

NOTICE OF REGULAR CITY COUNCIL MEETING

CITY OF YANTIS, TEXAS
6:00 P.M., DECEMBER 18, 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 Purchase of Excavator
7. **DISCUSS/CONSIDER ACTION:** Update on Generator
8. **DISCUSS/CONSIDER ACTION:** Expansion Project at Main Street Estates
9. **DISCUSS/CONSIDER ACTION:** Hold a public hearing, present, discuss, and consider action on an Ordinance to adopt rules and regulations governing plats and subdivisions of land within the City of Yantis's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the City.
10. **DISCUSS/CONSIDER ACTION:** Update from Attorney
11. **DISCUSS/CONSIDER ACTION:** Inter-Local Agreement for Ad Valorem Tax Collection
12. **DISCUSS/CONSIDER ACTION:** Annual City Appreciation Dinner/Date/Location
13. **DISCUSS/CONSIDER ACTION:** Consent Items
 - Minutes from Previous Meetings: October 28, 2025
 - Review & Submit for October & November 2025 Financial Reports
 - Approval of December 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 15th day of December, 2025, at 4:00 PM.

Tonya Norris
City Secretary

**REGULAR CITY COUNCIL MEETING
CITY OF YANTIS, TEXAS
DECEMBER 18, 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, Council Member Ken Sharp, Council Member Stephen Judkins and Council Member Gerald Schmidt. Council Member Reed Gammill was absent. A list of guests is attached to these minutes.

Mayor Norris called the meeting to order at 6:00 p.m.

David Freeman led the City Council and guests in a word of prayer.

Mayor Norris led the Pledge of Allegiance.

TREASURY REPORT:

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

CITY OF YANTIS	\$ 35,018.11
YANTIS WATER DEPARTMENT	\$ 78,412.94
C.D. BALANCE (CNB)	\$ 231,596.27
SCARBOROUGH PARK	\$ 1,345.05
YANTIS EDC	\$ 36,740.80
LOAN BALANCE	\$(140,454.26)

YANTIS VOLUNTEER FIRE DEPARTMENT REPORT-WESLEY CRIST

Fire Chief Wesley Crist was absent but Mayor Norris read from his written report. The report is attached to the minutes.

WATER & SEWER REPORT BY DAVID FREEMAN

- 1.60 million gallons pumped.
- 1.30 million gallons sold.
- We are still experiencing some challenges at the wastewater treatment plant due to the dry conditions. We did find a turtle stuck in one of the pipes that was causing some of the issues. That situation has been fixed.

UPDATE ON PURCHASE ON EXCAVATOR

Mayor Norris has a meeting scheduled with Masco to get some pricing on a new excavator. Will report back next month. No action was taken.

UPDATE ON GENERATOR

Generator is running well. Everything is ready and plumbed and we are waiting on the electrician to complete the installation. It should be online within the next week.

EXPANSION PROJECT AT MAIN STREET ESTATES

Bethany Ashby presented the City Council with a site plan for an expansion at Main Street Estates. She is considering purchasing this property and would like to go ahead and expand on the property as the original owners planned but never followed through. The City Council was pleased with the details and the upgrades that she has planned for the expansion as well as the existing park. After some discussion, the attorney advised about zoning concerns. The property where the expansion will take place is currently not zoned as a mobile home district. Mayor Norris expressed that this must have been an error when the Zoning Ordinance was drafted because this is and was purchased originally as one piece of property. Continued discussion offered some encouragement that we could make an amendment to the Zoning Ordinance and allow this project to proceed. The attorney will investigate possible solutions. No action was taken.

PUBLIC HEARING

Mayor Norris opened the floor for discussion/questions concerning the Sub-Division Ordinance. No comments were made. Mayor Pro-Tem made a motion to approve the Ordinance as drafted, and Council Member Judkins seconded the motion. (4-0)

UPDATE FROM ATTORNEY

Next project the City Council would like to address is mobile home standards/requirements for new and existing mobile home parks. Sarah stated that she would begin some research as well as the above-mentioned zoning concern. No action was taken.

INTER-LOCAL AGREEMENT FOR AD VALOREM TAX COLLECTION

Council Member Schmidt made a motion to approve the Inter-Local Agreement for ad valorem tax collection with Wood County for the annual cost of \$676.00. Council Member Ken Sharp seconded the motion. Motion carried. (4-0)

ANNUAL CITY APPRECIATION DINNER/DATE/LOCATION

Mayor Norris suggested keeping the dinner local and suggested the Yantis Café. Mayor Norris said he would make all the arrangements with Felisha. Date was set for Tuesday, January 6, 2026.

