



**NOTICE OF REGULAR MEETING
THE CITY COUNCIL
Thursday, December 11, 2025
7:00 PM**

Ernie Burns
Mayor

Mark Heatwole
Mayor Pro-Tem

Samantha Smith
Council Member

Bill Dwyer
Council Member

Laura Duncan
Council Member

Mark Thompson
Council Member

Jeff Hudgens
City Manager

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Van City Council will meet in a Regular Meeting on Thursday, December 11, 2025, at 7:00 PM at Van City Hall, 310 Chestnut St., Van, TX 75790. The items listed below are placed on the agenda for discussion and/or action.

The City Council reserves the right to adjourn into executive session at anytime during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development).

I. CALL MEETING TO ORDER

- A. Roll Call and Establish a Quorum

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

- A. US Flag
- B. Texas Flag
"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

IV. OPEN FORUM

The opportunity for citizens to address the City Council on any agenda item (**limit 3 minutes per person**); however, the Texas Open Meetings Act prohibits the City Council from discussing issues that the public has not been given three business days notice. Issues raised may be referred to City Staff for research and potential future action.

V. CONSENT AGENDA

(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member request an item be removed and considered separately.)

- A. Meeting Minutes
 - 1. Minutes from the regular meeting November 13, 2025.
- B. Financial Report

VI. **INFORMATION AND DISCUSSION**

VII. **REPORTS**

- A. City Manager Monthly Report
- B. Fire Department Monthly Report
- C. Library Monthly Report
- D. Municipal Court Monthly Report
- E. Police Monthly Report
- F. Public Works & Parks Monthly Report

VIII. **ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on adjusting the speed limit on South Bois D. Arc Street.
- B. Discussion, Consideration, and Possible Action on approving the calculated 2025 Tax Levy of \$1,708,088.74.
- C. Discussion, Consideration, and Possible Action on ordinance 12-11-2025 providing regulations on the placement of industrialized residential structures in the city.
- D. Discussion, Consideration, and Possible Action on amending the City Code of Ordinances Section 12, Article II - Noise.

IX. **EXECUTIVE SESSION**

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.072, 551.073, 551.074, 551.076, 551.087, and Section 418.183(f) of the Texas Government Code (Texas Disaster Act). Refer to posted list attached hereto and incorporated here in.

X. **RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION IF ANY**

RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA

Discussion under this item must be limited to whether the Council wishes to include a potential agenda item on a future agenda.


XI. **ADJOURN**

CERTIFICATION

I hereby certify that the above notice was posted on the bulletin board at Van City Hall, 310 Chestnut St., Van, Texas 75790 by 5:00 pm on Friday, December 5, 2025.

Sereca Huff-Huggins, City Secretary

NOTE: If, during the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E

 *Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Van City Hall 48 hours in advance, at (903)963-7216, and reasonable accommodations will be made for assistance.*



**NOTICE OF REGULAR MEETING
THE CITY COUNCIL
Thursday, November 13, 2025
7:00 PM**

- Ernie Burns
Mayor
- Mark Heatwole
Mayor Pro-Tem
- Samantha Smith
Council Member
- Bill Dwyer
Council Member
- Laura Duncan
Council Member
- Mark Thompson
Council Member
- Jeff Hudgens
City Manager

MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Mayor Burns.

A. Roll Call and Establish a Quorum

Present: Laura Duncan, Samantha Smith, Mark Heatwole, Ernie Burns, Bill Dwyer, Mark Thompson

Absent:

II. INVOCATION

Invocation was led by David Barber.

III. PLEDGE OF ALLEGIANCE

Led by Mayor Burns.

A. US Flag

B. Texas Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

IV. OPEN FORUM

The opportunity for citizens to address the City Council on any agenda item (**limit 3 minutes per person**); however, the Texas Open Meetings Act prohibits the City Council from discussing issues that the public has not been given three business days notice. Issues raised may be referred to City Staff for research and potential future action.

