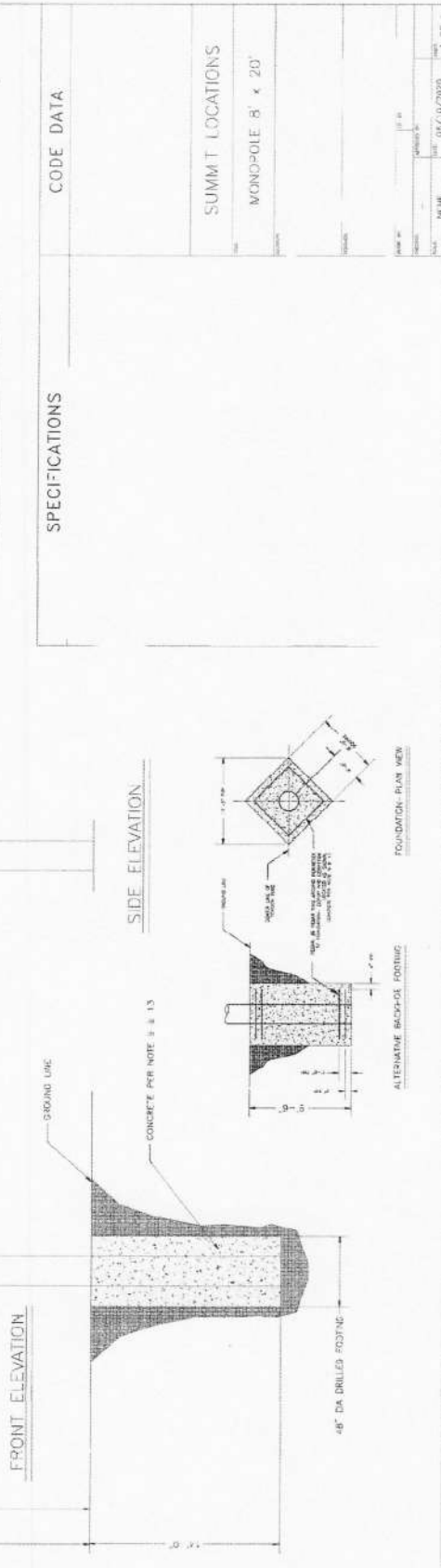
MONOPOLE 8' x 20'

JOSE BENITEZ
 1016 LINDA DR
 DANGERFIELD, TX 75638

J. STEPHEN SIMMONS P.E. #158871
 304 FUDGE AVE
 DANGERFIELD, TX 75638
 PHONE: 837-733-8843
 EMAIL: jstephensimmons@gmail.com

DATE	10/28/2025	1 OF 1
BY	JSS	
CHECKED BY	JSS	
APPROVED BY	JSS	

Monopole-BV20_Monopole-W-Spec & No Deck TX October 28, 2025



BRIEFING SHEET – OUTDOOR TIRE STORAGE & SCREENING REGULATIONS

Department: City Manager's Office

Prepared By: Michelle Jones, City Manager

Subject: Discussion and guidance on potential ordinance regulating outdoor tire storage, screening, and fencing requirements.

PURPOSE

To seek Council guidance on whether to develop a local ordinance regulating the outdoor storage of new, used, and scrap tires—specifically focusing on screening, fencing, and nuisance mitigation—to align with best practices used in other Texas municipalities.

BACKGROUND

A Councilmember requested that this issue be placed on the agenda for discussion due to increasing visibility of outdoor tire storage at certain businesses in the City.

In response, staff reviewed how other Texas cities regulate tire storage and has prepared this briefing for Council consideration.

Outdoor tire piles can create a variety of concerns, including:

- Mosquito and rodent harborage
- Potential fire hazards from large or unorganized tire piles
- Visual blight along commercial corridors
- Drainage issues caused by tires collecting water
- Negative effects on neighboring businesses and property values

Daingerfield's current Code of Ordinances does **not** contain specific standards addressing the screening, fencing, or outdoor display of tires.

Several Texas cities—including Forney, Sulphur Springs, Dallas, Burleson, Sugar Land, Marble Falls, and Houston—have adopted ordinances requiring:

- Outdoor tires to be **screened from public view**
- Enclosure behind a **solid, opaque fence or wall**, generally at least 6 feet in height
- Organized stacking, rack storage, or covered storage
- Limits on outdoor display
- Regular removal of scrap tires
- Nuisance declarations and enforcement mechanisms

These examples demonstrate a range of approaches that balance business needs with community appearance and public safety.

CONSIDERATIONS FOR DAINGERFIELD

A local ordinance could include:

- **Screening Requirement:** Solid, opaque fence or wall (6 ft. minimum) around any outdoor tire storage area.
- **Outdoor Display Limit:** Allowing only a small, orderly display of 6–10 tires.
- **Storage Standards:** Requirements for stacking, racks, height limits, and prevention of standing water.
- **Nuisance Provisions:** Declaring unscreened or improperly stored tires a nuisance subject to abatement.
- **Compliance Period:** 90–180 days for existing businesses to come into compliance.
- **State Law Alignment:** Reinforcing Texas Health & Safety Code and TCEQ scrap tire rules.

FISCAL IMPACT

Minimal. Enforcement can be managed within existing Code Enforcement operations.

OPTIONS

1. **Direct staff to draft a full ordinance** regulating outdoor tire storage and screening for Council review.
2. **Request staff to present ordinance options** based on peer-city models.
3. **Take no action** at this time.

STAFF RECOMMENDATION

Staff recommends that Council discuss the issue and provide policy direction on whether to move forward with drafting an ordinance establishing outdoor tire storage and screening requirements.

RESOLUTION NO. 12082025-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAINGERFIELD, TEXAS, ENGAGING HYDE KELLEY LLP TO PROVIDE LEGAL SERVICES TO THE CITY; DESIGNATING A CITY ATTORNEY AND ASSISTANT CITY ATTORNEYS; PROVIDING FOR REPEAL, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Daingerfield (the "City") is a Home Rule municipality pursuant to Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council for the City of Daingerfield (the "City Council") finds the prior City Attorney voluntarily resigned the appointment as City Attorney; and

WHEREAS, the City Council desires to hire an attorney to perform all the legal services required of the City Attorney as provided in the Daingerfield Code of Ordinances and to provide legal advice and general counsel services to the City; and

WHEREAS, the City Council finds that Hyde Kelley LLP was recommended by the departing City Attorney; and

WHEREAS, the City Council finds that it evaluated the qualifications of Hyde Kelley LLP and Mr. George E. Hyde, its Managing Partner, who is *merit certified in municipal law* by the Texas City Attorney's Association, a Texas Municipal League affiliate organization; and

WHEREAS, the City Council finds and determines that the law firm of Hyde Kelley LLP is a merit certified in municipal law, law firm, composed of highly experienced attorneys, many of which are independently merit certified in municipal law by the Texas City Attorneys Association; and

WHEREAS, the City Council further finds that engaging Hyde Kelley LLP provides the City with the highest quality legal representation at the best value to serve the City's legal needs; and

WHEREAS, the City Council finds good cause exists to appoint George Hyde, State Bar No. 45006157 as the City Attorney of the City of Daingerfield, Texas; and

WHEREAS, the City Council finds that the mayor should be authorized to execute the engagement agreement on behalf of the City of Daingerfield, Texas.