CONSENT ITEMS:

- *Minutes from October 28, 2025, regular meeting*

Council Member Sharp moved to approve the minutes as presented. Mayor Pro-Tem Mattox seconded the motion. Motion carried. (4-0)

- ***Review & Submit for Audit October & November 2025 Financial Reports***

Council Member Judkins moved to approve the financial reports as presented and Council Member Sharp seconded the motion. Motion carried. (4-0)

- ***Approval of December 2025 Paid & Due Bills***

Council Member Sharp moved to pay the bills and Council Member Judkins seconded the motion. Motion carried. (4-0)

ADJOURN

Council Member Schmidt moved to adjourn the meeting and Mayor Pro-Tem Mattox seconded the motion. Motion carried. (4-0). Mayor Norris thanked everyone for coming and adjourned the meeting at 7:24 p.m.



MAYOR



CITY SECRETARY

Items for next agenda:

CITY COUNCIL REPORT

December 18, 2025

I. REPORT OF CALLS FOR THE MONTH:

- A. Calls for the month of October 2025 were Meeting – 1, Medicals – 16, Trainings-1, MVC-2, Event Stand-By – 2, Public Relations – 1, Public Education – 1, Structure Fires – 1, Grass Fires – 1, Workdays – 6, Schools – 9, Investigations – 3, Gas Leak - 1. Total calls 47, total man hours were 512.00.
- B. Calls for the month of November 2025 were Meeting-1, Medicals-8, Trainings-2, MVC-5, Public Relations-2, Mutual Aid Hopkins Co. Structure Fire-1, Grass Fires-5, Workdays-4, Hay Bales Fire-1, Investigation-3, Mutal Aid Coke Grass Fires-5. Total calls 37, total man hours were 334.00.
- C. Used 1,150 gallons of water for the month of October
- D. Used 30,600 gallons of water for the month of November.

II. Training:

- A. Our 6 members have completed the classes and have taken the National Registry exam.

III. Toys for Tots:

- A. The department teamed up with Go Fish to collect Toys for Tots. We received 5 boxes full of toys and \$1,000.00 in donations.

IV. Election:

- A. The department held their election at the December meeting, and the following are the officers that were elected.
 - Wesley Crist – Chief
 - Mark Coker – 1st Assistant Chief
 - Nathan Crist – 2nd Assistant Chief
 - Captain – Keving Hass
 - Lieutenant Jermiah Bye
 - Secretary Sharon Bye

V. Grant:

- A. Contract has been submitted for the new tender.
- B. Now we are waiting for it to be built.

VI. Christmas Dinner:

- A. The department had their annual Christmas dinner and awards banquet Sunday night at Neon Moon the following received the following awards:
1. The Supporter of the Year went to the Yantis Federal Credit Union
 2. Scarborough Fighting Heart Award went to Clayton Stephens and Jennifer Crist. These 2 individuals have been through one round of cancer and beat it. Both are going through the fight again.
 3. The Fireman of the Year went to Sharon Bye.

VII. Banking:

- A. The money has been transferred to the Credit Union.
B. Have funds in both places now.

Submitted by: Melby L. Chil #1601

Date: December 18, 2025

YANTIS FIRE DEPARTMENT ACTIVITY REPORT

DATE:	INCIDENT:	MEMBERS RESPONDING:	TIME ON CALL:	TOTAL MAN HOURS:
10/1/2025	WORK DAY	2	1.00	2.00
10/2/2025	INVESTIGATION	3	1.00	3.00
10/2/2025	SCHOOL	6	4.00	24.00
10/3/2025	GAS LEAK	3	1.00	3.00
10/3/2025	MEDICAL	5	1.25	6.25
10/4/2025	MEDICAL	2	0.25	0.50
10/4/2025	EVENT STANDBY	3	6.25	18.75
10/5/2025	EVENT STANDBY	1	5.00	5.00
10/5/2025	WORK DAY	1	4.00	4.00
10/5/2025	MVC	10	4.00	40.00
10/6/2025	SCHOOL	6	4.00	24.00
10/7/2025	PUBLIC RELATIONS	14	4.00	59.50
10/8/2025	MEDICAL	3	0.50	1.50
10/9/2025	INVESTIGATION	7	1.00	7.00
10/9/2025	PUBLIC EDUCATION	2	3.00	6.00
10/9/2025	SCHOOL	6	4.00	24.00
10/9/2025	MEDICAL	2	1.25	2.50
10/10/2025	MEDICAL	1	0.50	0.50
10/10/2025	MEDICAL	3	0.25	0.75
10/10/2025	MEDICAL	6	4.00	24.00
10/11/2025	WORK DAY	2	2.00	4.00
10/11/2025	SCHOOL	6	4.00	24.00
10/12/2025	WORK DAY	2	1.00	2.00
10/13/2025	MEDICAL	3	0.75	2.25
10/13/2025	SCHOOL	6	4.00	24.00
10/14/2025	MEDICAL	6	0.50	3.00
10/14/2025	MEETING	12	2.50	30.00
10/15/2025	STRUCTURE FIRE	7	1.50	10.50
10/15/2025	GRASS FIRE	2	1.00	2.00
10/16/2025	WORK DAY	1	1.00	1.00
10/16/2025	SCHOOL	6	4.00	24.00
10/16/2025	MEDICAL	2	1.00	2.00
10/18/2025	WORK DAY	2	3.00	6.00
10/19/2025	PUBLIC RELATIONS	7	3.00	21.00
10/19/2025	MEDICAL	3	1.00	3.00
10/20/2025	GAS LEAK	2	0.50	1.00
10/20/2025	MEDICAL	4	1.00	4.00
10/20/2025	SCHOOL	6	4.00	24.00
10/21/2025	MEDICAL	2	0.50	1.00
10/21/2025	TRAINING	7	2.00	14.00
10/23/2025	MEDICAL	2	1.00	2.00
10/24/2025	INVESTIGATION	2	0.25	0.50
10/24/2025	SCHOOL	6	4.00	24.00
10/25/2025	MEDICAL	2	0.50	1.00
10/27/2025	SCHOOL	6	3.50	21.00
10/27/2025	MEDICAL	8	0.25	2.00
10/29/2025	MVC	5	0.50	2.50