V. PUBLIC HEARING

RESULT:	Passed
MOVER:	Mark Thompson
SECONDER:	Mark Heatwole
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson
NAYS:	None

ABSTAINED:	None
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Open the public hearing at 7:03 p.m.

- A. Regarding a replat of Property ID R111609, R20587, and R20588 of Lot 1, Block 1 Oak Street addition, being 1.239 acres of land situated in the David Rose Survey, Abstract No. 714 Van Zandt County.

- B. Re-Zoning application #163 Chris Weisinger by: Danielle Carter with Ofi Chito from R-1 Residential to C-1 Commercial, on the property located at 1070 S Oak, Property ID R111609, R20587, and R20588 of Lot 1, Block 1 Oak Street addition, being 1.239 acres of land situated in the David Rose Survey, Abstract No. 714 City of Van, Van Zandt County.

RESULT:	Passed
MOVER:	Samantha Smith
SECONDER:	Mark Heatwole
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson
NAYS:	None
ABSTAINED:	None

Close the public hearing at 7:06 p.m.

VI. **CONSENT AGENDA**

(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member request an item be removed and considered separately.)

RESULT:	Passed
MOVER:	Mark Thompson
SECONDER:	Samantha Smith
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson
NAYS:	None
ABSTAINED:	None

- A. Meeting Minutes
 - 1. Minutes from the regular meeting October 9, 2025.

- B. Financial Report

VII. **INFORMATION AND DISCUSSION**

VIII. **REPORTS**

- A. City Manager Monthly Report

- B. Fire Department Monthly Report

- C. Library Monthly Report

- D. Municipal Court Monthly Report
- E. Police Monthly Report
- F. Public Works & Parks Monthly Report

IX. ACTION ITEMS

- A. Discussion, Consideration, and Possible Action regarding a replat of Property ID R111609, R20587, and R20588 of Lot 1, Block 1 Oak Street addition, being 1.239 acres of land situated in the David Rose Survey, Abstract No. 714 Van Zandt County.

RESULT:	Passed
MOVER:	Mark Heatwole
SECONDER:	Bill Dwyer
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson
NAYS:	None
ABSTAINED:	None

- B. Discussion, Consideration, and Possible Action on Re-Zoning application #163 Chris Weisinger by: Danielle Carter with Ofi Chito from R-1 Residential to C-1 Commercial, on the property located at 1070 S Oak, Property ID R111609, R20587, and R20588 of Lot 1, Block 1 Oak Street addition, being 1.239 acres of land situated in the David Rose Survey, Abstract No. 714 City of Van, Van Zandt County.

RESULT:	Passed
MOVER:	Mark Heatwole
SECONDER:	Mark Thompson
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson
NAYS:	None
ABSTAINED:	None

- C. Discussion, Consideration, and Possible Action on appointing Bryan Rayner to the Planning & Zoning board.

RESULT:	Passed
MOVER:	Samantha Smith
SECONDER:	Mark Heatwole
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson
NAYS:	None
ABSTAINED:	None

- D. Discussion, Consideration, and Possible Action on Resolution 11-13-2025 selecting an official newspaper for the City of Van.

RESULT:	Passed
MOVER:	Mark Thompson
SECONDER:	Samantha Smith
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson

NAYS:	None
ABSTAINED:	None

Approve Van Zandt Newspaper as the official newspaper.

- E. Discussion, consideration, and possible action on a resolution for casting votes for the appointment of the Appraisal District Board of Directors for the 2026-2027 term.
No action was taken.

- F. Discussion, Consideration, and Possible Action on Ordinance 11-13-2025 amending section 12-344 of the City Code of Ordinances (Outdoor Storage in Commercial District).

RESULT:	Passed
MOVER:	Bill Dwyer
SECONDER:	Samantha Smith
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson
NAYS:	None
ABSTAINED:	None

- G. Discussion, Consideration, and Possible Action on the speed limit on S. Bois D Arc.

