

NOTICE OF REGULAR CITY COUNCIL MEETING

CITY OF YANTIS, TEXAS
6:00 P.M., SEPTEMBER 16, 2025
YANTIS CITY HALL
103 CITY CIRCLE
YANTIS, TEXAS

Notice is hereby given that the City Council of the City of Yantis, Texas will hold a REGULAR MEETING at the above-named date, time, and location for the purpose of discussion, consideration, and action on all items listed below.

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **DISCUSS/CONSIDER ACTION:** YVFD Report (Wesley Crist)
5. **DISCUSS/CONSIDER ACTION:** Water/Sewer/Maintenance Report (David Freeman)
6. **DISCUSS/CONSIDER ACTION:** Update on Generator
7. **DISCUSS/CONSIDER ACTION:** 2025-2026 Proposed Budgets
8. **DISCUSS/CONSIDER ACTION:** Proposed Tax Rate CYA 2025
9. **DISCUSS/CONSIDER ACTION:** A resolution of the City of Yantis, Texas Authorizing the City Secretary or City Attorney to Make Non-Substantive Changes to the Adopted Zoning Ordinance; and Establishing an Effective Date
10. **DISCUSS/CONSIDER ACTION:** Update from Attorney
 - Sub-Division Ordinance
 - Permit Application
11. **DISCUSS/CONSIDER ACTION:** Consent Items
 - Minutes from Previous Meetings: August 26, 2025
 - Review & Submit for August 2025 Financial Reports
 - Approval of September 2025 Paid & Due Bills

ADJOURN

John D. Norris, III by: Tonya Norris

MAYOR

NOTES TO THE AGENDA:

The Council may vote and/or act upon each of the items listed in this Agenda.

The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

Persons with disabilities who plan to attend this meeting and who need assistance should contact Tonya Norris at (903) 383-2610 two working days prior to the meeting so that appropriate arrangements can be made.

If during the course of the meeting covered by this notice, the Council should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by Section 551.071 through 551.076 Texas Government Code will be held by the Council at the date, hour, and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Council may conveniently meet in such closed or executive meeting or session concerning any and all subjects and for any and all purposes permitted by Sections 551.071 through 551.076 Texas Government Code. Should any final decision, or final vote be required in the opinion of the Council with regard to any matter considered in such closed or executive meeting or session, then such final action, final decision, or final vote shall be at either:

The open meeting covered by this notice upon the reconvening of this public meeting, or

At a subsequent public meeting of the Council upon notice therefore; as the Council shall determine.

This is to certify that I, TONYA NORRIS, posted this Agenda on the glass front door of the Yantis City Hall, 103 City Circle, Yantis, Texas, on the 10th day of September 2025, at 9:00 AM.

Tonya Norris
City Secretary

**REGULAR CITY COUNCIL MEETING
CITY OF YANTIS, TEXAS
SEPTEMBER 16, 2025**

MINUTES

On the above date the City Council met in Regular Session with the following members Mayor John D. Norris, III, Mayor Pro-Tem Julie Mattox, Councilman Reed Gammill, Councilman Ken Sharp, Councilman Stephen Judkins and Councilman Gerald Schmidt. A list of guests is attached to these minutes.

Mayor Norris called the meeting to order at 6:04 p.m.

Mayor Norris led the City Council and guests in a word of prayer.

Mayor Norris led the Pledge of Allegiance.

TREASURY REPORT:

As of September 1, 2025, the following checkbooks had a balance of:

CITY OF YANTIS	\$ 37,226.75
YANTIS WATER DEPARTMENT	\$ 68,108.00
C.D. BALANCE (CNB)	\$ 229,858.16
SCARBOROUGH PARK	\$ 1,344.05
YANTIS EDC	\$ 24,554.60
LOAN BALANCE	\$(150,616.64)

YANTIS VOLUNTEER FIRE DEPARTMENT REPORT-WESLEY CRIST

Fire Chief Wesley Crist gave verbal comments from his written report. The report is attached to the minutes.