TOTAL CALLS:

47

TOTAL MAN HOURS:

512.00

OFFICER'S SIGNATURE:

[Handwritten Signature] *Chief #1601*

YANTIS FIRE DEPARTMENT ACTIVITY REPORT

DATE:	INCIDENT:	MEMBERS RESPONDING:	TIME ON CALL:	TOTAL MAN HOURS:
11/4/2025	GRASS FIRE	1	1.50	1.50
11/4/2025	MEETING	8	2.00	16.00
11/5/2025	GRASS FIRE	4	0.25	1.00
11/6/2025	M/A COKE GRASS FIRE	4	2.25	9.00
11/6/2025	M/A COKE GRASS FIRE	1	4.00	4.00
11/6/2025	MEDICAL	6	1.00	6.00
11/7/2025	HAY BALES FIRE	11	4.50	49.50
11/7/2025	MVC	11	1.50	16.50
11/7/2025	INVESTIGATION	2	0.50	1.00
11/8/2025	MVC	7	1.00	7.00
11/8/2025	INVESTIGATION	7	2.00	14.00
11/8/2025	GRASS FIRE	6	0.50	3.00
11/10/2025	WORK DAY	2	3.50	7.00
11/10/2025	MEDICAL	1	0.50	0.50
11/11/2025	TRAINING	11	2.00	22.00
11/12/2025	MEDICAL	2	1.00	2.00
11/12/2025	MEDICAL	7	1.25	8.75
11/12/2025	WORK DAY	2	1.75	3.50
11/13/2025	WORK DAY	1	1.50	1.50
11/14/2025	M/A COKE GRASS FIRE	3	1.25	3.75
11/15/2025	PUBLIC RELATIONS	1	4.50	4.50
11/15/2025	M/A COKE GRASS FIRE	9	1.50	13.50
11/15/2025	MEDICAL	2	0.75	1.50
11/16/2025	M/A H.C. STRUCTURE FIRE	3	1.25	3.75
11/17/2025	MVC	3	0.75	2.25
11/18/2025	WORK DAY	1	1.50	1.50
11/18/2025	FUNERAL	11	4.00	44.00
11/18/2025	TRAINING	5	1.50	7.50
11/18/2025	MEDICAL	4	0.50	2.00
11/21/2025	MVC	9	1.00	9.00
11/22/2025	PUBLIC RELATIONS	10	4.00	40.00
11/23/2025	GRASS FIRE	9	1.00	9.00
11/24/2025	MVC	5	1.00	5.00
11/25/2025	MEDICAL	5	0.25	1.25
11/26/2025	INVESTIGATION	7	0.25	1.75
11/27/2025	GRASS FIRE	6	1.50	9.00
11/30/2025	MEDICAL	2	0.50	1.00

TOTAL CALLS: 37

TOTAL MAN HOURS: 334.00

OFFICER'S SIGNATURE: 



Trey Norris <cowboysteel2k@gmail.com>

Main Street mobile home park expansion proposition

7 messages

Bethany Ashby <bethany.ashby@nationslending.com>

Mon, Nov 17, 2025 at 5:30 PM

To: "yantistn@peoplescom.net" <yantistn@peoplescom.net>, "cowboysteel2k@gmail.com" <cowboysteel2k@gmail.com>

Trey, great catching up with you today. I am attaching the current plat of Main Street Estates as it sits along with the proposed addition of the mobile homes that I would like to add to the park.

A few key points I would like to point out and that I will present to the Council. I will be buying the exact style and model of homes from Chad Whisenhunt, who currently owns the park, so there will be continuity to the look of the homes.