RESULT:	Passed
MOVER:	Bill Dwyer
SECONDER:	Mark Thompson
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson
NAYS:	None
ABSTAINED:	None

Conduct a safety/speed study for S. Bois D Arc and Oklahoma St.

- H. Discussion, Consideration, and Possible Action on amending the Zoning Ordinance.

RESULT:	Passed
MOVER:	Mark Heatwole
SECONDER:	Bill Dwyer
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson
NAYS:	None
ABSTAINED:	None

X. EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.072, 551.073, 551.074, 551.076, 551.087, and Section 418.183(f) of the Texas Government Code (Texas Disaster Act). Refer to posted list attached hereto and incorporated here in.

XI. RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION IF ANY

RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA
Discussion under this item must be limited to whether the Council wishes to include a potential agenda item on a future agenda.

XII. ADJOURN

RESULT:	Passed
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MOVER:	Mark Thompson
SECONDER:	Bill DWYER
AYES:	Laura Duncan, Samantha Smith, Mark Heatwole, Bill Dwyer, Mark Thompson
NAYS:	None
ABSTAINED:	None

Attest:

Mayor

City Secretary



City of Van, TX

Expense Approval Report

By Fund

Payable Dates 11/1/2025 - 11/30/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 100 - General Fund					
AFLAC	INV0009604	11/03/2025	Health Deductions	100-20000	119.55
City of Van	INV0009616	11/03/2025	REI PAYROLL GF PPE 10/31/20...	100-22900	51,021.28
City of Van	INV0009617	11/03/2025	REI PAYROLL FOR LONGEVITY	100-22900	6,781.98
Global/Open Edge	INV0009650	11/03/2025	CREDIT CARDS	100-10-60885	37.32
Global/Open Edge	INV0009650	11/03/2025	CREDIT CARDS	100-10-60885	298.52
Van Zandt County Abstract	INV0009657	11/03/2025	E PENNSYLVANIA AVE	100-99-57125	147,910.47
PB Electronics	148105	11/06/2025	EQUIPMENT MAINT	100-30-54250	590.00
Burnett Family Tires	188416	11/06/2025	VEHICLE MAINT	100-30-54350	585.80
KA-Comm., INC	198553	11/06/2025	EQUIPMENT INSTALLATION	100-30-57580	2,788.00
KA-Comm., INC	198553	11/06/2025	EQUIPMENT INSTALLATION	100-35-57580	4,182.00
Casco Industries, Inc	270071 TD	11/06/2025	EQUIPMENT MAINT	100-35-54250	42.00
FR of Texas	423955	11/06/2025	UNIFORMS	100-30-56010	90.00
Mobile Communications Servi...	49799	11/06/2025	VAN FD	100-35-53200	2,028.00
East Texas Ice Machines	5786	11/06/2025	ICE MACHINE	100-10-57250	100.00
East Texas Ice Machines	5786	11/06/2025	ICE MACHINE	100-30-57250	40.00
East Texas Ice Machines	5786	11/06/2025	ICE MACHINE	100-35-57250	160.00
East Texas Ice Machines	5786	11/06/2025	ICE MACHINE	100-46-57250	17.50
East Texas Ice Machines	5786	11/06/2025	ICE MACHINE	100-60-57250	52.50
East Texas Ice Machines	5786	11/06/2025	ICE MACHINE	100-60-57250	165.00
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-10-56100	100.00
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-10-56100	80.00
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-10-56100	50.00
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-10-56800	194.00
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-20-56100	175.00
Texas Bank and Trust	INV0009602	11/06/2025	DOERING	100-30-52250	36.78
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-30-52250	49.24
Texas Bank and Trust	INV0009602	11/06/2025	DOERING	100-30-54350	14.06
Texas Bank and Trust	INV0009602	11/06/2025	HUDGENS	100-30-54350	270.61
Texas Bank and Trust	INV0009602	11/06/2025	HUDGENS	100-30-54350	39.99
Texas Bank and Trust	INV0009602	11/06/2025	DOERING	100-30-56100	70.00
Texas Bank and Trust	INV0009602	11/06/2025	HUDGENS	100-35-52250	59.53
Texas Bank and Trust	INV0009602	11/06/2025	FIRE CHIEF	100-35-53250	4.32
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-46-54250	11.12
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-46-54790	54.99
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-46-54790	84.99
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-60-52250	49.26
Texas Bank and Trust	INV0009602	11/06/2025	WILLIAMS	100-60-54200	784.92
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-60-54200	98.37
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-60-54250	11.12
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-60-54530	129.19
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-60-54790	54.99
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-60-54790	84.98
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-60-57200	79.99
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-52255	21.69
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-64-52255	18.48
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	7.86
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	8.49
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	7.65
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	9.28
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	6.39
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	11.30
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	345.00
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	12.48

