

AGENDA

The City Council of the City of Daingerfield shall meet in Regular Session Monday, March 9, 2026, 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 Hearings**
 - A. Conduct a Public Hearing and Consider a Recommendation Regarding a Proposed Zoning Ordinance Amendment Adding Section 12.-2, Outdoor Storage Requirements
4. **Public Comments**
5. **Consent Agenda**

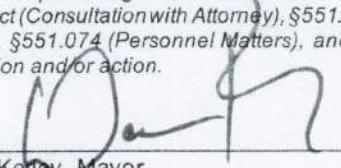
All Consent items are considered to be routine and will be enacted by one motion and vote.

 - A. Deliberate and Act to Approve **Minutes of February 9, 2026.**
6. **Business**

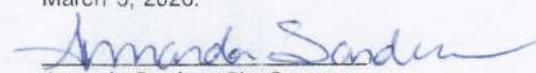
Discuss, Consider, and Possibly Take Action Regarding:

 - A. Discussion and possible action on an ordinance amending section 12 Additional Use, Height, and Area Regulations of the city's zoning ordinance to establish provisions for outdoor storage requirements.
 - B. Discuss, Consider, and Possibly Take Action on Award of Competitive Sealed Bid No. 2026-FT-01 for Purchase of One (1) Fire Apparatus
 - C. Deliberate and Act on Order to cancel the May 2, 2026, General Election and Declaring Unopposed Candidates Elected – Kenneth Wade Kerley- Mayor – Jessie Ayers- Council Member, Vicki Smith -Council Member - Bob Thorne- Council Member - (1- Year Unexpired Term)
 - D. Deliberate and Act on a Resolution to Approve Submission of a Grant Application for the Daingerfield Police Department Fleet Emergency Project to the Office of the Governor.
 - E. Discussion and possible action on an ordinance amending Chapter 40-Subdivisions of the City Code of Ordinances to establish provisions for minor plats and allow administrative approval of minor plats.
 - F. Discussion and possible action on Resolution 20260309 denying SWEPCO's proposed Electric Service – Large Load Contract tariff; authorizing participation in related rate proceedings; and providing for reimbursement of rate case expenses.
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. Ramp, New Budget Process, Texas Water Development Board, Travel Center
8. **Monthly Boards and Commissions Minutes:** *Informational reports only; no action to be taken:*
 - A. Northeast Texas Municipal Water District
 - B. Planning and Zoning Commission-Preliminary Plat – [Georgia Pacific Addition / 300 Georgia Pacific] (Approved by P&Z on February 3, 2026.)
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, March 3, 2026.


Amanda Sanders, City Secretary

SEAL



CITY SECRETARY'S AGENDA NOTES
March 9, 2026

2. Invocation, Pledge of Allegiance and Texas Pledge.

3. Public Hearings

- A. Conduct a Public Hearing and Consider a Recommendation Regarding a Proposed Zoning Ordinance Amendment Adding Section 12.-2, Outdoor Storage Requirements:** Public Hearing was published in The Steel Country Bee on February 12, 2026.

4. 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.

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 February 9, 2026.** Draft of the Minutes can be found on pages 5-8 of your packets.

6. Business

Discuss, Consider, and Possibly Take Action Regarding

- A. Discussion and possible action on an ordinance amending section 12 Additional Use, Height, and Area Regulations of the city's zoning ordinance to establish provisions for outdoor storage requirements:** Planning and Zoning meet and approved ordinance to move to city council on February 26, 2026. Public hearings were properly advertised in The Steel Country Bee on February 12, 2026. Ordinance is on page 9-11.
- B. Discuss, Consider, and Possibly Take Action on Award of Competitive Sealed Bid No. 2026-FT-01 for Purchase of One (1) Fire Apparatus:** The City of Daingerfield issued Competitive Sealed Bid No. 2026-FT-01 for the purchase of one (1) new fire apparatus in accordance with Texas Local Government Code Chapter 252. The bid was properly advertised in the City's official newspaper on February 12, 2026, with a second publication on February 19, 2026. Sealed bids were received and publicly opened on February 27, 2026, at 10:00 a.m. Following bid opening, staff conducted a compliance review and evaluation based on cost, conformance with specifications, delivery timeline, warranty, and overall best value to the City. After review, staff recommends awarding the bid to First In, whose proposal was determined to be the most advantageous to the City.
- C. Deliberate and Act on Order to cancel the May 2, 2026, General Election and Declaring Unopposed Candidates Elected – Kenneth Wade Kerley- Mayor – Jessie Ayers- Council Member, Vicki Smith -Council Member- Bob Thorne- Council Member - (1- Year Unexpired Term)::** City Secretary's Certification under election Code §2.052 is on page 12. Order is on page 13.
- D. Deliberate and Act on a Resolution to Approve Submission of a Grant Application for the Daingerfield Police Department Fleet Emergency Project to the Office of the Governor:** Resolution on page 14.
- E. Discussion and possible action on an ordinance amending Chapter 40-Subdivisions of the City Code of Ordinances to establish provisions for minor plats and allow administrative approval of minor plats:** Ordinance on page 15-16. Chapter 40-Subdivisions of the City Code Ordinances reflecting these changes on pages 17-24.

F. Discussion and possible action on Resolution No. 20260309-01 denying SWEPCO's proposed Electric Service – Large Load Contract tariff; authorizing participation in related rate proceedings; and providing for reimbursement of rate case expenses:
Resolution on pages 25-28. Agenda Information Sheet on pages 29-32.

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 33 through 47.

B. Financial: Located on pages 48 -55

C. City Manager: Located on page 4

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

A. Northeast Texas Municipal Water District – Minutes Located on pages 56-57

B. Planning and Zoning Commission-Preliminary Plat – [Georgia Pacific Addition / 300 Georgia Pacific] (Approved by P&Z on February 3, 2026.) Minutes on Page 58

9. Adjournment



City Manager's Report

Ramp Construction

Ramp construction officially began at City Hall. During this time, the City Hall lobby will be closed for approximately two weeks while work is underway. Citizens have been notified through all communication platforms, and for convenience, Utility Billing has temporarily relocated to the Daingerfield Public Library to provide in-person assistance throughout the construction period.

New Budget Process

As March begins, City staff will be initiating the annual budget development process. Council is encouraged to share any priorities or focus areas they would like considered so they can be incorporated early in planning. Staff anticipates being prepared to present a draft framework and conduct a Budget Workshop with Council in June.

Texas Water Development Board

I will be bringing forward two additional TWDB applications in the coming months to continue the replacement of aging waterlines throughout the city. One of these applications has the potential to secure up to \$5 million in 100% grant funding, which is significant for a city of our size. As with prior submissions, these applications will follow the same format and will require Council approval of an intent to apply before moving forward.

Travel Center-“Cubbies”

The Cotton Street transition project continues to move through TxDOT's surplus property transfer process. Able Engineering, PLLC submitted the required survey for the surplus of Cotton Street, which TxDOT intends to transfer to the City of Daingerfield. TxDOT's surveyor reviewed the submission and provided comments and markups requiring correction. Those revisions were returned to the engineer on January 20, 2026, and we are currently awaiting the corrected survey documents. TxDOT has confirmed that the engineer has received the comments and is working on the necessary revisions. Staff will continue monitoring progress to help keep the transfer moving forward.

Michelle Jones
Michelle Jones
City Manager



CITY OF DAINGERFIELD

Regular Session – February 9, 2026

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, February 9, 2026, at the Daingerfield Volunteer Fire Department located at 823 W.W.M. Watson Blvd.

Council Present

- Mayor Wade Kerley
- Council Member Vicki Smith
- Council Member David Hood
- Council Member Ben Ramirez
- Council Member Bob Thorne

Council Absent

- Mayor Pro Tem Jessie Ayers

City Staff Present

- City Manager Michelle Jones
- City Secretary/Finance Director Amanda Sanders
- Police Chief Tracey Climer
- Fire Chief Jimmy Cornelius
- Assistant Fire Chief Travis Miller
- Code Compliance Officer- Carrie Kirkland
- Public Works Director-Kiersten Tucker

Others Present

Taylor Carter-Daingerfield State Park, Chris Osburn-SPI, Tyler Smith-SPI, Beverly Austin, Jim Goodman, Terence Jimmerson, Sheran West

Invocation, Pledge of Allegiance, and Texas Pledge

Led by Mayor Wade Kerley

Public Comments

Terence Jimmerson – Spoke on upcoming evacuation drill to be held by Daingerfield Lone Star ISD.

Presentation (Information Only – No Action Taken)

Presentation of the TDA Form A1024 CDBG Section 3 Program Goals Presentation for the TxCDBG Project CDV23-0169.

Consent Agenda

Deliberate and Act to Approve Minutes of January 12, 2026.

Motion made by Mr. Hood to approve minutes as presented.

Seconded by Mrs. Smith

Vote: All voted for /Motion carried.

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

A. Deliberate and Act to Award Bid for TxCDBG Project CDV23-0169 Daingerfield Sewer Improvement, manhole replacement and rehabilitation.

Motion made by Mr. Thorne to Award bid amount \$326,370.00 for TXCDBG Project CDV23-0169 Daingerfield Sewer Improvement, manhole replacement and rehabilitation to Capital Underground Utilities.

Seconded by Mr. Ramirez

Vote: All voted for/ Motion carried.

B. Deliberate and Act on Ordinance 20260209-02 Ordering General Municipal Election to be Held Saturday, May 2, 2026

Motion made by Mr. Hood to approve Ordinance 20260209-02 ordering General Municipal Election to be held Saturday, May 2, 2026.

Seconded by Mrs. Smith

Vote: All voted for / Motion carried.

C. Deliberate and Act on Ordinance 20260209-03 Ordering Special Municipal Election to be Held Saturday, May 2, 2026

Motion made by Mr. Ramirez to approve Ordinance 20260209-03 ordering Special Municipal Election to be held Saturday, May 2, 2026.

Seconded by Mr. Thorne

Vote: All voted for / Motion carried.