WATER & SEWER REPORT BY DAVID FREEMAN

- 1.9 million gallons pumped.
- 1.7 million gallons sold.
- We had several weeks of No Flow at the wastewater plant, but we are back running now.
- Two leaks worked this month.
- Tried to contact Commissioner Justin Bowning to thank him for the rock on Church Steet.
- Need to get pricing on a new excavator.

UPDATE ON GENERATOR

Concrete slab has been poured at Well #4. Mayor Norris is collaborating with the electrician to properly uninstall the generator from Well #7 and move it to the shop

to be serviced. When the service and repairs are complete it will be moved to Well #4 and installed to run that water well. No action was taken.

2025-2026 PROPOSED BUDGET

Mayor Pro-Tem Mattox moved to accept the 2025-2026 proposed budgets. Councilman Gammill seconded the motion. Motion carried (5-0).

PROPOSED TAX RATE CYA 2025

Councilman Gammill moved to accept the CYA 2025 proposed tax rate of \$0.1385 per \$100 of value. Councilman Sharp seconded the motion. Motion carried (5-0).

A RESOLUTION OF THE CITY OF YANITS, TEXAS AUTHORIZING THE CITY SECRETARY OR CITY ATTORNEY TO MAKE NON-SUBSTANTIVE CHANGE TO THE ADOPTED ZONING; AND ESTABLISHING AN EFFECTIVE DATE

Mayor Pro-Tem Mattox moved to adopt the Resolution Authorizing the City Secretary or City Attorney to Make Non-Substantive Changes to the Adopted Zoning Ordinance. Councilman Judkins seconded the motion. Motion carried (5-0).

UPDATE FROM ATTORNEY

Attorney Sarah Ross emailed a draft of the Subdivision Ordinance with highlighted areas of question. Mayor Norris asked the council to examine these concerns and provide feedback at next month's meeting. No action was taken.

CONSENT ITEMS:

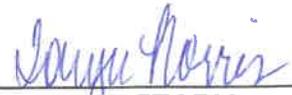
- ***Minutes from August 26, 2025, regular meeting***
Councilman Gammill moved to approve minutes with the following correction: *2025-2026 Audit - Councilman Gerald Schmidt voted against the motion rather than abstained from vote.* Correction was made to the minutes. Mayor Pro-Tem Mattox seconded the motion. Motion carried. (5-0)
- ***Review & Submit for Audit August 2025 Financial Reports***
Councilman Sharp moved to approve the financial reports as presented and Councilman Schmidt seconded the motion. Motion carried. (5-0)
- ***Approval of September Paid & Due Bills***
Councilman Gammill moved to pay the bills and Councilman Schmidt seconded the motion. Motion carried. (5-0)

ADJOURN

Councilman Schmidt moved to adjourn the meeting and Councilman Judkins seconded the motion. Motion carried. (5-0). Mayor Norris thanked everyone for coming and adjourned the meeting at 6:53 p.m.