Expense Approval Report

Payable Dates: 11/1/2025 - 11/30/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	570.86
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	12.97
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	15.38
Texas Bank and Trust	INV0009602	11/06/2025	HUDGENS	100-64-53013	144.45
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	20.73
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	39.00
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	46.80
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	12.22
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	-7.86
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-64-53013	34.08
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-99-53550	10.39
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-99-53550	10.39
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-99-53550	47.76
Texas Bank and Trust	INV0009602	11/06/2025	DOERING	100-99-53610	30.93
Texas Bank and Trust	INV0009602	11/06/2025	HUFF	100-99-53615	386.68
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	100-99-54200	49.18
Texas Bank and Trust	INV0009602	11/06/2025	WILLIAMS	100-99-56425	12.98
TransUnion Risk and Alternati...	INV0009621	11/06/2025	10/1/2025 - 10/31/2025	100-30-56000	122.00
Peoples Telephone Cooperati...	INV0009622	11/06/2025	TELEPHONE	100-10-56700	169.58
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	100-10-56705	43.14
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	100-12-56705	34.52
Peoples Telephone Cooperati...	INV0009622	11/06/2025	TELEPHONE	100-20-56700	46.78
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	100-20-56705	34.52
Peoples Telephone Cooperati...	INV0009622	11/06/2025	TELEPHONE	100-30-56700	192.98
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	100-30-56705	120.80
Peoples Telephone Cooperati...	INV0009622	11/06/2025	TELEPHONE	100-35-56700	46.78
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	100-35-56705	34.52
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	100-60-56705	34.52
Peoples Telephone Cooperati...	INV0009622	11/06/2025	TELEPHONE	100-64-56700	17.54
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	100-64-56705	120.80
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	100-99-56425	163.94
Peoples Telephone Cooperati...	INV0009622	11/06/2025	TELEPHONE	100-99-56425	23.39
Hall Chevrolet Buick Gmc	INV0009623	11/06/2025	VEHICLE MAINT	100-30-54350	553.39
Crow-Burlingame	INV0009625	11/06/2025	VEHICLE MAINT	100-35-54350	18.16
Bureau Veritas North America	INV0009626	11/06/2025	INSPECTIONS	100-10-53612	799.91
Goode's Texaco	INV0009628	11/06/2025	VEHICLE MAINT	100-30-54350	13.90
Goode's Texaco	INV0009628	11/06/2025	VEHICLE MAINT	100-60-54350	1,901.47
Goode's Texaco	INV0009628	11/06/2025	GENERATOR MAINT	100-99-54200	192.95
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780188199	100-99-54200	28.58
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780186889	100-99-54200	23.79
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780185630	100-99-54200	21.91
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780189485	100-99-56010	130.13
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780185630	100-99-56010	119.17
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780188199	100-99-56010	115.84
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780186889	100-99-56010	118.23
O'Reilly Automotive, Inc	INV0009631	11/06/2025	VEHICLE/EQUIPMENT MAINT	100-30-54350	89.99
O'Reilly Automotive, Inc	INV0009631	11/06/2025	VEHICLE/EQUIPMENT MAINT	100-35-54350	101.73
O'Reilly Automotive, Inc	INV0009631	11/06/2025	VEHICLE/EQUIPMENT MAINT	100-46-54790	9.24
O'Reilly Automotive, Inc	INV0009631	11/06/2025	VEHICLE/EQUIPMENT MAINT	100-60-54790	9.25
Motorola Solutions Inc.	INV0009633	11/06/2025	SUBSCRIPTION	100-30-56000	4,775.00
Cynergy Technology	TY73671	11/06/2025	IT SERVICES	100-99-53605	2,712.71
Cynergy Technology	TY73671	11/06/2025	IT SERVICES	100-99-56425	387.53
Tony Ammons	INV0009634	11/07/2025	MILEAGE - FIRE	100-35-51160	70.00
Michael Duncan	INV0009635	11/07/2025	MILEAGE - FIRE	100-35-51160	440.00
Thurman Duncan	INV0009636	11/07/2025	MILEAGE - FIRE	100-35-51160	90.00
Adam Florey	INV0009637	11/07/2025	MILEAGE - FIRE	100-35-51160	150.00
Garrett Florey	INV0009638	11/07/2025	MILEAGE - FIRE	100-35-51160	80.00
Jack Gates	INV0009639	11/07/2025	MILEAGE - FIRE	100-35-51160	180.00
Keith Hilliard	INV0009640	11/07/2025	MILEAGE - FIRE	100-35-51160	110.00
Luke Hudgens	INV0009641	11/07/2025	MILEAGE - FIRE	100-35-51160	870.00