D. Discuss, Consider and Possibly take Action regarding review for potential zoning amendment to add regulations for outdoor tire storage, including screening and fencing requirements for tire shops and give direction to staff.

No Action – Discussion only

E. Deliberate and Act to Approve Daingerfield Police Department Racial Profiling Report

Motion made by Mr. Hood to approve report as presented.

Seconded by Mr. Thorne

Vote: All voted for / Motion carried.

F. Deliberate and Act to Approve Daingerfield Fire Department Racial Profiling Report

Motion made by Mr. Thorne to approve report as presented.

Seconded by Mr. Ramirez

Vote: All voted for / Motion carried.

G. Deliberate, Discuss and Possibly take action on re-appointment of Board members in places 1, and 5, Brenda Howard, Marcie McGill, to the Daingerfield Economic Development Corporation Type A & B.

Motion made by Mr. Hood to re-appoint Board members in places 1 and 5, Brenda Howard, Marcie McGill to the Daingerfield Economic Development Corporation Type A & B.

Seconded by Mr. Ramirez

Vote: All voted for / Motion carried.

H. Deliberate, Discuss and Possibly take action on re-appointment of Board members in places 2, and 4, Martha Campbell and Nancy Loyd to the Planning and Zoning Commission.

Motion made by Mr. Ramirez to re-appoint Board members in places 2 and 4, Martha Campbell and Nancy Loyd, to the Planning and Zoning Commission.

Seconded by Mrs. Smith

Vote: All voted for / Motion carried.

Monthly Departmental Reports (Informational Only)

Animal Shelter, Code Enforcement, EMS, Fire, Library, Municipal Court, Police, Public Works, Financial Report, City Manager

Monthly Boards and Commissions Minutes

Northeast Texas Municipal Water District
Daingerfield Economic Development Corporation

Adjournment

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

Motion made by Mr. Hood

Seconded by Mrs. Smith

Vote: All voted for / Motion carried.

The meeting was adjourned at 6:29 p.m.

Wade Kerley, Mayor

ATTEST:

Amanda Sanders, City Secretary

ORDINANCE NO. 20260309

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAINGERFIELD, TEXAS, AMENDING THE CITY'S ZONING ORDINANCE, SECTION 12.- ADDITIONAL USE, HEIGHT, AND AREA REGULATIONS BY ADDING 12.-2. OUTDOOR STORAGE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Daingerfield, Texas (the "City") is a home-rule municipality operating under the laws of the State of Texas; and

WHEREAS, the City is authorized under Chapter 211 of the Texas Local Government Code to regulate zoning within the City; and

WHEREAS, City Staff has reviewed the current zoning regulations and have recommended certain revisions and updates to the current zoning regulations; and

WHEREAS, on February 23, 2026 , notice to impacted property owners was provided in accordance with State Law; and

WHEREAS, on February 12, 2026, notice of the public hearings before the Planning & Zoning Commission and City Council were published in the newspaper; and

WHEREAS, on February 26, 2026, the Planning & Zoning Commission conducted a public hearing, and after consideration made a recommendation of approval of this amendment; and

WHEREAS, on March 9, 2026, the City Council conducted a public hearing, and after consideration and recommendation by the Planning & Zoning Commission determined that the ordinance amendment be approved as provided herein.

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

Section 1. Findings. The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

Section 2. Amendments. The Zoning Ordinance of the Code of Ordinances of the City of Daingerfield is hereby amended as set forth in the attached "Exhibit A."

Section 3. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

Section 4. Open Meetings. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

Section 5. Effective Date. This Ordinance shall take effect immediately upon its passage as provided by law, except that existing businesses impacted have 180 days to come into compliance.

PASSED, APPROVED and ADOPTED this the 9th day of March, 2026 at a regular meeting of the City Council of the City of Daingerfield, Texas.

PASSED AND APPROVED on this the 9th day of March 2026.

ATTEST:

CITY OF DAINGERFIELD, TEXAS

Amanda Sanders, City Secretary

Wade Kerley, Mayor
City of Daingerfield, Texas

Exhibit A

All text which is underlined denotes addition of new text. The City of Daingerfield Code of Ordinances Zoning Ordinance is hereby amended as follows:

12.-2. Outdoor Storage Requirements.

(a) Outdoor tire storage areas shall be screened from public view by a solid, opaque fence or wall with a minimum height of six (6) feet. One orderly display of less than ten (10) tires may be displayed for retail purposes.

(b) Any person violating the provisions of this section may be found guilty of a misdemeanor, and/or subject to additional enforcement action by the City. Upon conviction, the person found to be violating the provisions of this section shall be fined an amount not less than \$10.00 nor more than \$200.00. Each day that such violation continues shall be a separate offense.

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR OTHER
POLITICAL SUBDIVISIONS (NOT COUNTY) CERTIFICACIÓN DE
CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 2, 2026

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 2 de mayo de 2026

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s) Cargo(s)

Candidate(s) Candidato(s)

Mayor
City Council Member
City Council Member
City Council Member - 1yr unexpired term

Kenneth Wade Kerley
Jessie Ayers
Vicki Smith
Bob Thorne



Signature (Firma)

Amanda Sanders

Printed name (Nombre en letra de molde)

(Seal) (sello)

City Secretary

Title (Puesto)

2/25/26

Date of signing (Fecha de firma)

*See reverse side for instructions
(Instrucciones en el reverso)*



ORDER OF CANCELLATION

The City Council of the City of Daingerfield, Texas, hereby cancels the election scheduled to be held on May 2, 2026, in accordance with Section 2.053(a) of the Texas Election Code. The following candidates have been certified as unopposed and are hereby elected as follows:

El Concejo Municipal de la Ciudad de Daingerfield, Texas, por la presente cancela la elección que, de lo contrario, se hubiera celebrado el 2 de mayo de 2026, de conformidad con la Sección 2.053(a) del Código de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos únicos y por la presente quedan elegidos como se indica a continuación:

Candidate (Candidato)	Office Sought (Cargo al que presenta candidatura)
Kenneth Wade Kerley	Mayor
Jessie Ayers	Council Member
Vicki Smith	Council Member
Bob Thorne	Council Member – 1-Year Unexpired Term (Special Election)

A copy of this order will be posted on Election Day at each polling place that would have been used in the election.

El Día de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales que se hubieran utilizado en la elección.

Mayor (Alcalde)

Secretary (Secretario)

(Seal) (Sello)

Date of adoption (Fecha de adopción): March 9, 2026



RESOLUTION

WHEREAS, The City of Daingerfield finds it in the best interest of the citizens of Daingerfield that the Daingerfield Fleet Emergency Project be operated for the 2027; and

WHEREAS, The City of Daingerfield agrees to provide applicable matching funds for the said project as required by the DJ-Edward Byrne Memorial Justice Assistance Grant application; and

WHEREAS, The City of Daingerfield agrees that in the event of loss or misuse of the Office of the Governor funds, The City of Daingerfield assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Daingerfield designates City Manager as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, The City of Daingerfield designates the Finance Director as the grantee’s financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Daingerfield approves submission of the grant application for the Daingerfield Fleet Emergency Project to the Office of the Governor.

Signed by: Mayor _____

Passed and Approved this ____ of _____, ____

Grant Number: 5701501



ORDINANCE NO. 20260309-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAINGERFIELD, TEXAS, AMENDING CHAPTER 40-SUBDIVISIONS OF THE CITY'S CODE OF ORDINANCES TO ADD PROVISIONS FOR MINOR PLATS AND TO AUTHORIZE ADMINISTRATIVE APPROVAL OF PLATS THAT MEET THE REQUIREMENTS OF A MINOR PLAT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Daingerfield, Texas (the "City") is empowered by Chapter 212 of the Texas Local Government Code to establish regulations governing the subdivision and platting of land within the corporate limits of the City and the extraterritorial jurisdiction; and

WHEREAS, the City Council finds it necessary and appropriate to amend Chapter 40-Subdivisions, to add procedures and standards for the review and approval of minor plats in order to promote efficient processing of subdivisions that meet the criteria of a minor plat; and

WHEREAS, the City Council further finds that allowing administrative approval of minor plats by the City Manager will streamline development review, reduce delays for applicants, and improve administrative efficiency while maintaining all required standards for subdivision development; and

WHEREAS, the City finds that the amendments to the subdivision regulations as depicted in this Ordinance are compliant with the requisites of state law, including Texas Local Government Code; and

WHEREAS, the City finds that the amendments to the subdivision regulations depicted in this Ordinance are necessary for the orderly development of the community and represent the best interest of all citizens of the City of Daingerfield.

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

Section 1. Findings. The foregoing recitals are found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance.

Section 2. Amendment. Chapter 40-Subdivision, of the City of Daingerfield's Code of Ordinances is hereby amended as set forth in **Exhibit A** attached hereto.

Section 3. Savings. All other provisions of the Code of Ordinances of the City of Daingerfield remain in full force and effect, except as expressly amended and adopted by this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the

intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

Section 6. Repealer. This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 7. Open Meetings. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon.

Section 8. Effective Date. This Ordinance shall take effect immediately upon its passage as provided by law.

PASSED, APPROVED, and ADOPTED this the ___ day of _____ at a regular meeting of the City Council of the City of Daingerfield, Texas, with the following record vote:

ATTEST:

CITY OF DAINGERFIELD, TEXAS

Amanda Sanders, City Secretary

Wade Kerley, Mayor
City of Daingerfield, Texas

Chapter 40 SUBDIVISIONS

Sec. 40-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alleys means minor ways used primarily for vehicular access to the back of lots having frontage on a street.

Collector or secondary streets means those which carry traffic from minor streets to major streets or highways.

Major streets and highways means those primarily used for fast or heavy traffic.

Minor or local streets means those which are used primarily for access to abutting properties.

Minor plat means a subdivision resulting in four or fewer lots , provided that the plat contains no development or construction of roads or public improvements proposed, and provided that the plat does not create any new easements for public facilities, nor the extension of any municipal utility facilities to serve any lot within the subdivision.