MAYOR



CITY SECRETARY

Items for next agenda:
Excavator
Generator
Sub-division ordinance

YANTIS FIRE DEPARTMENT ACTIVITY REPORT

DATE:	INCIDENT:	MEMBERS RESPONDING:	TIME ON CALL:	TOTAL MAN HOURS:
8/1/2025	MEDICAL	2	0.50	1.00
8/3/2025	INVESTIGATION	2	0.50	1.00
8/5/2025	MEDICAL	1	0.50	0.50
8/5/2025	MEETING	12	2.00	24.00
8/7/2025	STRUCTURE FIRE	7	2.00	14.00
8/7/2025	MEDICAL	5	0.50	2.50
8/8/2025	MEDICAL	7	1.00	7.00
8/9/2025	MEDICAL	1	0.75	0.75
8/9/2025	SCHOOL	8	5.00	40.00
8/9/2025	INVESTIGATION	2	1.00	2.00
8/10/2025	MEDICAL	8	0.75	6.00
8/10/2025	MEDICAL	4	0.75	3.00
8/10/2025	MA HOPKINS CO.	7	0.50	3.50
8/10/2025	WORK DAY	3	3.50	10.50
8/11/2025	MEDICAL	4	0.75	3.00
8/15/2025	MEDICAL	2	0.25	0.50
8/15/2025	GRASS FIRE	10	2.00	20.00
8/16/2025	MVC	10	1.25	12.50
8/19/2025	MEDICAL	2	0.50	1.00
8/19/2025	TRAINING	15	2.00	30.00
8/19/2025	MEDICAL	15	0.50	7.50
8/19/2025	STRUCTURE FIRE	4	1.50	6.00
8/21/2025	CANCELED ENROUTE	2	0.25	0.50
8/21/2025	WORK DAY	2	2.00	4.00
8/21/2025	MEDICAL	4	0.25	1.00
8/24/2025	OVEN FIRE	5	0.50	2.50
8/25/2025	MEDICAL	2	0.75	1.50
8/26/2025	SCHOOL	3	4.00	12.00
8/28/2025	INVESTIGATION	3	0.50	1.50
8/28/2025	MEDICAL	3	0.50	1.50
8/31/2025	WORK DAY	1	1.00	1.00

TOTAL CALLS: 31

TOTAL MAN HOURS: 221.75

OFFICER'S SIGNATURE: *Wesley Lee Child #1601*

Proposed Operating Budget for the Yantis EDC 2025-2026

Estimated Operating Income

	2025-2026 PROPOSED BUDGET
Tax Revenues	\$ 50,000.00
Interest	\$ 60.00
Total Estimated Income	\$ 50,060.00

Estimated Operating Expenses

Advertising & Legal Notices	\$ 5,000.00
Miscellaneous	\$ 500.00
Economic Development Agenda	
A. Project #1 - Mural Project	\$ 25,000.00
B. Project #2 -	\$ 9,280.00
C. Project #3 - Park Upgrades	\$ 9,280.00
Office Supplies	\$ -
Postage	\$ -
Secretary's Pay/Expenses	\$ 1,000.00
Training/Travel	\$ -
TEDC/TEDSTA Dues	\$ -
Total Estimated Expenses	\$ 50,060.00

Proposed Operating Budget for the Yantis Water Dept. 2025-2026

Estimated Operating Income

Deposit on Meters	\$	5,050.00
Garbage	\$	85,000.00
Interest	\$	150.00
Late Charge	\$	7,200.00
Miscellaneous Income	\$	500.00
Sales Tax from Garbage	\$	6,000.00
Sewage Income	\$	62,500.00
Tapping Fees	\$	-
Water Income	\$	181,000.00
Total Estimated Income	\$	347,400.00

Estimated Operating Expenses

Audit	\$	8,500.00
Auto Fuel/Repair/Maintenance	\$	8,400.00
Education	\$	1,200.00
Engineer	\$	2,500.00
Garbage	\$	68,500.00
Grant Matching Funds	\$	-
Insurance	\$	9,000.00
Loan Payment (Sewer Repairs)	\$	48,000.00
Miscellaneous	\$	2,500.00
Postage	\$	2,650.00
Refund on Meters	\$	2,200.00
Repair	\$	54,100.00
Salaries	\$	60,000.00
Sales Tax on Garbage	\$	7,500.00
Sewage Permits	\$	2,000.00
Sewage Test	\$	9,600.00
Social Security & Withholding	\$	11,000.00
Supplies	\$	20,000.00
Texas Workforce Commission	\$	1,000.00
Utilities	\$	25,000.00
Water Permits	\$	1,000.00
Water Test	\$	2,500.00
Well Rent	\$	250.00
Total Estimated Expenses	\$	347,400.00