Expense Approval Report

Payable Dates: 11/1/2025 - 11/30/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Levi Huff	INV0009642	11/07/2025	MILEAGE - FIRE	100-35-51160	100.00
Nathaniel Murray	INV0009643	11/07/2025	MILEAGE - FIRE	100-35-51160	1,590.00
Omar Rojas	INV0009644	11/07/2025	MILEAGE - FIRE	100-35-51160	300.00
Lane Schlottman	INV0009645	11/07/2025	MILEAGE - FIRE	100-35-51160	440.00
Jeremie Thompson	INV0009646	11/07/2025	MILEAGE - FIRE	100-35-51160	560.00
James Newton II	INV0009647	11/07/2025	MILEAGE - FIRE	100-35-51160	690.00
Foster Rust	INV0009648	11/07/2025	MILEAGE - FIRE	100-35-51160	60.00
Texas Comptroller of Public Ac...	INV0009649	11/10/2025	PERIOD ENDING 10/31/2025	100-20920	3,707.15
TXU Energy	052003897651	11/13/2025	8151767 190 VZ CR 1501	100-10-56050	6.95
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	100-10-56050	3.90
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	100-10-56050	43.72
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	100-10-56050	3.84
TXU Energy	052003897651	11/13/2025	2737121 190 VZ CR 1501 FRNT	100-10-56050	163.63
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	100-20-56050	3.94
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	100-20-56050	43.70
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	100-20-56050	3.83
TXU Energy	052003897651	11/13/2025	4573840 113 W MAIN	100-30-56050	270.02
TXU Energy	052003897651	11/13/2025	7500922 602 S Oak St	100-30-56050	3.60
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	100-30-56050	43.70
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	100-30-56050	35.50
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	100-30-56050	3.83
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	100-30-56050	3.94
TXU Energy	052003897651	11/13/2025	7499806 1002 N Walnut Sirn	100-30-56050	3.59
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	100-35-56050	3.90
TXU Energy	052003897651	11/13/2025	7500922 602 S Oak St	100-35-56050	3.59
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	100-35-56050	3.83
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	100-35-56050	43.70
TXU Energy	052003897651	11/13/2025	4573778 107 S Maple Fire Dept	100-35-56050	215.26
TXU Energy	052003897651	11/13/2025	7499806 1002 N Walnut Sirn	100-35-56050	3.60
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	100-46-56050	3.83
TXU Energy	052003897651	11/13/2025	4419774 Street Light 4	100-46-56050	271.27
TXU Energy	052003897651	11/13/2025	3478662 Van Led 101-140	100-46-56050	707.24
TXU Energy	052003897651	11/13/2025	4419805 Street Light 5	100-46-56050	639.38
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	100-46-56050	3.47
TXU Energy	052003897651	11/13/2025	1560877 Van Led 141-180	100-46-56050	88.31
TXU Energy	052003897651	11/13/2025	4419867 Street Light 3	100-46-56050	78.43
TXU Energy	052003897651	11/13/2025	6000708 Street Light 1	100-46-56050	950.65
TXU Energy	052003897651	11/13/2025	4419898 Street Light 2	100-46-56050	21.25
TXU Energy	052003897651	11/13/2025	8929788 led -055	100-46-56050	1,894.08
TXU Energy	052003897651	11/13/2025	4419836 Street Light 6	100-46-56050	138.25
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	100-46-56050	43.70
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	100-60-56050	3.83
TXU Energy	052003897651	11/13/2025	4577312 304 W Main	100-60-56050	7.36
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	100-60-56050	43.70
TXU Energy	052003897651	11/13/2025	641676 315 W MAIN	100-60-56050	51.16
TXU Energy	052003897651	11/13/2025	4963804 712 E MAIN	100-60-56050	14.08
TXU Energy	052003897651	11/13/2025	4577126 300 W MAIN	100-60-56050	6.95
TXU Energy	052003897651	11/13/2025	7639058 Chestnut Pole	100-60-56050	550.36
TXU Energy	052003897651	11/13/2025	2727728 1011 Pennsylvania	100-60-56050	867.53
TXU Energy	052003897651	11/13/2025	9479512 712 E MAIN	100-60-56050	33.31
TXU Energy	052003897651	11/13/2025	9909325 301 Wyoming	100-60-56050	36.76
TXU Energy	052003897651	11/13/2025	6623560 Off Chestnut	100-60-56050	389.13
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	100-60-56050	3.41
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	100-64-56050	3.83
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	100-64-56050	43.70
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	100-64-56050	3.23
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	100-99-56425	3.83
TXU Energy	052003897651	11/13/2025	6396578 255 W Main	100-99-56425	195.74
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	100-99-56425	43.70
Leaf	19298322	11/13/2025	PANASONIC TOUGHPAD	100-30-57250	507.05