Subdivision means the division of any lot, tract or parcel of land into two or more parts, lots or sites for the purpose, whether immediate or future, of sale or division of ownership. This definition also includes the resubdivision of land or lots which are a part of a previously recorded subdivision. Division of land for agricultural purposes, and where no building construction is involved, in parcels of five acres or more shall not be included within this definition of subdivision, unless any such subdivision of five acres or more includes the planning or development of a new street or access easement. An addition is a subdivision as is defined herein.

Sec. 40-2. Procedure.

(a) *Submission and review.*

- (1) Previous to the filing of a preliminary plat, the subdivider shall submit to the planning commission such data as is specified in section 40-5(a).
- (2) Within 14 days after the next monthly meeting of the planning commission, the city secretary shall inform the subdivider as to whether or not the data submitted meets the objectives of these regulations and the city's comprehensive plan.

(b) *Preliminary plat.*

- (1) Having complied with subsection (a) of this section, the subdivider shall prepare a preliminary plat and supplementary data as specified in section 40-5(b).
- (2) Three copies of the preliminary plat and supplementary data specified shall be submitted to the planning commission with written application for conditional approval at least seven days prior to the meeting at which it will be considered.
- (3) After a review of the preliminary plat and supplementary material for conformity with these regulations and the comprehensive plan, the planning commission shall, within 30 days, act upon the submittal and shall express in writing to the developer by the city secretary its conditional approval with (or without) conditions of such approval, or shall express its disapproval and its reason therefor.
- (4) The action of the planning commission shall be duly noted on two copies of the preliminary plat. One copy shall be returned to the subdivision and one copy retained by the planning commission.
- (5) Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be an expression of the layout submitted on the preliminary plat as a guide to the preparation of the

final plat, which is to be submitted for approval to the planning commission and for recording upon fulfillment of the requirements of these regulations and the conditions of conditional approval, if any.

- (6) When a preliminary plat has been approved, the subdivider may thereafter file a final plat of the section or sections intended for immediate development. The remainder of the preliminary plat shall be considered approved or conditionally approved as provided above for a period of one year, and for such additional period as the council may elect. Where a preliminary plat has been approved and the subdivider fails to file a final plat of the subdivision or a section thereof within a period of three months, the approval of the preliminary plat shall be void.
- (7) All owners platting lands that lie within five miles of the corporate limits of the city and outside of the extraterritorial jurisdiction of the city shall comply with the provisions of Local Government Code ch. 212; but such persons shall not be required to otherwise comply with the provisions of the subdivision regulations of this Code.

(c) *Final plat.*

- (1) The final plat shall conform substantially to the preliminary plat as approved, except that it may constitute only that portion of the approved preliminary plat which the developer proposes to record and develop at that time, providing that such sectioning is approved by the planning commission.
- (2) Application for approval of the final plat shall be submitted in writing to the planning commission at least seven days prior to the meeting at which it is to be considered.
- (3) Three copies of the final plat and other exhibits required for approval shall be prepared as specified in section 40-5(c), and shall be submitted to the planning commission within six months after approval of the preliminary plat; otherwise, such approval shall become null and void unless an extension of time is applied for and granted by the planning commission.
- (4) When the final plat is filed with the commission for approval, it shall be accompanied by the fees as established in section 14-15.

(d) Minor Plat.

- (1) A minor plat procedure may be followed for the approval of a subdivision only when the land proposed to be subdivided or resubdivided meets the definition of a minor plat as set forth in section 40-1.
- (2) A minor plat shall comply with all informational and procedural requirements applicable to a final plat, including those set forth in section 40-5(c).
- (3) A copy of all application materials for a minor plat shall be submitted to the city for review in the same manner required for a final plat. Failure to submit all required materials shall render the application incomplete.
- (4) A minor plat shall not require the filing or approval of a preliminary plat.
- (5) Administrative approval.
 - a. Upon review and a finding that the minor plat is in full conformance with this chapter and all other applicable city ordinances, the City Manager may approve, disapprove, or approve with conditions.
 - b. For any minor plat, the City Manager may refer the plat to the planning commission for consideration.
 - c. Any decision made by the City Manager to conditionally approve or disapprove the plat may be appealed to the planning commission by the applicant. The planning commission shall hear and decide the appeal in accordance with the same standards, procedures, and approval criteria applicable to the plat under this Chapter.

d. All minor plat applications disapproved by the City Manager shall be provided to the applicant with a written statement of the reasons for disapproval that clearly articulates the reason for disapproval including citation of the law, a statute or city ordinance, that is the basis for disapproval.

Sec. 40-3. Design standards.

(a) *Streets.*

- (1) The arrangement, character, extent, width, grade, and location of all streets shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of land to be served by the streets.
- (2) The street arrangement within the subdivision shall provide for the continuation or appropriate projection of existing streets in adjoining areas or as approved by the planning commission to meet a particular situation where topographical or other conditions make continuation or conformance to existing streets impractical.
- (3) Minor streets shall be so laid out that their use by through traffic will be discouraged.
- (4) Where a subdivision abuts a highway, the planning commission may require that abutting lots front on another street without vehicular access to the said highway.
- (5) Reserve strips controlling access to streets shall be prohibited except where their control is placed with the city.
- (6) Street jogs with center line offsets of less than 125 feet shall be avoided.
- (7) A tangent at least 100 feet long shall separate reverse curves on secondary or major streets.
- (8) Streets shall be so laid out so as to intersect as nearly as possible at right angles, and in no case shall be less than 60 degrees.
- (9) Property lines at street intersections shall be rounded by a radius of ten feet or greater where required by the city.
- (10) Street right-of-way widths shall be as shown in the comprehensive plan and where not shown shall not be less than the following:

<i>Street Type</i>	<i>Right-of-Way Widths</i>
Major, arterial	80 feet
Collector, secondary	60 feet
Minor, local	50 feet

- (11) Half streets shall be prohibited except where approved by the planning commission and it is practical to require the dedication of the other half street on the adjoining property.
- (12) Dead end streets shall not be longer than 600 feet and shall be provided at the closed end with a turn around having an outside roadway diameter of 80 feet, and a right-of-way diameter of 100 feet.
- (13) No street names shall be used which will duplicate or be confused with the name of existing streets except where they are continuations of those streets.
- (14) Street grades shall not be excessive, nor shall they be less than necessary for adequate drainage, or a minimum of one-fourth percent slope.

(b) *Alleys.*

- (1) Alleys shall not be provided in residential areas unless deemed necessary by the city.
- (2) Alleys may be required in commercial and industrial areas.
- (3) The width of an alley shall be 20 feet for a nonresidential area.
- (4) Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be rounded sufficiently to permit safe vehicular traffic movement.

(c) *Easements.*

- (1) Utility easements centered on rear or side lot lines shall be provided where necessary and shall be at least 12-feet-wide, centered on the lot line.
- (2) Where a subdivision is traversed by a water course, drainway, channel or stream, there shall be provided a storm easement or drainage right-of-way conforming with the lines of the water course and such further width as will be adequate for the purpose.

(d) *Block dimensions.*

- (1) The lengths, widths, and shapes of blocks shall be determined with due regard to provision of adequate building sites, zoning requirements, and needs for convenient access, circulation, control and safety of street traffic.
- (2) Block lengths shall not exceed 1,200 feet, nor be less than 400 feet.

(e) *Lots.*

- (1) The lot size, width, shape, and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- (2) Lot dimensions shall conform to the zoning ordinance and as follows:
 - a. Residential lots, where served by sanitary sewers, shall not be less than 70 feet wide at the building setback line nor less than 6,000 square feet in area.
 - b. Residential lots, where served by other than public sanitary sewers, shall not be less than 70 feet wide nor less than 120 feet deep.
 - c. No lot shall be less than 100 feet in depth, and the general desirable lot shall be at least 65 feet wide by 120 feet deep.
 - d. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
- (3) All lots shall have a 25-foot building setback from the property line while corner lots shall have to provide a 25-foot building setback from both streets.
- (4) The subdividing of the land shall be such as to provide each lot with satisfactory access on a public street.
- (5) Double frontage and reverse frontage lots shall be avoided.
- (6) Side lot lines shall be at right angles or radial to street lines.

(f) *Required park areas in developments.*

- (1) Where a proposed park, playground, school or other public use shown on the comprehensive plan is located in whole or in part in a subdivision, the planning commission may require the dedication or reservation of such area within the subdivision as the planning commission deems reasonable.

- (2) Where deemed essential by the planning commission such other sites not anticipated in the comprehensive plan may be required as necessary for the area being developed.

Sec. 40-4. Required improvements.

- (a) *Iron rods.* Five-eighths inch by three feet long shall be placed at all boundary corners, block corners, angle points, points of curves in streets, and at such intermediate points as required by the city. All lot corners shall be staked with three-eighths-inch by ten-inch iron rods, centered in concrete.
- (b) *Improvements and streets.*
 - (1) Utility and street improvements shall be provided in each new subdivision in accordance with the standards specified below and at the expense of the developer.
 - (2) Public water improvements shall be construed as required by specifications in the Code of the city or the rules, regulations, or requirements of any governmental authority.
 - (3) Public sanitary sewer improvements shall be constructed as required by specifications in the Code of the city or the rules, regulations, or requirements of any governmental authority.
 - (4) All streets are to be paved. The minimum paving standard shall be a six-inch select compacted base overlaid by either bituminous surface treatment using limestone rock or asphaltic concrete plant mix to a minimum compacted depth of not less than 1½ inches.
 - (5) Major streets as required by the comprehensive plan.
 - (6) Collector streets shall have a minimum pavement of 41-foot back-to-back of concrete curb in a 60-foot right-of-way.
 - (7) Local streets shall have a minimum pavement of 31-foot back to back of concrete curb in a 50-foot right-of-way.
 - (8) All streets are to have an integral concrete curb and gutter along both sides.
 - (9) All local streets shall have a four-foot concrete sidewalk one foot from property line, while all other streets shall have five-foot sidewalks.
 - (10) Grading and center line gradients of streets shall be as shown on plans and profiles approved by the city.
 - (11) Storm sewer system and other drainage improvements shall be as per plans approved by the city.
 - (12) All street intersections shall have appropriate street name signs as approved by the city.
 - (13) Street lights shall be installed by the subdivider at all street intersections within the subdivision. All placement of lights shall be approved by the city before installation.