I will have an additional entrance into the park on the north side of the property, and bank of mailboxes at the entrance. My plan is to tie in an additional road for an additional egress point to the existing road. I will add a fence to the front and the back side of the property. A new road will be established where the current "cabin" is installed and small porch along the side of each home.

I understand that council members are concerned about the overall look of the property, and my plan is to improve the property with new clean well-run homes that serve a much-needed demographic with affordable housing. I will be retaining the on-site property manager in place and since I am local, I can maintain the property and keep eyes on it at all times as well.

Happy to discuss this in great detail in person or answer any additional questions in advance that you might have. Don't hesitate to reach out.

Looking forward to seeing you again!

Regards,

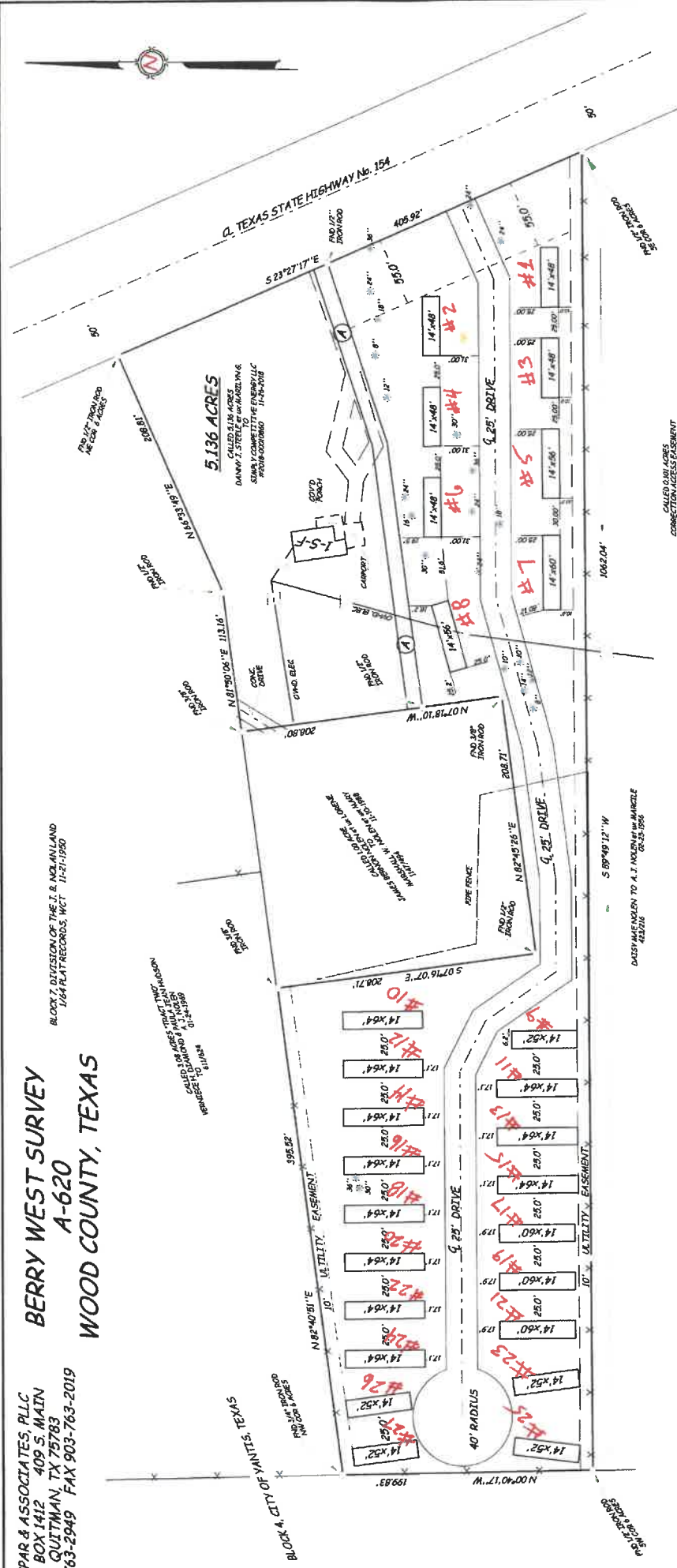
RUPAR & ASSOCIATES, PLLC
 P.O. BOX 1412 409 S. MAIN
 QUITMAN, TX 75783
 903-763-2949 FAX 903-763-2019