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Laura Duncan	INV0009651	11/13/2025	NOVEMBER 2025	100-12-51901	50.00
Mark Heatwole	INV0009652	11/13/2025	NOVEMBER 2025	100-12-51901	50.00
Mark Thompson	INV0009653	11/13/2025	NOVEMBER 2025	100-12-51901	50.00
Ernest Burns	INV0009654	11/13/2025	NOVEMBER 2025	100-12-51901	50.00
Samantha Smith	INV0009655	11/13/2025	NOVEMBER 2025	100-12-51901	50.00
William L. Dwyer	INV0009656	11/13/2025	NOVEMBER 2025	100-12-51901	50.00
Brookshires	INV0009659	11/13/2025	EMPLOYEE - THANKSGIVING	100-99-56060	1,113.75
Christus EMS	INV0009660	11/13/2025	OCTOBER 2025	100-99-53270	2,702.00
PEAC Solutions	INV0009661	11/13/2025	471-4074890-001	100-10-56650	95.75
PEAC Solutions	INV0009661	11/13/2025	471-4074890-002	100-30-56650	152.98
PEAC Solutions	INV0009661	11/13/2025	471-4074890-003	100-64-56650	145.96
PEAC Solutions	INV0009661	11/13/2025	471-4074890-001	100-99-56425	21.28
Enterprise Fleet Managemnet...	INV0009662	11/13/2025	615638	100-10-57150	1,911.95
Enterprise Fleet Managemnet...	INV0009662	11/13/2025	615638	100-30-54350	470.99
Enterprise Fleet Managemnet...	INV0009662	11/13/2025	615638	100-30-57150	7,217.25
Enterprise Fleet Managemnet...	INV0009662	11/13/2025	615638	100-46-54350	15.00
Enterprise Fleet Managemnet...	INV0009662	11/13/2025	615638	100-46-57150	1,336.22
Enterprise Fleet Managemnet...	INV0009662	11/13/2025	615638	100-60-54350	7.50
Misty Stanberry - Tax Assessor	INV0009663	11/13/2025	VEHICLE REG	100-30-54350	7.50
Misty Stanberry - Tax Assessor	INV0009663	11/13/2025	VEHICLE REG	100-35-54350	22.50
Texas Municipal League Risk P...	INV0009664	11/13/2025	LIABILITY	100-10-53695	80.17
Texas Municipal League Risk P...	INV0009664	11/13/2025	LIABILITY	100-30-53695	258.34
Texas Municipal League Risk P...	INV0009664	11/13/2025	LIABILITY	100-35-53695	258.34
Texas Municipal League Risk P...	INV0009664	11/13/2025	LIABILITY	100-46-53695	44.54
Texas Municipal League Risk P...	INV0009664	11/13/2025	LIABILITY	100-60-53695	71.27
Blake Armstrong, PC	INV0009665	11/13/2025	ATTORNEY FEES	100-20-53611	250.00
Blake Armstrong, PC	INV0009665	11/13/2025	ATTORNEY FEES	100-99-53611	2,155.48
Republic Services	INV0009667	11/13/2025	OCTOBER 2025	100-99-56420	30,717.50
AFLAC	INV0009669	11/17/2025	Health Deductions	100-20000	119.55
City of Van	INV0009681	11/17/2025	REI PAYROLL GF PPE 11/14/2...	100-22900	52,716.68