Sec. 40-5. Plats and data.

- (a) *General survey and layout maps.*
 - (1) General subdivision information shall describe the existing conditions of the site, and the proposed development to be undertaken. This information should describe existing covenants, land characteristics, and available community facilities and utilities; and general information describing the number of residential lots, typical lot width and depth, price range, business areas, public areas, proposed protective covenants, and proposed utilities and street improvements.
 - (2) Location map shall show a sketch of the proposed subdivision related to the surrounding general area, as well as development name, and major features in surrounding area; scale, north arrow, and date.
 - (3) Sketch plan on topographic survey shall show in simple sketch form the proposed layout of streets, lots, and other features in relation to existing conditions.

(b) *Topographic and improvement maps.*

- (1) Topographic data required as a basis for the preliminary plat, in subsection (b)(2) of this section, shall include existing conditions as follows:
 - a. Boundary lines: bearings and distance.
 - b. Easements: location, width and purposes.
 - c. Streets on and adjacent to the tract: name and right-of-way width and location; type width and elevation of surfacing; center line elevations; walks, curbs, gutters, culverts, etc.
 - d. Utilities on and adjacent to the tract: location, size, and invert elevations of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles, and street lights; if water mains and sewers are not on or adjacent to tract, indicate the direction to and size of nearest ones, showing invert elevation of sewers.
 - e. Ground elevations of the tract based on a datum plane approved by the city: for land that slopes less than approximately two percent show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions; for land that slopes more than approximately two percent either show contours with an interval of not more than five feet if ground slope is regular and such information is sufficient for planning purposes, or show contours with an interval of not more than two feet if necessary because of irregular land or need for more detailed data for preparing plans and construction drawings.
 - f. Subsurface conditions on the tract, if required by the planning commission: location and results of tests made to ascertain subsurface soil, rock and groundwater conditions; depth to groundwater unless test pits are dry at a depth of five feet; location and results of soil percolation tests if individual sewage disposal systems are planned.
 - g. Other conditions on the tract; water courses, marshes, rock outcrop, wooded areas, isolated preservable trees, one foot or more in diameter, houses, barns, shacks and other significant features.
 - h. Other conditions on adjacent land: approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, recording, date, number, and show approximate percent build-up, typical lot size, and dwelling type.
 - i. Several photographs of tract.
 - j. Zoning on and adjacent to tract.
 - k. Proposed public improvements: highways, or other major improvements planned by public authorities for future construction on or near the tract.
 - l. Key plan, showing location of tract.
 - m. Title and certificates: present tract designated according to official records in office of county recorder; title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow, datum, bench marks, certification of registered civil engineer or surveyor, date of survey.
- (2) Preliminary plat shall be at the scale of 100 feet to one inch or larger. It shall show all existing conditions required above in subsection (b)(1) of this section, topographic data, and shall show all proposals including the following:
 - a. Streets: names, right-of-way and roadway widths, approximate grades and gradients.
 - b. Other right-of-way or easements; location, width and purpose.

- c. Location of utilities, if not shown on other exhibits.
 - d. Lot lines, lot numbers and block numbers.
 - e. Sites, if any, to be reserved or dedicated for parks, playgrounds, or other public uses.
 - f. Sites, if any, for multi-family dwellings, shopping centers, churches, industry or other non-public use, exclusive of single-family dwellings.
 - g. Minimum building set back lines.
 - h. Site data, including number of residential lots, typical lot size and acres in parks, etc.
 - i. Title, scale, north arrow, and date.
- (3) Other preliminary plans. When required by the planning commission, the preliminary plat shall be accompanied by profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision; typical cross sections of the proposed grading, roadway and sidewalks, and preliminary plans of proposed sanitary and stormwater sewers with grades and sizes indicated. All elevations shall be based on a datum plane approved by the city.
- (4) Draft of protective covenants whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.
- (c) *Final plat approval and recording.*
- (1) Final plat shall be drawn in ink on tracing cloth at a scale of 100 feet to one inch. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the planning commission. The final plat shall show the following:
- a. Primary control points, approved by the city, or description and ties to such control points, to which all dimensions angles, bearings, and similar data on the plat shall be referred.
 - b. Tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way, and property lines of residential lots and other sites, with accurate dimensions, bearings, or deflection angles, and radii, arcs, and central angles of all curves.
 - c. Name and right-of-way width of each or other right-of-way.
 - d. Location, dimensions and purposes of any easements.
 - e. Number to identify each lot or site.
 - f. Purpose for which sites, other than residential lots, are dedicated or reserved.
 - g. Minimum building set back line on all lots and other sites.
 - h. Location and description of monuments.
 - i. Names of record owners of adjoining unplatted land.
 - j. Reference to recorded subdivision plats of adjoining platted land by record name, date, and number.
 - k. Certification by licensed surveyor or registered engineer certifying to accuracy of survey and plat.
 - l. Certification of title showing that applicant is land owner.
 - m. Statement by owner dedicating streets, rights-of-way, and any sites for public uses.
 - n. Title, scale, north arrow and date.
- (2) Cross sections and profiles of streets showing grades approved by the city.

- (3) A certificate by the city certifying that the subdivision has complied with one of the following alternatives:
 - a. All improvements have been installed in accord with the requirements of these regulations and with the action of the planning commission giving conditional approval of the preliminary plat; or
 - b. A bond or certified check has been posted, which is available to the city and in sufficient amount to ensure such completion of all required improvements.
- (4) Protective covenants in form for recording.
- (5) Other data as may be hereinafter required by the planning commission in the enforcement of these regulations.

Sec. 40-6. Variances.

- (a) Where the planning commission finds that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done, and the public interest secured; providing that such variation will not have the effect of nullifying the intent and purpose of the comprehensive plan or these regulations.
- (b) In granting variances and modifications, the planning commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

Sec. 40-7. Repealing clause.

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed to the extent of said conflict.

Sec. 40-8. Severability or separability clause.

Should any portion or part of this chapter be held for any reason invalid or unenforceable, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

Sec. 40-9. Penal provisions.

Any person violating any provision of this chapter within the corporate limits of the city or within its area of extraterritorial jurisdiction, shall be guilty of a misdemeanor.

Sec. 40-10. Applicable to all areas under city's extraterritorial jurisdiction.

All provisions of these subdivision regulations of this Code as the same now exists or hereafter amended shall be and are hereby extended and made applicable to all of the areas under the extraterritorial jurisdiction of the city as provided for in Texas Local Government Code ch. 42.

Sec. 40-11. Permit required prior to construction of water and sewer lines.

- (a) All persons or legal entities shall secure a permit from the city before beginning construction of water and/or sewer lines for the purpose of providing water and/or sewer services to residences or businesses located either within the city limits or its extraterritorial jurisdiction. Such permits are to be secured at city hall from such individuals as the city manager may designate.
- (b) All such water and/or sewer lines shall be constructed according to city specifications.

RESOLUTION NO. 20260309-01

RESOLUTION BY THE CITY OF DAINGERFIELD (“CITY”) DENYING SOUTHWESTERN ELECTRIC POWER COMPANY’S REQUEST FOR APPROVAL OF ITS PROPOSED “ELECTRIC SERVICE – LARGE LOAD CONTRACT” TARIFF; REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; AUTHORIZING PARTICIPATION IN THE COALITION OF SIMILARLY SITUATED CITIES AND AUTHORIZING INTERVENTION AND PARTICIPATION IN RELATED RATE PROCEEDINGS; AUTHORIZING THE RETENTION OF SPECIAL COUNSEL; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE

WHEREAS, Southwestern Electric Power Company (“SWEPCO” or “Company”) on about October 6, 2025, communicated via electronic mail that on about October 3, 2025, it had filed with the Public Utility Commission of Texas (PUCT) an application seeking approval of a tariff it calls its “Electric Service – Large Load Contract” (ES-LL Contract) and

WHEREAS, on about December 29, 2025, by written submittal, tendered to the City an amendment to its request for approval of SWEPCO’s proposed ES-LL Contract, amending its request by proposing a firm, effective date of February 2, 2026; and

WHEREAS, the City is a regulatory authority under the Public Utility Regulatory Act (“PURA”) and under Chapter 33, §33.001 et seq. of PURA has exclusive original jurisdiction over SWEPCO’s rates, operations, and services within the municipality;

WHEREAS, SPS proposed to implement its proposed increase in rates effective on February 2, 2026, which is 35 days after SWEPCO submitted its amended request for approval of its ES-LL Contract rate; and

WHEREAS, SWEPCO’s rate request presents a complex set of data detailing SWEPCO’s forecasts of potential demand for electricity and the commensurate infrastructure related to that potential load to serve, e.g., large-load customers such as data centers; and

WHEREAS, SWEPCO’s rate request poses novel issues that raise significant issues regarding the extra demand large-load customers will place on SWEPCO’s electric

system, the costs of additional infrastructure to meet that demand, and which customers should bear the cost of the additional infrastructure; and

WHEREAS, SWEPCO's request comprises piecemeal ratemaking generally avoided under sound ratemaking principles; and

WHEREAS, given the complexity of the issues presented by SWEPCO's request for a new tariff, the City will require the assistance of specialized legal counsel and rate experts to review the merits of SWEPCO's request; and

WHEREAS, in order to maximize the efficient use of resources and expertise in reviewing, analyzing and investigating SWEPCO's rate requests and changes in tariffs, the City coordinates its efforts with a coalition of similarly situated municipalities known as the Cities Advocating Reasonable Deregulation ("CARD"), to review SWEPCO's requests to change rates; and

WHEREAS, to the extent SWEPCO seeks review at the Public Utility Commission of Texas of the City's final decision regarding SWEPCO's proposed Electric Service – Large Load Contract, or because SWEPCO has submitted a similar request to the Public Utility Commission of Texas for service in the environs of the City and the decision of the Public Utility Commission of Texas will affect rates paid by the City and its citizens who are customers of SWEPCO, and in order for the City's participation to be meaningful it is important that the City promptly intervene in such proceeding at the Public Utility Commission of Texas.