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

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

SECTION 2. Appointment. The City Council hereby appoints George Hyde State Bar No. 45006157, as the City Attorney and engages the law firm of Hyde Kelley LLP to provide legal services to the City as its City Attorney's Office.

SECTION 3. Agreement. The engagement agreement presented in the terms of the Proposal by Hyde Kelley LLP is approved by the City Council.

SECTION 4. Execution. The mayor is authorized and directed to execute the engagement agreement between Hyde Kelley LLP and the City of Daingerfield, Texas.

SECTION 5. Repeal. This Resolution shall be and is hereby cumulative of all other resolutions of the City and this Resolution shall not operate to repeal or affect any such other resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event such conflicting provisions, if any, in such other resolution or resolutions are hereby repealed.

SECTION 6. Severability. If any section, subsection, sentence, clause, or phrase of this Resolution shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

SECTION 7. Effective Date. This Resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the City, and the engagement agreement shall be binding on the City of Daingerfield, Texas.

APPROVED AND ADOPTED THE 8th DAY OF DECEMBER 2025.

Wade Kerley
Mayor

ATTEST:

Amanda Sanders
City Secretary



ATTORNEYS AND COUNSELORS AT LAW



INTRODUCING **HYDE KELLEY** LLP



Hyde Kelley LLP was established by George Hyde and Caroline Kelley with the goal of setting a new standard among law firms offering dynamic, capable, and cost-conscious legal services. Our boutique practice is both nimble and robust, combining decades of legal experience with highly personalized service. We provide premier legal representation tailored to the specific needs and expectations of each client, particularly in the realm of government law.

Our firm is currently comprised of six attorneys, including two partners, two senior attorneys, and two associates (two vacancies). In addition, we employ a law clerk who holds a juris doctorate, two paralegals, one investigator and an IT Manager-Tech.

The Attorneys and Staff who make up our fantastic team are:

Partners



*George Hyde
Managing Partner*



*Caroline Kelley
Operations Partner*

Senior Counsel



*Matt Weston
Senior Counsel*



*Audrey Guthrie
Senior Counsel*

Associate Attorneys



*Cindy Li
Associate Attorney*



*Lillian Goebel
Associate Attorney*

Support Staff



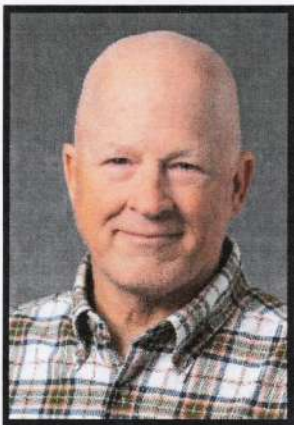
*Chris Corbett
Law Clerk*



*Victoria Wilhelm
Paralegal*



*Alani Alvarez
Paralegal*



*Syd Hall, Jr.
Investigator*



*John Buller
IT Manager-Tech*

George Hyde, Managing Partner

In 1998, Mr. Hyde earned his law degree from St. Mary's University School of Law. Since then, he has served as City Attorney for numerous municipalities in State of Texas and has been formally recognized for his service through resolutions passed by several of those cities.



In 2001, Mr. Hyde joined the law firm of Denton, McKamie & Navarro in San Antonio, becoming a Partner and Shareholder in 2008. In 2011, he established the firm's Austin office, growing the Austin office to eight attorneys and staff. In 2017, he opened his own law firm, transitioned out of law enforcement after serving 23.5 years as a commissioned Peace Officer and retiring at a Police Commander of an intermediate sized department. At the time of his transition, he served as the Legal Advisor to the Chief of Police and Commander of Special Operations, Internal Affairs, Professional Standards and Training. He is proud of his key role in expanding the police force from 7 to 33 sworn officers, having policed one of the few Horse Racing and para-mutual betting facilities and managing law enforcement activities during hundreds of amphitheater concerts spanning eight (8) years. And, in the planning, construction and operation of the city's new \$13M police station.

During his legal practice in the State of Texas, Mr. Hyde served as litigation counsel representing cities across Texas for the Texas Municipal Intergovernmental Risk Pool (TMLIRP) since 2001, served as Economic Development General Counsel since 2003, supporting communities in identifying and securing major development opportunities, leading to substantial increases in jobs, economic growth, and local revenue, from projects with projected valued in the billions, to façade grant programs providing needed funding to maintain the character of small town Texas.

Mr. Hyde's trial and appellate practice include being licensed to practice in all Texas courts, including administrative and appellate courts, U.S. District Courts in Texas, the Fifth Circuit Court

of Appeals, and the U.S. Supreme Court. He has represented Cities, Counties, Economic Development Corporations and public officials in both state and federal courts.

In addition to the TMLIRP, he has served as Claims Counsel for other risk pools, including:

- Texas Municipal Police Association
- Texas Association of Counties Risk Management Pool
- Texas Water Conservation Association Risk Management Fund

Mr. Hyde is an active educator, having served as faculty and speaker for numerous municipal law associations. In 2023 alone, he presented at conferences for the Texas Police Chiefs Association, Texas Municipal Clerks Association, and the University of Texas Land Use Conference. He is certified by the Texas Commission on Law Enforcement as a police instructor and inducted into the Texas State Bar College, a society of legal scholars committed to continuing education. He also holds Merit Certification from the Texas City Attorneys Association.

Mr. Hyde's practice has also included serving as City Attorney since 2003, having served more than a dozen cities across Texas. From Brady, Texas West, to Rosenberg, Texas East, and from Bay City, Texas South to Watauga, Texas, North. He has also litigated matters for large cities such as the City of San Antonio, the City of Austin, and the City of El Paso, Texas.

His ability to provide highly effective litigation and general counsel services is a rare combination in local government, making him uniquely qualified to support public entities across a wide range of legal needs.

Hyde Kelley, LLP

George Hyde is not the only experienced government attorney and litigator at Hyde Kelley LLP. The attorneys at Hyde Kelley have over 100 years of combined experience practicing local government law. We take pride in forging lasting relationships built on trust, professionalism, and responsiveness. We provide legal counsel to a variety of client types including cities, counties, economic development corporations, police departments and other government entities.

The list below is of municipalities Hyde Kelley LLP has represented as City Attorney.

City of Bay City, Texas	City of Leon Valley, Texas
City of Brady, Texas ¹	City of Mountain City, Texas
City of Burnet, Texas	City of Missouri City, Texas ¹
City of Buda, Texas ¹	City of Pflugerville, Texas ¹
City of Castroville, Texas	City of Rosenberg, Texas
City of Cibolo, Texas ¹	City of Shavano Park, Texas
City of Copperas Cove, Texas ¹	City of Somerset, Texas ¹
City of Garden Ridge, Texas	City of Victoria, Texas ¹
City of Hays, Texas	City of Watauga, Texas ¹
City of Hearne, Texas	Village of Point Venture, Texas ¹
City of Jefferson, Texas	

The list below is of counties Hyde Kelley LLP has represented as Special Counsel.