Proposed Operating Budget for the City of Yantis 2025-2026

Estimated Operating Income

	2025-2026 PROPOSED BUDGET
City Taxes	\$ 48,350.00
Community Center	\$ 3,500.00
Franchise	\$ 38,500.00
Interest	\$ 150.00
Miscellaneous Income	\$ 500.00
Rent	\$ 4,800.00
Sales Tax	\$ 150,000.00
Total Estimated Income	\$ 245,800.00

Estimated Operating Expenses

Appraisal Dist.Fee	\$ 1,500.00
Audit	\$ 8,500.00
Community Center	\$ -
Education	\$ 1,000.00
Election	\$ 2,500.00
Emergency Management Plan	\$ 550.00
Employee Bonus	\$ 9,000.00
Equipment Repair/Purchase	\$ 7,700.00
Insurance	\$ 9,000.00
Legal	\$ 15,000.00
Miscellaneous	\$ 500.00
Oil Mix	\$ 1,500.00
Repair	\$ 10,000.00
Social Security & Withholding	\$ 7,000.00
Supplies	\$ 20,000.00
Telephone	\$ 4,650.00
TML & ETCG Dues	\$ 1,000.00
Utilities	\$ 5,700.00
Wages	\$ 90,000.00
WCIC	\$ -
Wood County Tax Collection	\$ 700.00
Yantis Economic Development Corp.	\$ 50,000.00
Total Estimated Expenses	\$ 245,800.00

Small Taxing Unit Notice

The City of Yantis will hold a meeting at 6 pm on September 16, 2025 at Yantis City Hall Yantis Texas to consider adopting a proposed tax rate for tax year 2025. The proposed tax rate is \$0.1385 per \$100 of value.

The proposed tax rate would increase total taxes in City of Yantis by 3.82%.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Notice of Tax Rate (50-212)

Preparation Information

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ACT Tip: If you are creating notices for more than one entity you can automatically store the Preparer's Name menu, clicking on the User tab, and entering the information in the Worksheet Defaults screen.

Preparer's Name:

Title:

Date Prepared:

Website for Inspection:

Last Year's Tax Revenue:

Last year's taxable value:	32,623,441
TIF adjustment:	0
Last year's tax rate:	0.1420
Taxes refunded for years preceding 2024:	0
Last year's tax levy:	46,325

This Year's Tax Revenue, Excluding New Property

This year's total taxable value, excluding new property:	34,592,763
This year's proposed tax rate:	0.1385
This year's tax levy:	47,911

This Year's Tax Revenue, Including New Property:

This year's total taxable value:	34,904,453
This year's proposed tax rate:	0.1385
This year's tax levy:	48,343

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF YANTIS, TEXAS AUTHORIZING THE CITY SECRETARY OR CITY ATTORNEY TO MAKE NON-SUBSTANTIVE CHANGES TO THE ADOPTED ZONING ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Yantis, Texas is a Type-A General Law municipal corporation formed and organized pursuant to the constitution and laws of the State of Texas; and

WHEREAS, the City Council adopted an amended Zoning Ordinance with Use Chart and Appendices (Ordinance 03-25-25) in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City; and

WHEREAS, since the adoption, the City Council has been made aware of minor typographical and clerical errors, and the correction of same would have no substantive or legal effect on said ordinance; and

WHEREAS, the City Council finds and determines that it is in the best interest of the health, safety, and welfare of the City to authorize the City Secretary or City Attorney to make non-substantive changes to the typographical errors and form of the zoning ordinance.

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

SECTION 1. The recitals contained herein are found to be true, and such recitals are hereby made a part of this Resolution for all purposes.

SECTION 2. That the City Council hereby authorizes the City Secretary or City Attorney to make non-substantive changes to typographical errors and form of the zoning ordinance, including but not limited to pagination, the table of contents, headers and footers, and other clerical errors, so long as no substantive changes are made without the legally required public hearings.

SECTION 3. That this Resolution shall be effective immediately upon passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Yantis, Texas, on this the ___ day of September 2025.

APPROVED:

John D. Norris, III (Trey), Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

Sarah Ross, City Attorney