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

Section 1. The findings set out in the preamble are in all things approved and incorporated herein as if fully set forth.

Section 2. SWEPCO failed to show that its proposed request is just and reasonable.

Section 3. The City hereby **DENIES** SWEPCO's request for approval of its tariff, "Electric Service – Large Load Contract" because, among other factors:

- A.** SWEPCO's request comprises piecemeal ratemaking that precludes a full analysis of whether SWEPCO's proposed rates result in potential, large-load customers paying their fair share of increases in cost;

- B.** SWEPCO's submittal fails to provide sufficient information to justify the terms set forth in its request, and in particular, SWEPCO fails to address, how stranded costs that may result from a departing large-load customer are to be treated;
- C.** SWEPCO's proposed new ES-LL Contract rate makes no mention of cost allocation or assigning of these new marginal costs incurred to solely serve the new large-load customers;

Section 4. The City authorizes intervention in proceedings related to SWEPCO's request for approval of a new tariff, the "Electric Service – Large Load Contract," before the Public Utility Commission of Texas and related proceedings in courts of law and participation in the coalition of cities known as the Cities Advocating Reasonable Deregulation (CARD).

Section 5. The City hereby orders SWEPCO to reimburse the City's rate case expenses as provided in the Public Utility Regulatory Act and that SWEPCO shall do so on a monthly basis and within 30 days after submission of the City's invoices for the City's reasonable costs associated with the City's activities, through its participation in CARD, related to its rate review or to related proceedings involving SWEPCO before the City, the Public Utility Commission of Texas, or any court of law.

Section 6. The City Secretary or other appropriate city official shall provide a copy of this Resolution to Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, 4524 Medical Parkway, Austin, Texas 78756 and as a courtesy, provide a copy to SWEPCO's local representative.

Section 7. Subject to the right to terminate employment at any time, the City retains and authorizes the law firm of Herrera Law & Associates, PLLC to act as Special Counsel with regard to rate proceedings involving SWEPCO before the City, the Public Utility Commission of Texas, or any court of law and to retain such experts as may be reasonably necessary for review of SWEPCO's rate application subject to approval by the City.

Section 8. The City, in coordination with the Steering Committee, shall review the invoices of the lawyers and rate experts for reasonableness before submitting the invoices to SWEPCO for reimbursement.

Section 9. A copy of this resolution shall be sent to Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, either by email to AHerrera@HerreraLawPLLC.com, or to P.O. Box 302799, Austin, Texas 78703, and a courtesy copy to SWEPCO's local representative

Section 10. The meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 11. To the extent any Resolution previously adopted by the City Council is inconsistent with this Resolution, it is hereby superseded.

Section 12. This resolution shall become effective from and after its passage.

PASSED AND APPROVED this 9th day of March, 2026.

Wade Kerley, Mayor

ATTEST:

Amanda Sanders, City Secretary

AGENDA INFORMATION SHEET
ITEM NO. 20260309-01

RESOLUTION BY THE CITY OF DAINGERFIELD (“CITY”) DENYING SOUTHWESTERN ELECTRIC POWER COMPANY’S REQUEST FOR APPROVAL OF ITS PROPOSED “ELECTRIC SERVICE – LARGE LOAD CONTRACT” TARIFF; REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; AUTHORIZING PARTICIPATION IN THE COALITION OF SIMILARLY SITUATED CITIES AND AUTHORIZING INTERVENTION AND PARTICIPATION IN RELATED RATE PROCEEDINGS; AUTHORIZING THE RETENTION OF SPECIAL COUNSEL; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE

PROPOSED NEW TARIFF FOR LARGE-LOAD CUSTOMERS:

On about October 6, 2025, communicated to the City *via e-mail* that on about October 3, 2025, it had filed with the Public Utility Commission of Texas (PUCT) an application seeking approval of a tariff it calls its “Electric Service – Large Load Contract” (ES-LL Contract).

SWEPCO historically has notified the City of new rate filings in writing via a hard copy submittal to the City’s offices, usually to the City Clerk and/or the City Secretary. Consequently because SWEPCO did not follow its usual mode of notifying the City of its filing, many CARD cities were not aware of SWEPCO’s proposed ES-LL Contract.

Following a series of communications between CARD’s Special Counsel and SWEPCO’s attorneys, SWEPCO agreed to amend its application to clarify it was seeking the City’s approval of the ES-LL Contract rate and to expressly state a proposed effective date for its proposed new tariff. In its amended request SWEPCO proposes and effective date of February 2, 2026.

Thus, the City must take action on SWEPCO’s request by no later than February 2, 2026.

DRIVERS FOR NEW TARIFF ACCORDING TO SWEPCO:

SWEPCO contends it needs the new ES-LL Contract tariff because:

1. Its existing “Contract for Electric Service” is not designed for the large loads expected to come online in SWEPCO’s Texas service area in the coming years;
2. The proposed new ES-LL Contract is necessary to provide terms of service to these anticipated large load customers, while ensuring existing customers and the Company are protected against the inherent risks associated with these loads;
3. New customers may significantly increase SWEPCO’s Texas retail load, and correspondingly, require it to make sizeable infrastructure investments to provide service;
4. The financial commitments required of potential large load customers in the proposed ES-LL Contract reasonably recognize and align with the financial commitments that will be required by SWEPCO to provide these customers’ service in the future and the ES-LL Contract rate will position the Company to make the financial commitments associated with the system improvements and additions that will be required to reliably and adequately serve the Company’s expanded needs of its system.

CITY ACTION REQUIRED BY FEBRUARY 2, 2026:

The City must take action by no later than **February 2, 2026**, SWEPCO’s proposed effective date. Based on SWEPCO’s proposed effective date as filed, if the City does not take action by **February 2, 2026**, SPS’ ES-LL Contract rate as filed will be deemed approved by operation of law.

REPRESENTATION AND PARTICIPATION IN CARD:

The law firm of Herrera Law and Associates, PLLC (through Mr. Alfred R. Herrera) has previously represented the City and its participation in the coalition of cities named the “Cities Advocating Reasonable Deregulation” (“CARD”) in rate matters involving SWEPCO, including SWEPCO’s pending general rate case and previous distribution, transmission, and fuel cases. The accompanying Resolution authorizes retention of Herrera Law & Associates, PLLC as Special Counsel and continued participation in the CARD coalition.

INTERVENTION AT THE PUBLIC UTILITY COMMISSION OF TEXAS:

SWEPCO filed its Statement of Intent to raise rates with the City and with the Public Utility Commission of Texas (“Commission”). It is crucial to participate in these proceedings because the Commission’s decisions will impact rates within the City. Thus, the accompanying Resolution authorizes intervention in proceedings at the Commission as well as any appeals taken from the Commission’s decision.

RATE CASE EXPENSES:

The Cities Advocating Reasonable Deregulation's ("CARD") reasonable rate case expenses are subject to reimbursement by the Company.

RECOMMENDATION:

DENY SWEPCO'S PROPOSED NEW CONTRACT RATE.

SWEPCO's proposed new contract rate, the Electric Service – Large Load Contract, presents a complex set of ratemaking issues.

First, SWEPCO's proposal is the epitome of "piecemeal" ratemaking. Generally, as a matter of sound public policy, piecemeal ratemaking is disfavored, and arguably precluded by the Public Utility Regulatory Act (PURA). Approval a single-item rates precludes the regulatory authority from being able to review whether the proposed rate is reasonable in light of the utility's *overall* costs, investments, and revenue from sales of electric service, and whether the single-issue rate recovers cost fairly from the cost causer.

Additionally, SWEPCO's ES-LL Contract rate is premised on load that does not yet exist, and demand that SWEPCO forecasts to be well above what it typically sees in year-over-year change in demand for electricity. Because the terms of the new contract and the corresponding rates are premised on projections, there is significant risk to ratepayers that the load will not materialize, leaving existing ratepayers to pay for any additions to SWEPCO's infrastructure (from generation to distribution facilities).

For example, in terms of the risk to ratepayers:

- SWEPCO's average peak demand is 4,900 MWs and SWEPCO projects that these new, large loads SWEPCO projects would each be approximately 5%-10% of SWEPCO's total system peak, suggesting potentially material increases in generation and transmission costs.
- Although perhaps an oversimplified example, if one new large-load customer executes a contract for 500 MWs of power and ultimately goes bankrupt or cancels its contract before the end of the term of its contract, this potentially will leave stranded costs to be recovered from the remaining customers. That is just one customer. For scale, many of the artificial intelligence (AI) datacenters are 250MW or more.
- SWEPCO's ES-LL Contract tariff does not address stranded costs in full. SWEPCO admits that these new investments will have a depreciable "life" longer than the 12-year contract term SWEPCO proposes, but offers no resolution to the

stranded costs to match the term of the contract to the depreciable life of assets added to meet the new large-load demand.

- SWEPCO's proposed new ES-LL Contract rate makes no mention of cost allocation or assigning of these new marginal costs incurred to solely serve the new large-load customers. Any costs not directly assigned to these contracts and customers is allocated to the broader system.

Given these risks to ratepayers, and because the PUCT may address SWEPCO's request in an expeditious manner, it is crucial for CARD to fully participate in the proceedings at the PUCT as early as possible.

Thus, though often CARD's Special Counsel recommends a "suspension" of the utility's proposed effective date for changes in rates, given the likely expedited treatment the PUCT may give SWEPCO's application, CARD's Special Counsel recommends the City deny SWEPCO's proposed new tariff, the "Electric Service – Large Load Contract," so that CARD may sooner and more efficiently and more fully, participate in the proceedings at the PUCT.

Note that denial of SWEPCO's request means that SWEPCO will file an appeal to the PUCT of the City's action. In the proceedings before the PUCT, CARD will more fully evaluate the merits of SWEPCO's proposal with the goal of ensuring a fair rate for large-load customers and to all other customers.

The City must take action by no later than February 2, 2026. If the City does not take action by February 2, 2026, SWEPCO's proposed new tariff is deemed approved as of that date by operation of law.