Bandera County	Kerr County
Edwards County	Limestone County
Frio County	Maverick County
Gillespie County	McMullen County
Karnes County	Medina County
Karnes-Wilson Juvenile	Smith County
Probation Department	Williamson County
Kendall County	Bosque County

The list below is a representative sample of Economic Development Corporation clients that Hyde Kelley LLP has represented

Bay City Tax Increment Reinvestment Zones #1 & #2
Buda Economic Development Corporation
Capital Area Council of Governments
Alamo Area Council of Governments
Hamilton Economic Development Corporation
Hutto Economic Development Corporation
Pflugerville Community Development Corporation
Rosenberg Economic Development Corporation
Pflugerville Tax Increment Reinvestment Zone # 1
Somerset Economic Development Corporation
Victoria Economic Development Corporation
Van Horn Economic Development Corporation

¹ Includes municipal prosecution.

The list below is of municipalities Hyde Kelley LLP has represented as Special Counsel.

City of Alamo Heights, Texas	City of Houston, Texas
City of Amarillo, Texas	City of Kerrville, Texas
City of Austin, Texas	City of Laredo, Texas
City of Bee Cave, Texas	City of Liberty Hill, Texas
City of Boerne, Texas	City of Little Elm, Texas
City of Buda, Texas	City of Live Oak, Texas
City of Bryan, Texas	City of McAllen, Texas
City of Carrollton, Texas	City of Missouri City, Texas
City of Converse, Texas	City of Natalia, Texas
City of Corpus Christi, Texas	City of Plano, Texas
City of Del Rio, Texas	City of Reno, Texas
City of Edina Elmendorf, Texas	City of San Antonio, Texas
City of El Paso, Texas	City of San Marcos, Texas
City of Gonzales, Texas	City of Victoria, Texas
City of Hitchcock, Texas	City of Schertz, Texas
City of Hollywood Park, Texas	City of Universal City, Texas
City of Hondo, Texas	Town of Addison, Texas
City of Hutto, Texas	

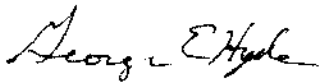
Hyde Kelley LLP's experience serving municipalities across Texas includes acting as City Attorney and legal counsel for cities with populations ranging from fewer than 300 residents to more than 1,000,000. In these roles, we work closely with elected and appointed officials, boards of directors, management teams, and staff to provide proactive and practical legal guidance. We take a creative, solutions-oriented, and collaborative approach to helping our clients achieve their objectives. Our services cover the full spectrum of governmental law, including:

Administrative Law	Government Officials Training	Public Meeting Representation
Appellate Litigation State	Government Appointee Trainer	Procurement
Appellate Litigation Federal	Government Employee Trainer	Products Liability
City Attorney	Investigations	Public Information Act
Civil Service / Police Legal	Labor and Employment	Real Property
Civil Rights	Land Use Regulations	TACRMP Claims Counsel
Conflict Resolution	Law Enforcement	TMLIRP Claims Counsel
Conflict of Interest Counsel	Legal Issue Management	TMPA Claims Counsel
Contracts	Legal Malpractice	TWCARMF Claims Counsel
Constitutional Law	Legal Risk Management	Torts
Corporate General Counsel	Municipal Prosecution	Trial Litigation - State
Economic Development	Negotiations Consulting	Trial Litigation - Federal
Eminent Domain	Open Meetings Act	Utilities
Employee Discipline	Premises Liability	Water Law
Ethics	Public Meeting Protocol	Zoning

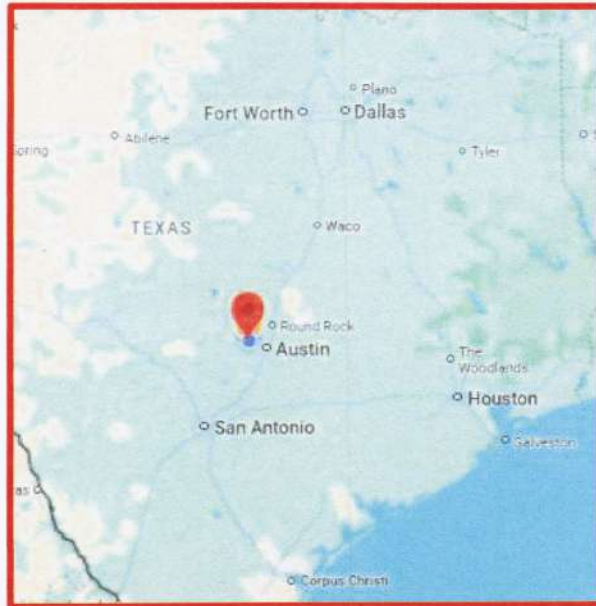
We provide our clients with preeminent legal representation and advice, born out of our many years of education and decades of legal experience in the encompassing variety of practice areas demanded by municipalities. In our unique and personalized way, clients receive legal representation and advice with precision, delivered through the unique methods we use to provide legal services, custom tailored to meet each client's specific needs and expectations.

Sincerely,

Hyde Kelley LLP



George Hyde, Managing Partner



We welcome you to visit our office, located in the Texas Hill Country



Hyde Kelley LLP
2806 Flintrock Trace, Suite A104, Austin, Texas 78738
Office: 512.686.0700
Mobile: 210-325-4330
Direct: 512-540-3102
Email: ghyde@txlocalgovlaw.com
URL: www.txlocalgovlaw.com

Daingerfield Animal Shelter Statistics - November 2025

Pet's Name	Intake Date	Species	Gender	Breed	Age On Intake	Disposition	Disposition Date	Notes
Galaxy	2/14/2024	Dog	Female	Husky Mix	3 Years	N/A	N/A	
Sausage	8/14/2024	Dog	Male	Mixed Breed	7 Weeks	N/A	N/A	
Olive	8/14/2024	Dog	Female	Mixed Breed	7 Weeks	N/A	N/A	
Holmes	8/20/2024	Dog	Male	Mixed Breed	9 Months	N/A	N/A	
Watson	8/20/2024	Dog	Male	Mixed Breed	9 Months	N/A	N/A	
Anyia	1/3/2025	Dog	Female	Husky Mix	2 Years	N/A	N/A	
Drake	1/6/2025	Dog	Male	Lab Mix	1 Year	N/A	N/A	
Lilith	1/27/2025	Dog	Female	Mixed Breed	3 Months	N/A	N/A	
Heathcliff	1/29/2025	Dog	Male	Border Collie Mix	3 Months	N/A	N/A	
Dorothy	2/3/2025	Dog	Female	Mixed Breed	6 Weeks	N/A	N/A	
Stanley	2/3/2025	Dog	Male	Mixed Breed	6 Weeks	N/A	N/A	
Phoebe	7/21/2025	Dog	Female	Catahoula Mix	7 Weeks	N/A	N/A	
Prue	7/21/2025	Dog	Female	Catahoula Mix	7 Weeks	N/A	N/A	
Magic	10/21/2025	Cat	Female	DSH (Calico)	2 Years	N/A	N/A	
Josie	10/23/2025	Dog	Female	Mixed Breed	10 Months	N/A	N/A	
N/A	11/17/2025	Cat	Female	DSH (Marbled Gray Tabby)	1 Year	DOA	11/17/2025	
Rafa	11/17/2025	Dog	Male	Pit Bull Mix	3 Years	N/A	N/A	
Tick	11/19/2025	Dog	N/A	Blue Heeler	N/A	Euthanized	11/19/2025	Bite Case - Rabies Send Off - Neg.
Lumen	11/20/2025	Cat	Female	DSH (Black)	2 Years	N/A	N/A	
Hannah	11/20/2025	Cat	Female	DSH (Gray Tabby)	7 Weeks	N/A	N/A	
Lila	11/20/2025	Cat	Female	DSH (Calico)	7 Weeks	N/A	N/A	
Dexter	11/20/2025	Cat	Male	DSH (Black & White)	7 Weeks	N/A	N/A	
Gimli	11/20/2025	Dog	Male	Chihuahua Mix	5 Years	Reclaimed	11/26/2025	
Leela	11/25/2025	Cat	Female	DSH (Black)	4 Months	N/A	N/A	