**BERRY WEST SURVEY
 A-620
 WOOD COUNTY, TEXAS**

BLOCK 7, DIVISION OF THE I. & M. LAND
 1/44 PLAT RECORDS, WCT 11-21-1920

CALLER: JAMES MARSHALL
 14.88 ACRES
 11-24-2011

5.136 ACRES
 CALLER: JAMES MARSHALL
 14.88 ACRES
 11-24-2011



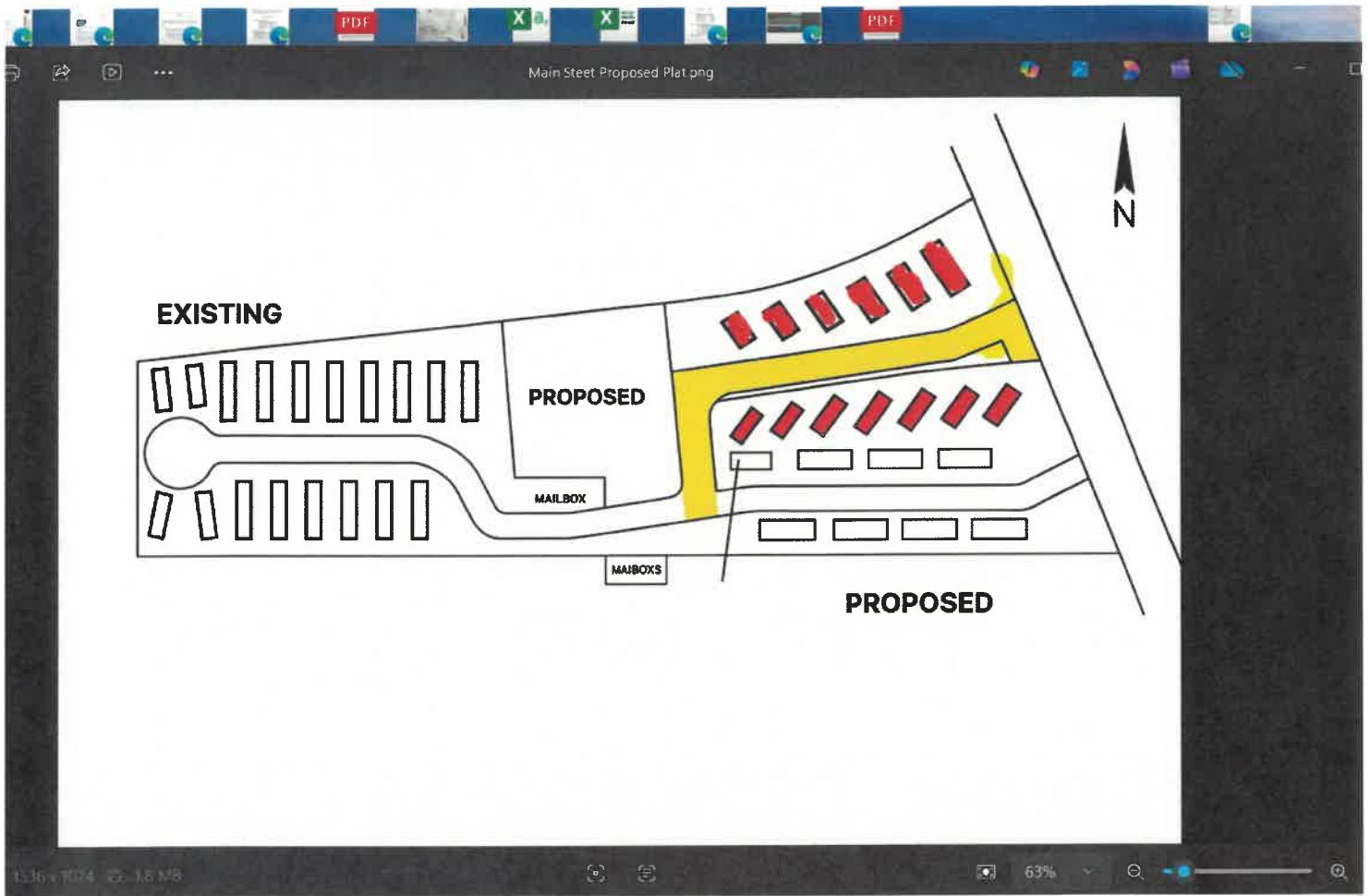
**SITUATIONAL DRAWING OF
 SIMPLY COMPETITIVE ENERGY LLC TRACT**

NOTE: THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THIS TRACT.

REVISED 02-04-2019
 SOUTH EASTERLY SECTION
 REPLACED WITH MOBILE HOMES
 REVISED 06-18-2019
 SOUTHEASTERLY SECTION MOVED
 SOUTH EASTERLY SECTION MOVED
 14' X 60' MOBILE HOME ON SOUTHEASTERLY
 SECTION MOVED WEST 3'

BRUCE W. RUPAR
 11-24-2011

RUPAR & ASSOCIATES, PLLC
 Surveying & Mapping
 409 S. Main, Quitman, Texas
 DATE: 01-09-2019 SCALE: AS NOTED W/04909



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF YANTIS, TEXAS, ADOPTING PLATTING AND SUBDIVISION REGULATIONS; PROVIDING A PENALTY NOT TO EXCEED FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Yantis, Texas (“City”) is a Type A general-law municipality located in Wood County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City is authorized by Chapter 212 of the Texas Local Government Code to adopt rules governing plats and subdivisions of land within the City’s jurisdiction to promote the health, safety, morals, or general welfare of the city as well as the safe, orderly, and healthful development of the city;

WHEREAS, the purpose of plat approval is to ensure that subdivisions are safely constructed and to promote the orderly development of the community and helps protect future purchasers from inadequate police and fire protection, inadequate drainage, or unsanitary conditions; and

WHEREAS, following a properly noticed public hearing, the City Council deems it necessary to adopt platting and subdivision regulations as the City Council deems it necessary to promote the health, safety, morals, or general welfare of the city as well as the safe, orderly, and healthful development of the city, that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced.