Daingerfield Animal Shelter Statistics - February 2026

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	
Watson	8/20/2024	Dog	Male	Mixed Breed	9 Months	N/A	N/A	
Heathcliff	1/29/2025	Dog	Male	Border Collie Mix	3 Months	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	Euthanized	2/23/2026	Kennel Crazy
Prue	7/21/2025	Dog	Female	Catahoula Mix	7 Weeks	Euthanized	2/23/2026	Kennel Crazy
Josie	10/23/2025	Dog	Female	Mixed Breed	10 Months	Euthanized	2/23/2026	Behavior
Rafa	11/17/2025	Dog	Male	Pit Bull Mix	3 Years	N/A	N/A	
Lumen	11/20/2025	Cat	Female	DSH (Black)	2 Years	N/A	N/A	Returned Adoption (2/6/2026)
Mister	12/3/2025	Dog	Male	Lab Mix	2 Years	N/A	N/A	
Shiva	12/8/2025	Cat	Female	DSH (Gray)	2 Years	Adopted	2/6/2026	
Penny	1/16/2026	Dog	Female	Mixed Breed	2 Years	N/A	N/A	
Mochi	1/30/2026	Cat	Female	DSH (Gray Tabby)	1.5 Years	N/A	N/A	
Tofu	1/30/2026	Cat	Male	DSH (Gray Tabby)	7 Months	N/A	N/A	
Nori	1/30/2026	Cat	Female	DSH (Tabico)	7 Months	N/A	N/A	
Udon	1/30/2026	Cat	Male	DSH (Gray Marble Tabby)	7 Months	N/A	N/A	
Soba	1/30/2026	Cat	Male	DSH (Gray Marble Tabby)	7 Months	N/A	N/A	
Deja	2/9/2026	Dog	Female	Mixed Breed	3 Months	N/A	N/A	
Nimbus	2/12/2026	Dog	Male	Shepherd Mix	2 Years	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: [52]
- Types of Inspections: Inoperable Vehicle, Unsanitary Conditions, Animal Nuisance, burning Trash
- Property maintenance: [43]
- Inoperable Vehicles: [20]
- Signage: [10]
- Burn Violations / Illegal Dumping/ Littering: [1]
- Animal Violations : [12]

2. Violations Issued

- Total Violations: [7 new cases]

3. Actions Taken

- Warnings Issued: [47]
- Notices of Violation: [47]
- Citations Issued: [3]
- Compliance Achieved: [5]

5. To Date:

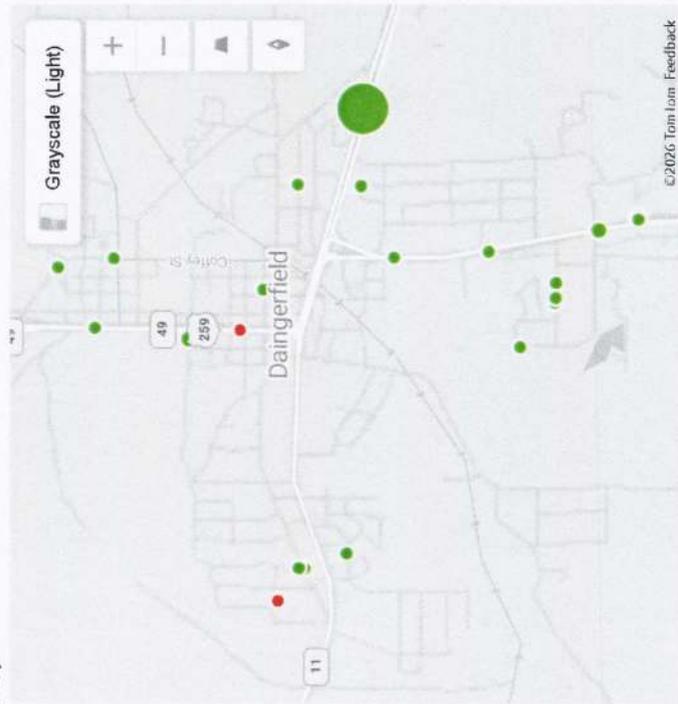
- Site Inspections: 803
- Compliance Achieved: 341
- Unable to Locate Owner: 13

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.

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



Map



Nature of Calls



ContractZone	Incidents	% of Total	Compliance %
Daingerfield	39	100.00%	89.74%
8:59 Emergency [539 secs]	39	100.00%	89.74%
A Completed Call-Dispatch Svcs	1	2.56%	0.00%
Arrival-Refusal No Treatment	6	15.38%	83.33%
Caller Request-Other	2	5.13%	100.00%
Mutual Aid Used	1	2.56%	50.00%
PIA-Cancelled by Fire/LE	1	2.56%	100.00%
Transferred to Hospital	31	79.49%	90.32%
Total	39	100.00%	89.74%

Destinations



[CTRL + click to select multiple contract zones](#)

Contract Zone

Daingerfield

Trip Date

2/1/2026

2/28/2026

Training Hours Total: 145

Public Relations

Date Hours Personnel

Public Relations Hours Total: 0

Monthly Total Hours: 291

Calendar Year:

City Responses YTD 26

Outside City Responses YTD 17

Total: 43

February 2026

Detailed Breakdown	
Audiobooks	0
Computer	55
DVDs	1
Games & Puzzles	0
Board Books	0
Graphic Novels	2
Easy Reader	5
Spanish	0
Children Fiction	8
Children NonFiction	0
Junior Fiction	4
Junior NonFiction	2
Classics	0
Young Adult Fiction	11
Adult Fiction	52
Adult NonFiction	2
Christian Fiction	29
Boundless/Local Authc	1
Total	172
CYTD Total	365

Basic Breakdown	
Audiobooks	0
Computer	55
DVDs	1
Games & Puzzles	0
Books	116
Total	172
CYTD Total	365

Totals	
Fax	\$89.00
Copies	\$234.30
Book Donations	\$58.50
Notary	\$4.00

Checkout Counts (includes renewals)	
Patron Category	
Adult	90
Juvenile	1
Young Adults	0
Total	91

New Patron Accounts	
Patron Category	Count
Adult	12
Juvenile	0
Young Adults	0
Renewal	5
Total	17

Total Visitors This Month:			
Total CYTD: 361		Total FYTD: 4705	
Monthly Breakdown:			
Age of activity	Activity	Number in Activity	FYTD
Birth - 5 yrs	Songs/Fingerplays, Games/Movement	14	47
6 yrs - 11 yrs	Recycled Crafts, STEM	4	72
12 yrs - 18 yrs		0	0
Adult	Book Club, Tea Party/W/Day Card Delivery	5	20
General Public		42	394
General Public	Summer Read	0	122
General Public	Summer Programs	0	252

Questions from Patrons	
Month:	3
CYTD:	4
FYTD:	90

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

February 2026

Printed: 3/2/2026

Cases Filed

Penal Count	1	Ordinance Count	4
Traffic Count	38	Parking Count	0
Other Count	3	STEP Count	0
Total Filed 46			

Amounts Collected

Tech Fund	\$ 65.66	Building Security Fund	\$ 80.42
State	\$ 1,513.51	Fine	\$ 3,222.30
City	\$ 1,322.17	Warrant Fee	\$ 50.00
Total Amount \$ 6,204.06			

Warrants

Issued	6	Recalled	8
Served	6	Outstanding Amount	\$ 428,214.93
Total Amount \$ 6,011.20			

Dispositions

Paid in Full	19	Credit for Time Served	5
Paid Partial	7	Dismissed	11
Appealed	0	Total Disposed	35

Trials

Jury	0	Total	1
Bench	1		



Citation Offense Count By Stop Type

Number of TRAFFIC Offenses (for *ALL*)		43
Number of CITATIONS		43
Speeding 11-15 (6011 - 3001)		13
Fail to Maintain Financial Responsibility (3049)		5
Speeding 15+ (6015 - 3001)		4
No Drivers License (3103)		3
Speeding in a School Zone (3596 - 3596)		3
Unsanitary Conditions (202)		3
Expired Motor Vehicle Registration (3656 - 3656)		2
Fail to Stop at Stop Sign (3006)		1
DRIVING WHILE LICENSE INVALID (3101)		1
Improper Turn (3014)		1
Possession Of Drug Paraphernalia (7000)		1
Disregard Red Light (3007 - 3007)		1
Speeding 5-10 (6005)		1
Violate Drivers License Restriction (3106 - 3106)		1
Inoperable Vehicle (203)		1
Drove without Lights when Required (3198 - 3198)		1
Fail To Display Drivers License (3263)		1

Number of NON-TRAFFIC Offenses (for *ALL*)		4
Number of CITATIONS		4
Possession Of Drug Paraphernalia (7000)		1
Assault, No Injury, 1st Offense (7004)		1
Public Intoxication 1st Offense (7005)		1
SALE TOBACCO TO MINOR (4100)		1

TRACEY CLIMER
CHIEF OF POLICE



DEANNA HARRISON
ADMINISTRATIVE ASSISTANT

Daingerfield Police Department
101 LINDA DRIVE • DAINGERFIELD, TX 75638

FEBRUARY 2026

CALLS OF SERVICE:	125
NUMBER OF TRAFFIC CONTACTS:	64
CRASH INVESTIGATIONS:	4
ARREST:	19

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

PUBLIC WORKS REPORT
Report Period February 1st – 28th, 2026

Personnel

- Number **7 full-time Public Works employees. 1 full-time Parks**
- Comments _____

Parks

- Trash **City park checked daily. Picked up trash Sanders St, Freeman St, Center St, Lindsey St, Ballfield, Wildwood, Jenkins, State St, Park St, W.M Watson, Oak St, Bradfield St, Carpenter St, Lone Star St, Linda Dr, Coffey St, Freeman Ave, Ochiltree St, McReynolds St, and Nichols St.**
- Mowing **N/A**
- Downtown Maintenance – **N/A.**
- Miscellaneous – **N/A.**