City Council Code Enforcement Report

This report outlines recent activities and updates related to code enforcement within the city. Our efforts remain focused on maintaining the safety, health, and appearance of our community by ensuring compliance with local codes and ordinances.

1. Inspections Conducted

- Total Inspections: [101]
- Types of Inspections: unsanitary conditions/ inoperable vehicles/ substandard buildings
- Property maintenance: [74]
- Zoning compliance: [0]
- Signage: [12]
- Burn Ban Violations: [3]
- Health and safety violations: [2]

2. Violations Issued

- Total Violations: [8]

Common Violations:

- Overgrown vegetation: [61]
- Improper storage of materials: [0]
- Inoperable vehicles: [9]
- Unsanitary conditions: [74]

3. Actions Taken

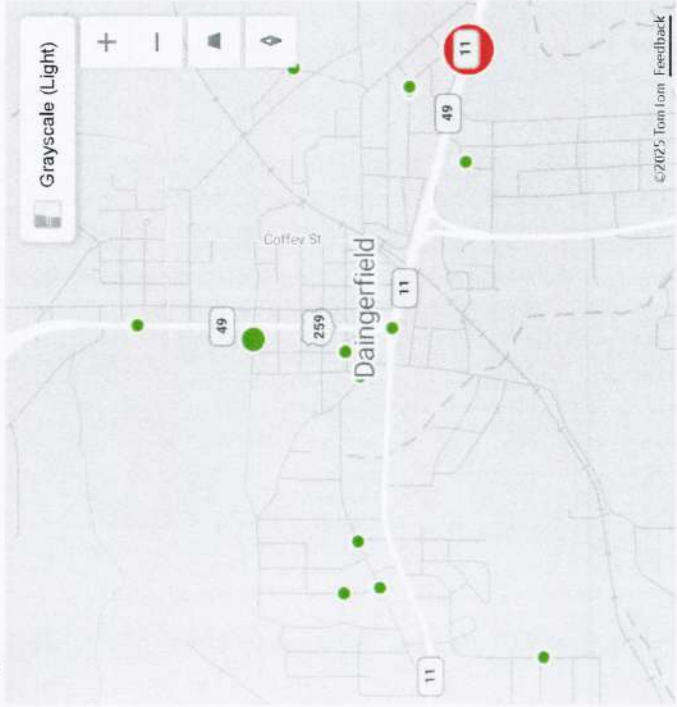
- Warnings Issued: [74]
- Notices of Violation: [74]
- Citations Issued: [1]
- Compliance Achieved: [75%]

The Code Enforcement Department remains committed to upholding the city's standards and improving the quality of life for all residents. We appreciate the council's support and look forward to continuing our efforts to maintain a safe and attractive community. I assisted 2 weeks in patrol to assist with coverage.

Thank you for your attention to this report. I am happy to answer any questions or provide further details as needed.



Map



CTRL + click to select multiple contract zones

Contract Zone

Daingerfield

Trip Date

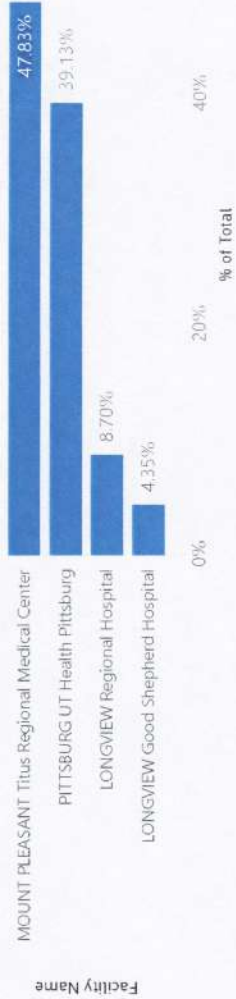
11/1/2025



11/30/2025



Destinations



Nature of Calls



ContractZone	Incidents	% of Total	Compliance %
Daingerfield	27	100.00%	96.30%
8:59 Emergency [539 secs]	27	100.00%	96.30%
Total	27	100.00%	96.30%

Daingerfield Fire Department

Activity Report October 2025 thru September 2026

November 2025 Number of calls: 25 YTD: 187

Date	Hours	Personnel	Remarks
11-02	7	7	Grass/Brush Fire
11-02	3	3	Assist EMS
11-02	1	1	Assist EMS
11-03	5	5	Grass Fire
11-03	5	5	Lift Assist
11-04	4	4	Assist EMS
11-05	7	7	Alarm Activation
11-06	7	7	RR Tie
11-07	6	6	Control Burn
11-09	2	2	Assist EMS
11-11	10	10	Wood Fire (Assist Lone Star)
11-11	12	12	Grass Fire (Assist Cason)
11-13	4	4	Chicken Gut Spill
11-14	4	4	Assist EMS
11-14	2	2	Assist EMS
11-17	5	5	Vehicle Crash
11-17	6	6	Brush Pile Fire
11-20	7	7	Telephone/Cable Line Down
11-21	22	11	Structure Fire (Assist Hughes Springs)
11-24	1	1	Assist EMS
11-26	6	6	Fire pit fire
11-27	7	7	Vehicle Crash
11-28	2	2	Assist EMS
11-29	2	2	Assist EMS
11-30	7	7	Vehicle Crash

Total Hours	144	YTD	236	Personnel	133	YTD 217
				Ave:9.2		YTD Ave: 9.1

Meeting/Training

11-11	38	19
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11-25	32	16
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Total Hours	70	
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Public Relations:

11-01	21	7
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11-03	8	2
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11-13	8	4
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11-21	6	3
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Total Hours	43	16
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Monthly Total Hours 257

Water: 1700

City Responses:	YTD	100
------------------------	------------	------------

Outside City Responses:	YTD	87
--------------------------------	------------	-----------

Total:	187
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November 2025

Detailed Breakdown	
Audiobooks	0
Computer	55
DVDs	0
Games & Puzzles	15
Board Books	2
Graphic Novels	1
Easy Reader	3
Spanish	3
Children Fiction	10
Children NonFiction	0
Junior Fiction	5
Junior NonFiction	6
Classics	0
Young Adult Fiction	3
Adult Fiction	86
Adult NonFiction	3
Christian Fiction	5
Boundless	
Total	197
CYTD Total	2751