Tyler Technologies, Inc.	025-534814	11/20/2025	TIME & ATTENDANCE	100-10-53200	494.00
Tyler Technologies, Inc.	025-534814	11/20/2025	TIME & ATTENDANCE	100-10-53200	123.50
Tyler Technologies, Inc.	025-534814	11/20/2025	TIME & ATTENDANCE	100-99-56425	52.00
Tyler Technologies, Inc.	025-534814	11/20/2025	TIME & ATTENDANCE	100-99-56425	13.00
At Your Service Air-Conditioni...	103094355	11/20/2025	MOVIE HOUSE	100-99-56425	207.00
Aspire Roofing	1627	11/20/2025	MOVIE HOUSE	100-99-56425	19,091.61
Car Reflections	25-286	11/20/2025	VEHICLE OUTFIT	100-30-57120	994.00
Adobe Systems Incorporated	3280137551	11/20/2025	10/24/2025 - 10/25/2026	100-10-53200	1,046.06
Adobe Systems Incorporated	3280137551	11/20/2025	10/24/2025 - 10/25/2026	100-20-53200	261.52
Adobe Systems Incorporated	3280137551	11/20/2025	10/24/2025 - 10/25/2026	100-30-53200	1,046.06
Adobe Systems Incorporated	3280137551	11/20/2025	10/24/2025 - 10/25/2026	100-99-56425	261.52
Pitney Bowes Reserve Account	3321591297	11/20/2025	POSTAGE	100-10-56550	24.72
Pitney Bowes Reserve Account	3321591297	11/20/2025	POSTAGE	100-12-56550	24.69
Pitney Bowes Reserve Account	3321591297	11/20/2025	POSTAGE	100-20-56550	24.71
Pitney Bowes Reserve Account	3321591297	11/20/2025	POSTAGE	100-30-56550	24.71
Pitney Bowes Reserve Account	3321591297	11/20/2025	POSTAGE	100-35-56550	24.69
FR of Texas	424118	11/20/2025	UNIFORMS	100-30-56010	35.00
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	100-10-56050	5.81
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	100-10-56050	5.66
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	100-20-56050	5.60
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	100-20-56050	5.77
Centerpoint Energy	INV0009682	11/20/2025	6400233473-4 113 W MAIN	100-30-56050	60.76
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	100-30-56050	5.60
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	100-30-56050	5.77
Centerpoint Energy	INV0009682	11/20/2025	2868803-4 FIRE DEPT	100-35-56050	62.59
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	100-35-56050	5.77
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	100-35-56050	5.60
Centerpoint Energy	INV0009682	11/20/2025	6403746080-1 SHOP 642 S BO...	100-46-56050	16.18
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	100-46-56050	5.60
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	100-46-56050	5.77