Streets

- Patching **Repaired Potholes on Houston St, Center St, Wildwood Dr, Irvin Pkwy, Freeman Ave, Gifford Ave, Short St, Nichols St, McReynolds St, Maddison St, Wildwood Rd, Grapevine Rd, Linda Dr, Carpenter St, Park Ln, Webb St, Redland St, Freeman St, Mt View, Johnson St, Ochiltree St, June St, and Oak St.**
- Signage **N/A.**
- Mowing **N/A**
- Tree Trimming **Trimmed/ removed trees Cason St, Oak St, and Webb St.**
- Drainage **Cleared drainage Lindsey St, and 1200 Webb St.**

Water

- Leak repairs
 - Service lines Repair service line at 806 Wildwood Rd and 203 Alabama St.
 - Main lines 6" main line repair at Willis St and W. M. Watson Blvd.
- Connections 50
- Disconnections 47
- Meter reading start/end 2/10/26
- Total meters read 1252
- Total customers billed 1080
- Re-reads/Leak Check 5
- Meters Replaced 0
- Pressure checks 1
- Taps installed 0
- Fire Hydrants
 - Repaired 0
 - Replaced 0
 - Flushed 18

City Departmental Usage

- (See Attached Listing)

Wastewater Treatment Plant

- Chlorine usage 368lbs .
- Maintenance/Repairs N/A.
- Non-Compliance Still waiting on final results from lab.
- Explanation N/A
- **Waste Water Treated**
 - Beginning reading 209321
 - Ending reading 221703
 - Total treated 12.731 Million Gallons – Avg 0.455 MGD
 - Rainfall 0.8" _
 - Sludge Removal 0 gallons

Miscellaneous Matters

Treatment plant is currently under construction. Aeration basin/ racetrack has had wall height increased. Four new aerators have been added. Clarifier has been retrofitted and came back online the week of 2/23. Electrical upgrades are being worked on at the moment.

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 7
- Sewer Repairs 0

- Taps installed

0

Miscellaneous Matters

We dropped off 8 trash carts. Picked up 2 trash carts. Completed maintenance on one trash cart.

**Water Accountability
Report Period
January 10th - February 10th
2026**

Location	
City Hall/Police Department	12,000
Library	200
Fire Department	700
Public Works	1,800
Wastewater Treatment Plant	412,200
Roundabout/Coffey St.	11,000
City Park (sprinkler)	
Dixie Youth Baseball	600
Animal Shelter	13,400
Total City Usage	451,900
Total Gallons Billed	7,895,600
Fire Fighting Gallons estimate	3,400
Line Flushing estimate	2,635,120
Leaks estimate 1/10 -2/10	850,340
Bulk Water - 1/10 -2/10	
	-
	-
	-
Total Gallons Used	11,836,360
Total Gallons Delivered	13,742,200
Difference	1,905,840
Percentage Unaccounted	14%

City of Daingerfield

Fiscal Year 2025–2026 Financial Overview

As of February 28, 2026

Revenue Summary

As of February 28, 2026, the City has collected \$2,356,524.47 in total revenue out of the \$4,641,940.00 budgeted for the fiscal year.

Category	Amount
Total Revenue Collected (YTD)	\$2,356,524
Total Revenue Remaining	\$2,285,415
Percent of Revenue Collected	50.77%
Percent of Revenue Remaining	49.23%

Expenditure Summary

Total expenditures for the fiscal year to date are \$1,840,626.47 out of the \$4,641,849.00 annual budget.

Category	Amount
Total Expenses Spent (YTD)	\$1,840,626
Remaining Budget	\$2,801,222
Percent of Budget Spent	39.65%
Percent of Budget Remaining	60.35%

Financial Position

Based on current year-to-date activity, revenue collections are generally on pace with annual projections while expenditures remain below the halfway mark of the annual budget. This indicates the City is operating within the approved budget for Fiscal Year 2025–2026.

Detailed revenue and expenditure information is provided in the following tables.

		CITY OF DAINGERFIELD			2/28/2026
CASH BALANCE SHEET					
TX HERITAGE Bank/Cypress/TexSTAR					
ACCOUNT NAME	BALANCE	RECEIPTS	DISBURSE	TOTALS	
Consolidated - THB	\$ 744,529.17	\$ 711,415.63	\$ 411,618.69	\$ 1,044,326.11	
TCDP Grant	\$ 202.09	\$ -	\$ -	\$ 202.09	
RBEG LOAN FUND	\$ 162,238.77	\$ 5,397.71		\$ 167,636.48	
RBEG-TYPE B	\$ 107,489.73	\$ 11,473.11		\$ 118,962.84	
MCBS CHECKING	\$ 8,943.35	\$ 3.43		\$ 8,946.78	
MCTF CHECKING	\$ 1,243.03	\$ 0.48		\$ 1,243.51	
MCBS/MCTF-CONSOLIDATED	\$ 100.00			\$ 100.00	
DDM CHECKING	\$ 735.19		\$ 200.00	\$ 535.19	
CHILD SAFETY-SZ	\$ 2,240.19	\$ 0.86		\$ 2,241.05	
ANIMAL SHELTER	\$ 11,356.28	\$ 6.55		\$ 11,362.83	
HOTEL/MOTEL CHCK	\$ 52,308.87	\$ 60.19		\$ 52,369.06	
PEG FEES SUDDNL	\$ 4,646.34	\$ 1.78	\$ -	\$ 4,648.12	
LOCAL TRUANCY PREVENTION	\$ 759.84			\$ 759.84	
HOME GRANT	\$ -			\$ -	
TXCDBG GRANT	\$ -			\$ -	
CITY PARK DONATION ACCOUNT	\$ 100.00	\$ -		\$ 100.00	
CYPRESS CD 02-1061	\$ 141,062.16	\$ 1,511.10	\$ -	\$ 142,573.26	
4.25% 8/14/2026					
CYPRESS CD 01-1037	\$ 141,029.58	\$ 1,510.76	\$ -	\$ 142,540.34	
4.25% 8/12/2026					
CYPRESS CD 01-1040	\$ 284,753.16		\$ -	\$ 284,753.16	
4.0% 4/19/2026					
CYPRESS CD 01-1041	\$ 283,174.46		\$ -	\$ 283,174.46	
4.0% 4/23/2026					
CYPRESS CD 02-1062	\$ 284,766.65		\$ -	\$ 284,766.65	
4.0% 04/19/2026					
CYPRESS CD 02-1063	\$ 283,174.46		\$ -	\$ 283,174.46	
4.50% 4/23/2026					
TexSTAR-01-1080	\$ 103,367.22	\$ 291.54		\$ 103,658.76	
YIELD-3.69%					
TexSTAR-02-1080	\$ 415,972.19	\$ 1,173.20		\$ 417,145.39	
YIELD- 3.69%					
TX HRTG C.O.B. # 2941	\$ 100.00		\$ -	\$ 100.00	
TX HRTG C.O.B. # 2968	\$ 100.00	\$ 119,258.19		\$ 119,358.19	
TX HRTG C.O.B. # 2984	\$ 9,550.43		\$ 9,477.43	\$ 73.00	
TX HRTG C.O.B. # 2976	\$ 100.00			\$ 100.00	
TX HRTG C.O.B. #1606	\$ 100.00			\$ 100.00	
TX HRTG C.O.B. #1614	\$ 112.55			\$ 112.55	
TX HRTG DEBT SERVICE #1835	\$ 198,119.04	\$ 73,454.39	\$ 243,853.49	\$ 27,719.94	
TX HRTG C.O.B. #2823	\$ 100.00	\$ 10,000.00	\$ -	\$ 10,100.00	
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	\$ 3,373,639.76	\$ 852,104.53	\$ 552,561.13	\$ 3,474,851.57	
CD's Maturing 2026					
Pool Account- No Term					

REVENUE

ACTUAL vs. BUDGET YTD

28-Feb-26

2025-2026

G/L Code	Account	YTD Actual	Budget	Remaining \$	Remaining %
1	General Revenue	\$1,703,445.32	\$2,835,788.00	\$1,132,342.68	39.93%
2	Water/Sewer	\$653,079.15	\$1,806,152.00	\$1,153,072.85	63.84%
Total		\$2,356,524.47	\$4,641,940.00	\$2,285,415.53	49.23%

EXPENSES ACTUAL vs. BUDGET YTD

28-Feb-26

2025-2026

G/L Code	Account Title	YTD Actual	Budget	Remaining \$	Remaining %
101	Legislative	\$6,581.57	\$32,029.00	\$25,447.43	79.45%
110	Administration	\$174,949.12	\$478,905.00	\$303,955.88	63.47%
120	Library	\$23,901.56	\$69,954.00	\$46,052.44	65.83%
201	Judicial	\$19,484.71	\$61,826.00	\$42,341.29	68.48%
202	Police Department	\$227,972.15	\$710,445.00	\$482,472.85	67.91%
203	Code Enforcement	\$96,269.72	\$168,578.00	\$72,308.28	42.89%
204	Fire Department	\$58,583.94	\$161,003.00	\$102,419.06	63.61%
205	Animal Shelter	\$64,057.46	\$157,130.00	\$93,072.54	59.23%
301	Streets	\$225,199.87	\$694,754.00	\$469,554.13	67.59%
401	Sanitation	\$145,700.81	\$434,193.00	\$288,492.19	66.44%
602	City Park	\$21,761.18	\$147,062.00	\$125,300.82	85.20%
601	Water	\$561,561.36	\$1,118,658.00	\$557,096.64	49.80%
608	Sewer	\$214,603.02	\$407,312.00	\$192,708.98	47.31%
Total		\$1,840,626.47	\$4,641,849.00	\$2,801,222.53	60.35%