Basic Breakdown	
Audiobooks	0
Computer	55
DVDs	0
Games & Puzzles	15
Books	127
Total	197
CYTD Total	2751

Totals	
Fax	\$99.00
Copies	\$190.05
Book Donations	\$12.45
Notary	\$40.00

Checkout Counts (includes renewals)	
Patron Category	
Adult	89
Juvenile	3
Young Adults	2
Total	94

New Patron Accounts	
Patron Category	Count
Adult	2
Juvenile	0
Young Adults	0
Renewal	6
Total	8

Total Visitors This Month: 345				Total FYTD: 760
Monthly Breakdown:				
Age of activity	Activity	Number in Activity	CYTD	FYTD
Birth - 5 years	Songs/Fingerplays, Games/Movement	5	41	21
6 yrs - 11 yrs	Recycled Crafts, STEM	17	89	34
12 yrs - 18 yrs			0	0
Adult	Book Club	4	31	8
General Public			218	7
General Public	Summer Read		122	
General Public	Summer Programs		252	

Questions from Patrons	
Month:	11
CYTD:	73
FYTD:	14

Games and Puzzle counts are for those that played in the library; games and puzzles are not checked out.

The noted book donation includes an amount for Thriftbooks. Weeded books were sold to Thriftbooks; money was credited to the account to use when purchasing books.

Monthly Council Report

November 2025

Printed: 12/1/2025

Cases Filed

Penal Count	1	Ordinance Count	3
Traffic Count	7	Parking Count	0
Other Count	1	STEP Count	0

Total Filed 12

Amounts Collected

Tech Fund	\$ 28.42	Building Security Fund	\$ 34.85
State	\$ 684.65	Fine	\$ 1,174.16
City	\$ 358.12	Warrant Fee	\$ 50.00

Total Amount \$ 2,280.20

Warrants

Issued	9	Recalled	2
Served	0	Outstanding Amount	\$ 422,624.41

Total Amount \$ 357.00

Dispositions

Paid in Full	5	Credit for Time Served	5
Paid Partial	12	Dismissed	1
Appealed	0	Total Disposed	11

Trials

Jury	0	Total	18
Bench	18		



Citation Offense Count By Stop Type

Number of NON-TRAFFIC Offenses (for *ALL*)		5
Number of CITATIONS		5
Assault, No Injury, 1st Offense (7004)		1
Rabies Vaccine (265)		1
Theft under100.00 First Offense (7012)		1
Littering (208)		1
Consuming Alcohol in a Public Place (213)		1

Number of TRAFFIC Offenses (for *ALL*)		7
Number of CITATIONS		7
Speeding 15+ (6015)		2
Speeding 11-15 (6011)		2
No Drivers License (3103)		1
Fail to Maintain Financial Responsibility (3049)		1
Speeding in a School Zone (3596)		1

TRACEY CLIMER
CHIEF OF POLICE



MICHELLE JONES
ADMINISTRATIVE ASSISTANT

Daingerfield Police Department
101 LINDA DRIVE • DAINGERFIELD, TX 75638

NOVEMBER 2025

CALLS OF SERVICE:	129
NUMBER OF TRAFFIC CONTACTS:	20
CRASH INVESTIGATIONS:	4
ARREST:	12

OFFICE (903) 645-2114 • DISPATCH: (903) 645-2232 • FAX: (903) 645-3263

PUBLIC WORKS REPORT
Report Period November 1st – 30th, 2025

Personnel

- Number 6 full-time Public Works employees. 1 full-time Parks
- Comments _____

Parks

- Trash City park checked daily. Picked up trash on Georgia Pacific, State St, Carpenter St, Hwy 11, Linda Dr, Freeman St, Coffey St, W.M. Watson, Nichols St, Ochiltree St, Bert St, and Hughes St.
- Mowing City park and downtown as needed.
- Downtown Maintenance – N/A.
- Miscellaneous – Hung up Christmas lights around downtown .

Streets

- Patching Repaired Potholes on Bert St by Highschool.
- Signage Replaced Stop signs at Lamar and Georgia Pacific, Lamar and Houston St, Frazier and Georgia Pacific, Frazier and Hughes St, Willis and Hill St, N. Peters and Georgia Pacific, Lonestar and Carpenter St, Peters and Madison St, Webb St and Mt View, Cason St and Wills Dr, Willis St and Ochiltree St, Bradfield and W.M. Watson Walker St and Linda Dr, Franklin and Tiger Dr, Franklin and Campbell, Ward and Coffey St.
Replaced street signs at Hill St and Willis St, Lamar and Georgia Pacific, N. Peters and Georgia Pacific, and N. Peters and Hughes St. Cleaned the stop sign at Webb and Willis.
- Mowing N/A

- Tree Trimming Trimmed limbs off Linda Dr, City Park, downtown and the Firestation.
- Drainage Cleaned drainage on Nichols St and State St.
- Miscellaneous N/A.

Water

- Leak repairs
 - Service lines N/A
 - Main lines 2" main repair 507 short St. 2" main repair in trailer area between Freeman St and Bert St
- Connections 9
- Disconnections 13
- Meter reading start/end 11/10/24
- Total meters read 1251
- Total customers billed 1085
- Re-reads/Leak Check 4
- Meters Replaced 3 – Baptist Church, DLISD Ag Building, and Funeral Home.
- Pressure checks 0
- Taps installed 0
- Fire Hydrants
 - Repaired 0
 - Replaced 0

- Flushed 23

City Departmental Usage

- (See Attached Listing)

Wastewater Treatment Plant

- Chlorine usage 303
- Maintenance/Repairs Contractors are working on racetrack and old clarifier. All four new aerators are now installed and working in race track. Current working clarifier is down so had to rent and set up a temporary clarifier to diagnose and now wait on parts for clarifier.
- Non-Compliance Out of permit for Ammonia but numbers are coming down and TSS
- Explanation With renting temporary clarifier we had had issues with pump in temporary clarifier which had caused so issues w/ discharge. We have worked out issues so numbers should continue to come down.
- Waste Water Treated
 - Beginning reading 168988
 - Ending reading 181187
 - Total treated 12.767 Million Gallons – Avg – 0.426 MGD
 - Rainfall 4.7"
 - Sludge Removal 0 gallons

Lift Station

- Maintenance Daily checks to ensure compliance and no pump issues. Weekly pulling of pumps at West Lift due to large amount of rags.
- Repairs N/A.

Sewer

- Number Calls 9
- Sewer Repairs 0
- Taps installed 1 – 405 Freeman Ave

Miscellaneous Matters

Dropped off 8 carts and picked up 1 cart.