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

SECTION 1. That the foregoing recitals are incorporated into this Ordinance as if fully set forth herein.

SECTION 2. That **Exhibit A**, which is attached hereto and incorporated into this ordinance for all intents and purposes, is hereby adopted as the City of Yantis Subdivision Regulations.

SECTION 3. This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. In the event of a conflict; however, this ordinance shall prevail.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not

affect the validity of this ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 5. That any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

SECTION 6. This ordinance shall become effective immediately from and after its passage and approval, and after publication as may be required by law.

DULY PASSED by the City Council for the City of Yantis, Texas on the 18th day of December, 2025.

APPROVED:



John D. Norris, III, Mayor

ATTEST:



Tonya Norris, City Secretary



**KEVIN WHITE
COUNTY JUDGE
WOOD COUNTY, TEXAS**

P.O. Box 938 • QUITMAN, TX 75783 • 903-763-2716 • Fax: 903-763-2902 • E-Mail: countyjudge@mywoodcounty.com

September 17, 2025

Dear Taxing Entity:

Enclosed you will find three originals of the proposed interlocal agreement between your Taxing Entity and Wood County. This agreement provides your tax collections to be directed to Wood County Tax Assessor/Collector and the related expenses or fees are shown in Exhibit A. Please have your legal counsel review the agreement and have it signed by an authorized representative.

After proper review and approval, please return all copies. Upon the receipt of originals from all entities, Wood County Commissioners Court will take action for approval. Immediately after this approval, your entity's original copy will be returned with all signatures.

Please remind your taxpayers that property tax information can be accessed on the county's web page www.mywoodcounty.com, click on "On-Line Service" or to make a payment, click on "Payment Center".

Your participation in the approval process is appreciated. We would like to receive all the agreements from all the entities by October 14, 2025.

Sincerely

A handwritten signature in blue ink, appearing to read "Kevin White".

Kevin White
Wood County Judge

Enclosures

THE STATE OF TEXAS §

COUNTY OF WOOD §

INTERLOCAL COOPERATION AGREEMENT FOR AD VALOREM TAX COLLECTION

THIS AGREEMENT is made and entered into this 1st day of September, 2025, by and between **WOOD COUNTY**, a political subdivision of the State of Texas, hereinafter referred to as “**COUNTY**,” and **CITY OF YANTIS**, Wood County, Texas, also a political subdivision of the State of Texas, hereinafter referred to as “**TAXING ENTITY**.”

WHEREAS, COUNTY and TAXING ENTITY mutually desire to be subject to the provision of V.T.C.A. Government code, Chapter 791, the Interlocal Cooperation Act, and V.T.C.A., Tax Code, Section 6.24; and

WHEREAS, TAXING ENTITY has the authority to authorize the **COUNTY** to act as tax assessor and collector for **TAXING ENTITY** and the **COUNTY** has the authority to so act;

NOW THEREFORE, COUNTY and TAXING ENTITY, for the mutual consideration hereinafter stated, agree and understand as follows:

I.

The effective date of this agreement shall be the 1st day of September 2025. The term of this Agreement shall be for a period of one year, from September 1, 2025 to and through August 31, 2026. This agreement is subject to renewal for an additional one year term unless terminated in writing by the Wood County Commissioners Court or the Board of the **TAXING ENTITY**. Such written notice shall be given no later than ninety days in advance of the expiration date of the agreement, or no later than ninety days in advance of the termination date of any renewal agreement as provided herein.

II.

For the purposes and consideration herein stated and contemplated, **COUNTY** shall provide the following necessary and appropriate services for the **TAXING ENTITY** to the maximum extent authorized by this agreement, without regard to race, sex, religion, color, age, disability or national origin;

1. COUNTY, by and through its duly elected tax assessor-collector, shall serve as tax assessor-collector for TAXING ENTITY for ad valorem tax collection purposes for fiscal year 2025 and for each fiscal year thereafter, as herein provided. COUNTY agrees to perform for the TAXING ENTITY all necessary duties hereby authorized, and the TAXING ENTITY does hereby expressly authorize COUNTY to do and perform all acts necessary and proper to assess and collect taxes for the TAXING ENTITY. COUNTY agrees to collect base taxes, penalties, interest and attorney's fees.