Expenses over \$5,000 -FEB 28,2026

Invoice Date	Check Amount	Payee	Method of Distribution	Budgeted	Notes
2/27/2026	\$ (24,449.06)	DEBT SERVICE-INTERNET TRANSFER FROM CHK XXXX387 TO CHK XXXX635 6617816	TRANSFER	Y	MONTHLY DEBT SERVICE TRANSFER
2/24/2026	\$ (7,090.00)	CK # 63841	CHECK	Y	FIRE DEPARTMENT
2/20/2026	\$ (8,160.75)	ENTERPRISE FM TR DIRECT PAY	EFT	Y	LEASED VEHICLES
2/20/2026	\$ (8,883.32)	IRS USATAXPYMT	EFT	Y	PAYROLL TAXES
2/19/2026	\$ (28,441.28)	CITY OF DANGERTF PAYROLLDD	BANK DRAFT	Y	PAYROLL
2/13/2026	\$ (11,473.11)	EDC-SALES TAX-TYPE B-INTERNET TRANSFER FROM CHK 7387 TO CHK 2408 3486578	TRANSFER	Y	SALES TAX TRANSFER TO EDC TYPE B
2/13/2026	\$ (48,898.12)	INTERNET TRANSFER FROM CHK 7387 TO CHK 1835 5829965	TRANSFER	Y	TRANSFER TO COVER ANNUAL COB PAYMENT
2/12/2026	\$ (5,700.15)	CAPITAL ONE ONLINE PMT	EFT	Y	MONTHLY CREDIT CARD STATEMENT
2/12/2026	\$ (34,771.66)	REPUBLICSERVICES RSBILLPAY	EFT	Y	TRASH SERVICES
2/11/2026	\$ (13,955.92)	CK # 63281	CHECK	Y	ASCO- PUBLIC WORKS
2/10/2026	\$ (10,720.20)	CK # 63316	CHECK	Y	D&D - ABATEMENT
2/10/2026	\$ (43,900.80)	CK # 63306	CHECK	Y	NETMWD - TREATED WATER
2/10/2026	\$ (20,548.50)	CK # 63271	CHECK	Y	TPL INTERGOVERNMENTAL RISK- QUARTERLY INSURANCE PAYMENT
2/6/2026	\$ (15,957.90)	33531CURATIVE AD PAYMENT	EFT	Y	HEALTH INSURANCE
2/6/2026	\$ (25,182.60)	CITY OF DANGERTF PAYROLLDD	BANK DRAFT	Y	PAYROLL
2/5/2026	\$ (9,234.82)	IRS USATAXPYMT	EFT	Y	PAYROLL TAXES
2/3/2026	\$ (8,091.10)	TMRIS PAYROLL	EFT	Y	RETIREMENT
	\$ (328,459.29)				

CITY OF DAINGERFEILD
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	\$ 62,709.37	\$ 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	\$ 62,356.17	\$ 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	\$ 68,838.68	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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
	\$ 257,098.28	\$ 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%
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RURAL BUSINESS ENTERPRISE GRANT						
February 1, 2026						
LOANS						
Name	LOAN DATE	Loan Matures	Loan Amount	Payment Amount	Delinquent	BALANCE
						NOTES
Chris Smith- TexSTAR Properties	1/1/2019	1/1/2029	\$ 75,000.00	\$ 708.00		\$ 24,407.25
Chris Smith- TexSTAR Properties #2	7/27/2021	7/27/2031	\$ 76,884.00	\$ 725.00		\$ 45,273.10 Paid by Georgia Nava
Austin Luxury Realty	10/15/2021	10/15/2031	\$ 43,000.00	\$ 405.00		\$ 25,598.61
Morris Pharmacy Sean Family Realty	2/15/2022	2/15/2032	\$ 80,000.00	\$ 755.99		\$ 45,772.87
Marty Walker Realty	8/24/2022	8/24/2032	\$ 75,000.00	\$ 707.02		\$ 51,446.35
Start2Finish	12/1/2022	12/1/2027	\$ 35,000.00	\$ 621.16		\$ 14,526.37
Lindberge Construction	9/26/2024	9/26/2034	\$ 75,000.00	\$ 707.02		\$ 65,012.32
Chism Investments	1/1/2025	1/1/2035	\$ 49,000.00	\$ 462.00		\$ 44,961.09 One Payment Behind
Outstanding Loan Balance						\$ 316,997.96
BANK STATEMENT						
Revolving Loan Fund						
Beginning Balance			\$ 162,238.77			
Deposits for the month			\$ 5,207.27			
Interest			\$ 190.44			
Expenses for the month						
Bank Balance as of 2/28/2026			\$ 167,636.48			
EDC TYPE A Account						

Minutes of Regular Meeting
Northeast Texas Municipal Water District
Board of Directors
February 02, 2026 – 10:00 a.m.

The Board of Directors of the Northeast Texas Municipal Water District met in an open meeting on Monday, February 02, 2026, at 10:00 A.M. The meeting was held at 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
	Laura Mabey	-	City of Daingerfield
	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
Guest:	Andrew Arnold	-	Arnold, Walker, Arnold & Co.

President Jimmy Cox called the meeting to order at 10:00 a.m. Jack Salmon 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 Robyn Shelton and a second by Jack Salmon, the minutes of the December 29, 2025, meeting were approved. Motion carried, all voting aye.

Andrew Arnold with Arnold, Walker, Arnold & Co., P.C., highlighted the Fiscal Year End 2025 Financial Audit. The District's assets had a balance of \$44.8 million, while the net position increased by \$3 million. Mr. Arnold reported a clean audit and complimented the District. On a Motion by Patrick Smith and a second by George Otstott, approval of the Fiscal Year 2025 audit was made. Motion carried, all voting aye.

Dennis Hammond made a motion to approve the monthly investment report and the financial reports for all current accounts and funds, including the three-month review of LOPSS expenses based on actual water production for October, November, and December 2025. Laura Mabey seconded the motion. Motion carried, all voting aye. Jack Salmon made a motion to pay an annual limit of \$1,500 for TWA sponsorships. Dennis Hammond seconded the motion. Motion carried, all voting aye. Patrick Smith made a motion to pay invoices for professional services. Robyn Shelton seconded the motion. Motion carried, all voting aye.

Patrick Smith made a motion to approve employee health, dental, vision, and disability insurance. George Otstott seconded the motion. Motion carried, all voting aye.

Robyn Shelton made a motion to approve the Water Storage Agreement for the Luminant Monticello Winfield South Mine including the authorization to pay the annual storage fee. Laura Mabey seconded the motion. Motion carried; all voted aye, except Patrick Smith, who voted no.

Dennis Hammond made a motion to affirm and support the district's opposition to a watermaster appointment, as outlined in the response letter prepared by the general manager to TCEQ's letter regarding a watermaster evaluation for Cypress Creek and the Sulphur River Basin. George Otstott seconded the motion. Motion carried, all voting aye.

Dominik Sobieraj gave the Operations Manager report:

- Raw water quality is good. Alum dosages are stable between 47mg/l and 67mg/l.
- Pittsburg water treatment plant
 - Finished TCEQ routine inspection
 - January 9th storm damaged the roof at the water treatment plant.

- Insurance adjuster estimated claim value under the deductible.
- Contracting local repairs to address and prevent further damage.
- Tanner Water Treatment Plant and Systemwide Activities
 - Replacement for the damaged 24-inch mag flow meter on the raw water main at Tanner Plant has been ordered.
 - Gathering quotes and RFPs on several capital improvement projects.
 - Electrical work for raw water pump #3/vfd #3.
 - PLC/network/computers at Tanner Plant.
 - New tractor
 - Chlorine bay and chlorine feed system.
 - Fiber upgrades on the South Side.
 - Avinger/Jefferson pumps/valves VFD Conversion.
 - Valve & Pipe replacement.
 - Recommendation to award bid to SGL Utility Contractors at \$132,615.00.
 - Electrical Upgrades.
 - Recommendation to award bid to James D. White Electric at \$91,800.00.
 - VFD Pump to replace pumps 3 & 4.
 - Pump & VFD electrical installation
 - Recommendation to award bid to James D. White Electric at \$92,271.00.

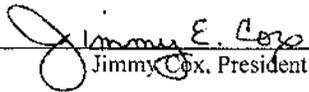
Patrick Smith made a motion to award SGL Utility Contractors the valve and pipe replacement bid, James D. White Electric the bid for electrical upgrades of the valve and pipe replacement, and James D. White Electric the VFD pump electrical installation bid. Dennis Hammond seconded the motion. Motion carried, all voting aye.

During the General Manager's report, Osiris Brantley updated the Board regarding the Texas Water Development Board Implementation Plan for Water Supply & Infrastructure Grants. She also informed the Board about the upcoming RRVA Conference on February 18-19, 2026, and the TWA Conference on March 11-13, 2026.

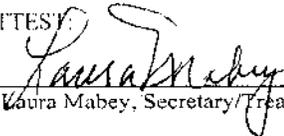
On a motion by Robyn Shelton and a second by Jack Salmon, the next meeting of the Board of Directors was set for February 23, 2026. Motion carried, all voting aye.

The Board of Directors meeting was adjourned at 11:18 a.m. on a motion by Jack Salmon with a second from George Otstott. Motion carried, all voting aye.

APPROVED:


Jimmy Cox, President

ATTEST:


Laura Mabey, Secretary/Treasurer

**CITY OF DAINGERFIELD
PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES**

February 3, 2026 | 4:00 PM

Daingerfield Municipal Building, 101 Linda Drive, Daingerfield, Texas

1. Call Meeting to Order

The meeting was called to order at 4:04 PM.

Members Present:

- Bob Scaff
- Stan Wyatt
- Martha Campbell
- Nancy Loyd
- Rona Elwell

City Staff Present:

Michelle Jones- City Manager

Amanda Sanders- City Secretary

Others:

N/A

2. Public Comments

No public comments were made.

3. Business

A. Discuss, Consider, and Possibly Take Action Regarding Proposed Preliminary Re-Plat

Commissioners discussed the proposed preliminary re-plat as presented.

Motion: Bob Scaff made a motion to approve the proposed preliminary re-plat as presented.

Second: Stan Wyatt seconded the motion.

Vote: All voted in favor.

Result: Motion carried.

4. Adjournment

There being no further business before the committee, the meeting was adjourned at **4:08 PM** on motion by Stan Wyatt seconded by Martha Campbell and all voted for. Motion carried.

ATTEST:



Amanda Sanders, City Secretary