Water Accountability
Report Period
October 10th - November 10th
2025

Location	
City Hall/Police Department	36,700
Library	400
Fire Department	1,400
Public Works	1,000
Wastewater Treatment Plant	407,500
Roundabout/Coffey St.	68,700
City Park (sprinkler)	100
Dixie Youth Baseball	5,400
Animal Shelter	12,600
Total City Usage	533,800
Total Gallons Billed	7,021,700
Fire Fighting Gallons estimate	
Line Flushing estimate	2,853,750
Leaks estimate 10/10 -11/10	197,250
Bulk Water - 10/10 -11/10	
	-
	-
	-
Total Gallons Used	10,606,500
Total Gallons Delivered	11,754,300
Difference	1,147,800
Percentage Unaccounted	10%

	CITY OF DAINGERFIELD			11/30/2025
CASH BALANCE SHEET				
TX HERITAGE Bank/Cypress/TexSTAR				
ACCOUNT NAME	BALANCE	RECEIPTS	DISBURSE	TOTALS
Consolidated - THB	\$ 290,264.33	\$ 541,515.24	\$ 301,012.54	\$ 530,767.03
TCDP Grant	\$ 202.09	\$ -	\$ -	\$ 202.09
RBEG LOAN FUND-TYPE A	\$ 146,676.83	\$ 4,758.48		\$ 151,435.31
RBEG-TYPE B	\$ 79,524.73	\$ 10,532.34	\$ 411.60	\$ 89,645.47
MCBS CHECKING	\$ 8,932.21	\$ 3.43		\$ 8,935.64
MCTF CHECKING	\$ 3,964.58	\$ 1.52		\$ 3,966.10
MCBS/MCTF-CONSOLIDATED	\$ 100.00			\$ 100.00
DDM CHECKING	\$ 735.19			\$ 735.19
CHILD SAFETY-SZ	\$ 2,237.40	\$ 0.86		\$ 2,238.26
ANIMAL SHELTER	\$ 11,647.67	\$ 6.70		\$ 11,654.37
HOTEL/MOTEL CHCK	\$ 49,610.23	\$ 38.06		\$ 49,648.29
PEG FEES SUDDNL	\$ 4,640.55	\$ 1.78	\$ -	\$ 4,642.33
LOCAL TRUANCY PREVENTION	\$ 759.84			\$ 759.84
HOME GRANT	\$ -	\$ 500.00	\$ 500.00	\$ -
TXCDBG GRANT	\$ -	\$ 35,250.00	\$ 35,250.00	\$ -
CITY PARK DONATION ACCOUNT	\$ 100.00	\$ -		\$ 100.00
CYPRESS CD 02-1061	\$ 139,567.07	\$ 1,495.09	\$ -	\$ 141,062.16
4.25% 8/14/2026				
CYPRESS CD 01-1037	\$ 139,534.84	\$ 1,494.74	\$ -	\$ 141,029.58
4.25% 8/12/2026				
CYPRESS CD 01-1040	\$ 281,941.47		\$ -	\$ 281,941.47
4.0% 4/19/2026				
CYPRESS CD 01-1041	\$ 280,347.94		\$ -	\$ 280,347.94
4.0% 4/23/2026				
CYPRESS CD 02-1062	\$ 281,954.83		\$ -	\$ 281,954.83
4.0% 04/19/2026				
CYPRESS CD 02-1063	\$ 280,347.94		\$ -	\$ 280,347.94
4.50% 4/23/2026				
TexSTAR-01-1080	\$ 102,374.27	\$ 334.84		\$ 102,709.11
YIELD- 4.03%				
TexSTAR-02-1080	\$ 411,976.21	\$ 1,347.70		\$ 413,323.91
YIELD- 4.03%				
TX HRTG C.O.B. # 2941	\$ 100.00	\$ -	\$ -	\$ 100.00
TX HRTG C.O.B. # 2968	\$ 100.00			\$ 100.00
TX HRTG C.O.B. # 2984	\$ 73.00			\$ 73.00
TX HRTG C.O.B. # 2976	\$ 100.00	\$ 111,457.56	\$ 111,457.56	\$ 100.00
TX HRTG C.O.B. #1606	\$ 100.00			\$ 100.00
TX HRTG C.O.B. #1614	\$ 111.01	\$ 1,280.21	\$ 1,280.00	\$ 111.22
TX HRTG DEBT SERVICE #1835	\$ 123,559.21	\$ 24,592.24		\$ 148,151.45
TX HRTG C.O.B. #2823	\$ 100.00			\$ 100.00
TX HRTG C.O.B. #2831	\$ 100.00			\$ 100.00
TX HRTG C.O.B. #4249	\$ 100.00			\$ 100.00
TX HRTG C.O.B. #4257	\$ 100.00			\$ 100.00
GRAND TOTAL	\$ 2,772,848.45	\$ 708,738.34	\$ 579,896.71	\$ 2,777,919.86
CD's Maturing 2026				
Pool Account- No Term				

EXPENSES ACTUAL vs. BUDGET YTD 30-Nov-25 2025-2026					
G/L Code	Account Title	YTD Actual	Budget	Remaining \$	Remaining %
101	Legislative	\$2,354.07	\$32,029.00	<div><div></div></div>	\$29,674.93 92.65%
110	Administration	\$66,432.10	\$478,905.00	<div><div></div></div>	\$412,472.90 86.13%
120	Library	\$10,571.33	\$69,954.00	<div><div></div></div>	\$59,382.67 84.89%
201	Judicial	\$8,985.47	\$61,826.00	<div><div></div></div>	\$52,840.53 85.47%
202	Police Department	\$110,000.02	\$710,445.00	<div><div></div></div>	\$600,444.98 84.52%
203	Code Enforcement	\$28,133.13	\$135,711.00	<div><div></div></div>	\$107,577.87 79.27%
204	Fire Department	\$25,842.93	\$161,003.00	<div><div></div></div>	\$135,160.07 83.95%
205	Animal Shelter	\$28,486.64	\$157,130.00	<div><div></div></div>	\$128,643.36 81.87%
301	Streets	\$84,490.83	\$727,621.00	<div><div></div></div>	\$643,130.17 88.39%
401	Sanitation	\$38,418.80	\$434,193.00	<div><div></div></div>	\$395,774.20 91.15%
602	City Park	\$7,306.55	\$147,062.00	<div><div></div></div>	\$139,755.45 95.03%
601	Water	\$145,032.13	\$1,118,658.00	<div><div></div></div>	\$973,625.87 87.04%
608	Sewer	\$58,397.56	\$407,312.00	<div><div></div></div>	\$348,914.44 86.67%
Total		\$614,451.56	\$4,641,849.00	\$4,027,397.44	86.76%

REVENUE		ACTUAL vs. BUDGET YTD			30-Nov-25	2025-2026
G/L Code	Account	YTD Actual	Budget	Remaining \$	Remaining %	
1	General Revenue	\$1,320,842.77	\$2,835,788.00	\$1,514,945.23	53.42%	
2	Water/Sewer	\$251,794.32	\$1,806,152.00	\$1,554,357.68	86.06%	
Total		\$1,572,637.09	\$4,641,940.00	\$3,069,302.91	66.12%	