2. COUNTY agrees to prepare and mail all tax statements, provide monthly typewritten or computer generated collection reports to the TAXING ENTITY, prepare tax certificates, develop and maintain both current and delinquent tax rolls, meet the requirements of Section 26.04 of the Texas Tax Code and develop and maintain such other records and forms as are necessary or required by law, State rules and/or regulations. COUNTY further agrees to assist in the calculation of the effective and rollback tax rate calculation. It will be the TAXING ENTITY's responsibility and expense for the required publications.

COUNTY agrees upon request to offer guidance and the necessary forms for posting notices of required hearing and quarter page notices as required by Sections 26.05 and 26.06 of V.T.C.A. Tax Code. Any required publication, such as the quarter page notices, shall be the responsibility of the TAXING ENTITY.

3. TAXING ENTITY shall provide to COUNTY and the County Tax Assessor-Collector's office the final signed and authorized resolution setting TAXING ENTITY'S tax rates each and every tax year on or before September 21st of each tax year in order to allow for timely tax collections notices to be mailed on or as reasonably possible by October 1 of each tax year. In the event TAXING ENTITY fails to provide its signed and authorized tax adoption resolution setting its tax rates on or before September 21st of the tax year, TAXING ENTITY will be responsible for any and all costs of separate tax bill printing and mailing costs occurred on behalf of TAXING ENTITY.

4. TAXING ENTITY agrees to promptly deliver to the possession and control of COUNTY all records it has accumulated and developed in assessment and collection of taxes, and to cooperate in furnishing or locating any other information and records needed by COUNTY to perform its duties under the terms and conditions hereof.

5. COUNTY agrees to allow an audit of the tax records of TAXING ENTITY during normal working hours with at least 48 hours advance written notice to COUNTY. The expense of any and all such audit and/or audits shall be paid for solely by TAXING ENTITY. A copy of any and all such audit and/or audits shall be furnished to the COUNTY.

6. If required by TAXING ENTITY, COUNTY agrees to obtain a surety bond for the County Tax Assessor/Collector, such bond to be conditioned on the faithful performance of his/her lawful duties, payable to and in an amount determined by the governing body of the TAXING ENTITY. The premium for any and all such bonds as may be required by the TAXING ENTITY shall be borne by CITY OF YANTIS.

7 COUNTY agrees that it will fax or mail monthly collection reports to TAXING ENTITY listing current taxes, delinquent taxes, penalties and interest; provide monthly Maintenance and Operation, hereinafter referred to as M&O, and Interest and Sinking, hereinafter referred to I&S, collection reports; provide monthly recap reports; and provide monthly attorney fee collection reports. All reports shall be typewritten or computer generated.

8. Tax Certificates fees will be retained by the COUNTY. Any interest that may be accumulated will be retained by the COUNTY.

III.

COUNTY shall designate and does hereby designate the County Tax Assessor/Collector to act on behalf of the COUNTY Tax Office, and to serve as Liaison for COUNTY and TAXING ENTITY. County Tax Assessor/Collector and his/her designated substitute, shall ensure the performance of all duties and obligations of COUNTY as herein stated; shall devote sufficient time and attention to the execution of said duties on behalf of COUNTY in full compliance with the terms and conditions of this agreement; shall provide immediate and direct supervision of the COUNTY Tax Office employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of COUNTY and TAXING ENTITY. In order to fully administer the duties and operation of the Tax office and to effectively and efficiently communicate with the taxpayers and citizens of both COUNTY and TAXING ENTITY, COUNTY retains the right to select its own delinquent

tax collection attorney and COUNTY agrees to reasonably cooperate with TAXING ENTITY in the collection of delinquent taxes and related activities.

IV.

TAXING ENTITY shall designate and does hereby designate the Business Manager to act on behalf of TAXING ENTITY, and to serve as Liaison for TAXING ENTITY by and between COUNTY and the COUNTY Tax Office to ensure performance of all duties and obligations of TAXING ENTITY as herein stated; shall devote sufficient time and attention to the execution of said duties on behalf of TAXING ENTITY in full compliance with the terms and conditions of this agreement; shall provide immediate and direct supervision of the TAXING ENTITY employees, agents, contractors, subcontractors, and/or laborers, if any the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of TAXING ENTITY and COUNTY.

V.

COUNTY agrees to and accepts full responsibility for the acts, negligence, and/or omissions of all COUNTY employees and agents, subcontractors, and/or contract laborers, and for those of other persons doing work under a contract or agreement with said COUNTY.

VI.

TAXING ENTITY agrees to and accepts full responsibility for the acts, negligence, and/or omissions of all TAXING ENTITY employees and agents, subcontractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with said TAXING ENTITY.

VII.

TAXING ENTITY understands and agrees that TAXING ENTITY, its employees, servants, agents and representatives shall at no time represent themselves to be employees, servants, agents and/or representatives of COUNTY. COUNTY understands and agrees that COUNTY, its employees, servants, agents and representatives shall at no time represent themselves to be employees, servants, agents and/or representatives of TAXING ENTITY, other than as tax collectors.

VIII.

COUNTY is a political subdivision of the State of Texas. The address of **COUNTY** is:

County Judge of Wood County
P.O. Box 938
Quitman, TX 75783
Telephone; 903-763-2716

TAXING ENTITY is a political subdivision of the State of Texas. The address of **TAXING ENTITY** is:

CITY OF YANTIS
P.O. BOX 245
YANTIS, TX 75497
Telephone: 903-383-2610

IX.

For the services rendered during the 2025 tax year as hereinabove stated, **TAXING ENTITY** agrees to pay the **COUNTY** for the receipting, bookkeeping, issuing, and mailing of tax statements as follows:

1. In quarterly payments as follows: October 1, January 1, April 1 and July 1.
2. See Exhibit A for Schedule of Costs including and start costs of the contracts.
3. The current tax statements will be normally mailed on or before October 15. Rollback elections in other entities using the services of the **COUNTY** could possibly extend this deadline.

TAXING ENTITY understands and agrees that **COUNTY** will bill **TAXING ENTITY** following each mailing for which charges are permitted as stated above for services rendered. Payment is due upon receipt of the statement.

TAXING ENTITY further understands and agrees that **COUNTY** (at its sole discretion) may increase or decrease the amounts charged to **TAXING ENTITY** for any successive agreements between **TAXING ENTITY** and **COUNTY** for the services hereinabove stated with written notice to **TAXING ENTITY** of any such increase or decrease in the fee for said services.

X.

COUNTY agrees to remit and pay over to **TAXING ENTITY** all taxes, penalties and interest collected on **TAXING ENTITY'S** behalf. Remittance will be made no less frequently than once monthly. Any investing of these funds will be **TAXING ENTITY'S** responsibility after funds have been received from **COUNTY**.

XI.

In the event of notice of termination, a withdrawing party shall be obligated to pay such payments as are required by this agreement through the entire balance of the tax year in which notice is given and **COUNTY** shall be obligated to provide services pursuant to this agreement, as hereinabove set forth, during such period.

XII.

This agreement represents the entire agreement between **TAXING ENTITY** and **COUNTY** and supersedes all prior negotiations, representations and/or agreements, either written or oral. This agreement may be amended only by written instrument signed by the governing bodies of both **TAXING ENTITY** and **COUNTY** or those authorized to sign on behalf of those governing bodies.

XIII.

The validity of this agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. Further, this agreement shall be performable and all compensation payable in **WOOD COUNTY, TEXAS**.

XIV.

In the event that any portion of this agreement shall be found to be contrary to law, it is the intent of the parties hereto that the remaining portions shall remain valid and in full force and effect to the extent possible.

XV.

The undersigned officer and/or agent of the parties hereto are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties hereto, and each party hereby

certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

Executed in duplicate originals this, the _____ day of _____, 2025.

COUNTY

Wood County
P.O. Box 938
Quitman, TX 75783

BY: _____
Wood County Judge

Acting on behalf of and by the
Authority of the Commissioners Court
Of Wood County, Texas.

ATTEST:

BY: _____
Wood County Clerk

APPROVED AS TO FORM AND CONTENT:

Angela Luman
Wood County Tax Assessor-Collector

TAXING ENTITY

CITY OF YANTIS
P.O. BOX 245
YANTIS, TX 75497

BY: _____
Title: _____ Mayor

Acting on behalf of and by the
authority of TAXING ENTITY.

ATTEST:

BY: _____
Name: Blanca Reina
Title: City Secretary



EXHIBIT A

**WOOD COUNTY TAX COLLECTIONS
FOR TERM OF SEPTEMBER 1, 2025 THROUGH AUGUST 31, 2026**

Schedule of Costs of Taxing Entity:

ENTITIES:

ANNUAL COST:

CITY OF YANTIS

\$676.00

Make Quarterly Checks of \$169.00 Payable To:

Wood County Treasurer

P.O. Box 1480

Quitman, TX 75783

56

certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

Executed in duplicate originals this, the _____ day of _____, 2025.

COUNTY

Wood County
P.O. Box 938
Quitman, TX 75783

BY: _____
Wood County Judge

Acting on behalf of and by the
Authority of the Commissioners Court
Of Wood County, Texas.

ATTEST:

BY: _____
Wood County Clerk

APPROVED AS TO FORM AND CONTENT:

Angela Luman
Wood County Tax Assessor-Collector

TAXING ENTITY

CITY OF YANTIS
P.O. BOX 245
YANTIS, TX 75497

BY: _____
Title: _____

Acting on behalf of and by the
authority of TAXING ENTITY.

ATTEST:

BY: _____
Name: _____
Title: _____