CITY OF DAINGERFELD
SALES TAX

	2025-2026	2024-2025	2023-2024	2022-2023	2021 - 2022	2020 - 2021	2019 - 2020	2018 - 2019	2017 - 2018	2016 - 2017	2015-2016
OCT	\$ 63,194.06	\$ 55,429.39	\$ 55,701.94	\$ 48,112.35	\$ 51,443.59	\$ 41,142.45	\$ 34,761.49	\$ 35,300.59	\$ 36,337.88	\$ 35,441.70	\$ 31,704.23
NOV		\$ 53,497.67	\$ 49,803.84	\$ 45,806.14	\$ 46,197.98	\$ 35,612.60	\$ 31,359.30	\$ 33,270.36	\$ 33,577.76	\$ 39,876.78	\$ 33,968.53
DEC		\$ 52,247.12	\$ 51,876.11	\$ 50,182.69	\$ 42,117.81	\$ 37,318.54	\$ 34,762.48	\$ 34,702.95	\$ 36,175.21	\$ 35,973.52	\$ 34,089.97
JAN		\$ 70,407.91	\$ 60,657.95	\$ 66,134.84	\$ 66,649.73	\$ 48,088.61	\$ 42,764.34	\$ 39,807.70	\$ 37,709.62	\$ 34,861.36	\$ 31,676.77
FEB		\$ 48,689.48	\$ 51,370.90	\$ 52,483.27	\$ 47,851.50	\$ 39,490.77	\$ 34,291.95	\$ 31,283.74	\$ 35,127.25	\$ 46,094.85	\$ 64,074.18
MAR		\$ 49,537.71	\$ 47,562.15	\$ 48,145.56	\$ 41,993.69	\$ 36,435.54	\$ 31,536.80	\$ 34,701.53	\$ 31,673.08	\$ 34,438.07	\$ 27,272.25
APRIL		\$ 63,543.20	\$ 56,519.81	\$ 57,440.64	\$ 63,486.11	\$ 53,557.35	\$ 41,293.43	\$ 35,680.32	\$ 39,677.01	\$ 31,459.64	\$ 34,548.22
MAY		\$ 62,214.00	\$ 56,025.91	\$ 57,699.79	\$ 44,380.90	\$ 48,081.93	\$ 44,606.19	\$ 34,907.70	\$ 32,406.71	\$ 41,223.85	\$ 56,468.45
JUNE		\$ 61,142.04	\$ 53,372.33	\$ 44,148.01	\$ 44,395.41	\$ 44,089.79	\$ 39,446.15	\$ 33,957.00	\$ 36,456.88	\$ 34,687.58	\$ 31,820.67
JULY		\$ 63,656.52	\$ 65,371.82	\$ 63,081.26	\$ 53,757.11	\$ 50,913.19	\$ 46,885.21	\$ 40,559.24	\$ 37,165.13	\$ 37,155.79	\$ 36,660.64
AUG		\$ 58,690.67	\$ 51,869.36	\$ 50,077.31	\$ 50,099.53	\$ 45,473.20	\$ 45,864.91	\$ 40,854.16	\$ 31,930.61	\$ 41,511.29	\$ 50,345.73
SEPT.		\$ 53,787.94	\$ 53,042.76	\$ 52,483.12	\$ 47,786.30	\$ 43,148.35	\$ 36,962.28	\$ 31,329.20	\$ 31,432.68	\$ 32,602.90	\$ 39,033.77
	\$ 63,194.06	\$ 692,843.65	\$ 653,174.88	\$ 635,794.98	\$ 600,159.66	\$ 523,352.32	\$ 464,534.53	\$ 426,354.49	\$ 419,669.82	\$ 445,327.33	\$ 471,663.41

% Increase/decrease
from previous Year

6.07% 2.73% 5.93% 14.68% 12.67% 8.95% 1.59% -5.74% -5.58% 11.73%

Minutes of Regular Meeting
Northeast Texas Municipal Water District
Board of Directors
October 27, 2025 – 10:00 a.m.

The Board of Directors of the Northeast Texas Municipal Water District met in an open meeting on Monday, October 27, 2025, at 10:00 A.M. The meeting was held at the Northeast Texas Municipal Water District's Executive Office located at 4180 Farm Road 250, Hughes Springs, Texas 75656. Notice of the meeting was legally posted. A quorum was present. An opportunity was provided for public comments before any action was taken by the Board of Directors.

Present:	Jack Salmon	-	City of Avinger
	Robyn Shelton	-	City of Hughes Springs
	George Otstott	-	City of Jefferson
	Dennis Hammond	-	City of Lone Star
	Jimmy E. Cox	-	City of Ore City
	Patrick Smith	-	City of Pittsburg
Staff:	Osiris Brantley	-	NETMWD
	Dominik Sobieraj	-	NETMWD
	Aracely Reyes	-	NETMWD

President Jimmy Cox called the meeting to order at 10:01 a.m. and gave the invocation. Mr. Cox led the directors in the pledge of allegiance to the United States and Texas flags. Public comments were made.

On a motion by Patrick Smith and a second by Jack Salmon, minutes of the September 24, 2025, meeting were approved. Motion carried, all voting aye.

Patrick Smith made a motion to approve the monthly investment report, to approve financial reports on all current accounts and funds, to approve the quarterly review, and to make adjusting entries of variable operating expenses based on actual production for July, August, and September 2025, and pay invoices for professional services. Robyn Shelton seconded the motion. Motion carried, all voting aye.

Dominik Sobieraj gave the Operations Manager report:

Raw water quality is moderate to good. Alum dosages are stable between (50mg/l – 70mg/l)

Pittsburg Water Treatment Plant

- **Sludge Removal**
Assessing need and options for a new lift station effluent flow meter
- **Preventive Maintenance**
Starting annual winterization activities

Tanner Water Treatment Plant and System-Wide Activities

- **Master Flow Meter Replacement**
Replacing lightning-damaged master flow meters at the Tanner Plant to restore accurate system monitoring and reporting.
- **Enhanced Lighting Protection**
- Installed advanced lightning protection measures to safeguard critical infrastructure, including:
 - Lightning rods at key exposure points
 - Additional grounding for meter vaults
 - Supplemental grounding for SCADA enclosures
- **Capital Improvement Projects (CIP 25/26)**
Obtaining quotes and preparing bid postings for multiple CIP 25/26 projects currently in the planning and procurement phase.
- **Sludge Management**
Successfully removed all de-watered and dried sludge from the Tanner Plant and transported it to the district's landfill for proper disposal.
- **Process Optimization and Maintenance**
Addressed elevated organics content in source water by performing additional basin and filter cleanouts to maintain treatment efficiency.

- **Pump Station Maintenance**
Replaced a faulty slanting disc check valve on Pump #2000 at the South Side Booster Pump Station (SSBPS) to ensure proper system performance.
- **Raw Water Intake Maintenance and Dredging Preparation**
Initiated preparations for dredging the raw water intake area.
- **Chemical Feed System Update**
Resubmitted the request to TCEQ for permanent approval of the potassium permanganate (KMnO₄) feed system, incorporating new containment measures to enhance operational safety and environmental compliance.
- **Avinger Tank Restoration RFP's**
J&A Coating Company \$280,165.00 was the only qualified bid we received.
Recommendation and request to award J&A the contract for Avinger Tank Restoration.

Patrick Smith made a motion to award J&A Coating the Avinger Tank Restoration bid for \$280,165.00. Dennis Hammond seconded the motion. Motion carried all voting aye.

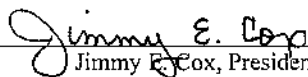
President Jimmy Cox announced at 10:31 A.M. that the Board was recessing into a closed executive session with the District's legal counsel under Section 551.071 Texas Government Code (Consultations with Attorney) regarding Cause No. 28079, David Simpson v. Northeast Texas Municipal Water District; that no final action would be taken in closed session; and that, at the conclusion of the closed session, the Board will reconvene in open session with the public. President Jimmy Cox announced the executive session ended at 11:30 A.M., and at 11:34 A.M., the meeting was reconvened in open public session. No action was taken.

Osiris Brantley informed the Board of Scott Haney's retirement from NETMWD. Jimmy Cox congratulated Osiris Brantley for her 15 years of service at NETMWD. Mrs. Brantley gave the Board an update on electronic check signing.


On a motion by Robyn Shelton and a second by Dennis Hammond, the next meeting of the Board of Directors was set for November 24, 2025. Motion carried, all voting aye.

Motion to adjourn was made by Dennis Hammond with a second from George Otstott. Motion carried, all voting aye.

APPROVED:


Jimmy E. Cox, President

ATTEST:



MINUTES OF REGULAR MEETING

OF DAINGERFIELD ECONOMIC DEVELOPMENT CORPORATION TYPE A & TYPE B
City Hall – 101 Linda Drive – Daingerfield, TX 75638

October 16, 2025

Board Present:

Board members President- Chris Smith, Brenda Howard, Walter Bass.
Both Keitha Nilsson and Beverly Austin joined meeting by phone
Director Michelle Jones and Administrative Assistant Amanda Sanders

Absent: Marcie McGill and Jason Horn

Others:

1. Meeting Called to Order

Meeting was called to order at 4:42 p.m. by Chris Smith.

2. Public Comments

None.

3. Business

A. Hear, Discuss, and Possibly Act to Approve Minutes for September 4, 2025

Motion made by Brenda Howard to approve the minutes as presented. Seconded by Walter Bass. All voted for. Motion carried.

B. Deliberate and Act to Award Professional Services to assist with the preparation and administration of a U.S. Economic Development Administration (EDA) grant for the development of a regional strategic economic development plan.

Motion made by Beverly Austin to award Professional Services to assist with the preparation and administration of U.S. Economic Development Administration (EDA) grant for the development of a regional strategic economic development plan. Seconded by Brenda Howard All voted for. Motion carried.

C. Hear, Discuss, and Possibly Act on Loan Compliance Review of all Current EDC Loans.

No action – Discussion only

D. Discussion and Possible Action to remove Loan Compliance Review–Smith/EDC Loans from table.

Motion made by Beverly Austin to remove Loan Compliance Review–Smith/EDC Loans from table. Brenda Howard seconded. Keitha Nilsson and Walter Bass voted for. Chris Smith was recused. Motion Carried.

Executive Session : The Board went into Executive Session on Item E pursuant to:

- **Texas Gov't Code §551.072** (Deliberation Regarding Real Property)
- **§551.087** (Deliberation Regarding Economic Development Negotiations)-

Note: City Attorney will **not** be present; §551.071 (Consultation with Attorney) will **not** be invoked.

Executive Session The Board entered Executive Session at **4:59 p.m.** to discuss items **E**. Chris Smith stepped out into the lobby during executive session. No action was taken in executive session, discussion only. The Board reconvened into Regular Session at **5:24 p.m.**

E. Hear, Discuss, and Possibly Act on Loan Compliance Review and Possible Action — Smith/EDC Loans (Mugshots; Coffey Street; Postmark)

- 1. Mugshots (104 Webb St.)**
- 2. Coffey Street Properties (Perkinson Building + Adjacent Lot)**
- 3. Postmark (112 Webb St. Event Center)**

*Motion made by Keitha Nilsson to address a conflict of interest regarding the Board President's active loans with the Economic Development Corporation.
To clear the conflict, the Board presented two options:*

- 1. Option 1: Pay in full the balances of Texstar Property #1 and Texstar Property #2 to satisfy outstanding EDC loan obligations; or**
- 2. Option 2: Voluntarily resign from the Daingerfield Economic Development Corporation Board.**

Seconded by Beverly Austin. Walter Bass and Brenda Howard voted for. Chris Smith was recused. Motion. Motion Carried. Chris Smith will let the board know about his decision at the next EDC meeting.

5. Monthly Reports

A. Economic Development Financial Reports – Informational only.

B. EDC Director Report – Informational only.

No action taken.

6. Adjournment

Motion made by Brenda Howard Seconded by Keitha Nilsson, all voted for. Motion carried.

All voted for. Meeting adjourned at **5:39 p.m.**

**DAINGERFIELD ECONOMIC DEVELOPMENT CORPORATION
TYPE A & TYPE B
CERTIFIED AGENDA – EXECUTIVE SESSION**

Date of Meeting: October 16, 2025

A. Announcement by Presiding Officer:

“The Board will begin its Executive Session on the 16th day of October, 2025 at 4:59 p.m.

The subject matter of each Executive Session deliberation is as follows:

RECORD OF FURTHER ACTION TAKEN:

1. See Minutes of October 16, 2025.

B. ANNOUNCEMENT BY PRESIDING OFFICER:

“The City Council has completed its Executive Session on the 16th of October, 2025 at 5:24 p.m.”

C. CERTIFICATION

I hereby certify that this Certified Agenda of an Executive Session of the Daingerfield Economic Development Corporation is a true and correct record of the proceedings in compliance with provisions of the Texas Open Meeting Law, Government Code, Chapter 551.

WITNESS my hand this the 16th day of October, 2025.

DOUGLAS F. REEDER

**MORRIS COUNTY JUDGE
500 BROADNAX, SUITE B
DAINGERFIELD, TEXAS 75638**

**TELEPHONE: 903-645-3691
FAX: 903-645-5729**

December 25, 2025

City of Daingerfield
101 Linda Drive
Daingerfield, Texas 75638

Re: Notice of Possible Approval of Tax Abatement Agreement – Arkansas Electric Coop. –
Commissioners Court, December 29, 2025

Dear Presiding Officer,

Pursuant to Texas Tax Code §312.2041, this letter provides written notice that the Commissioners Court may consider, and may take action to approve and execute, a Tax Abatement Agreement with Arkansas Electric Coop. at a Special meeting on:

- Date & Time: Monday December 29, 2025 – 9:00 a.m.
- Location: Commissioners Courtroom, 500 Broadnax, Daingerfield, TX

Enclosed/attached is a copy of the proposed Tax Abatement Agreement, as required by §312.2041. This notice is being delivered at least seven (7) days prior to potential approval. (See Texas Tax Code §312.2041 (a) – (c).

Project Summary

- Owner/Applicant: County of Morris
- Reinvestment Zone: Reinvestment Zone Number One, Morris County, TX a 100 acre tract of land located in the William Wheat Survey, Abstract No. 299 (property owned by Arkansas Electric Coop)
- Improvements: Construction and operation of a power plant and related commercial facilities
- Estimated Capital Investments: \$850,000,000

Members of your governing body, staff, and the public are welcome to attend. Written comments may be submitted to Doug Reeder, Morris County Judge.

If you have any questions, please contact me at (903) 645- 3691 or doug.reeder@co.morris.tx.us.

Sincerely,



Doug Reeder, Morris County Judge

enclosure