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	100-60-56050	5.77
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	100-60-56050	5.60
Centerpoint Energy	INV0009682	11/20/2025	6401930091-8 301 WYOMING	100-60-56050	55.32
Centerpoint Energy	INV0009682	11/20/2025	6403746080-1 SHOP 642 S BO...	100-60-56050	16.18
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	100-64-56050	5.77
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	100-64-56050	5.60
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	100-99-56425	5.60
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	100-99-56425	5.77
Victron Stores, LP	INV0009683	11/20/2025	ABATEMENT	100-99-60695	8,640.38
City of Van Economic Develo...	INV0009684	11/20/2025	NOVEMBER 2025	100-99-60100	26,290.85
Misty Stanberry - Tax Assessor	INV0009685	11/20/2025	VEHICLE REG	100-35-54350	21.50
Titan Manufacturing & Distrib...	INV0009686	11/20/2025	EQUIPMENT	100-46-57200	559.98
Titan Manufacturing & Distrib...	INV0009686	11/20/2025	EQUIPMENT	100-60-57200	559.98
Northwestern Mutual	INV0009689	11/25/2025	LIFE INSURANCE	100-35-51500	216.51
Wex Bank	108777282	11/26/2025	FUEL - ADMIN	100-10-52450	103.28
Wex Bank	108777282	11/26/2025	FUEL	100-30-52450	-52.00
Wex Bank	108777282	11/26/2025	FUEL - POLICE DEPT	100-30-52450	3,205.37
Wex Bank	108777282	11/26/2025	FUEL - FIRE DEPT	100-35-52450	647.91
Wex Bank	108777282	11/26/2025	FUEL - STREET	100-46-52450	73.35
Wex Bank	108777282	11/26/2025	FUEL - EQUIPMENT	100-46-52455	188.06
Wex Bank	108777282	11/26/2025	FUEL - PARKS	100-60-52450	216.92
Wex Bank	108777282	11/26/2025	FUEL - EQUIPMENT	100-60-52455	188.06
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-10-52250	49.96
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-10-52250	19.01
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-10-52500	82.97
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-10-56100	50.00
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-10-56100	390.00
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-12-60750	21.09
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-12-60750	81.50
Texas Bank and Trust	INV0009687	11/26/2025	DOERING	100-30-52250	48.69
Texas Bank and Trust	INV0009687	11/26/2025	DOERING	100-30-54200	12.47
Texas Bank and Trust	INV0009687	11/26/2025	DOERING	100-30-56010	310.10
Texas Bank and Trust	INV0009687	11/26/2025	DOERING	100-30-56010	124.79
Texas Bank and Trust	INV0009687	11/26/2025	HUDGENS	100-30-56550	12.85
Texas Bank and Trust	INV0009687	11/26/2025	HUDGENS	100-35-53200	405.00
Texas Bank and Trust	INV0009687	11/26/2025	FIRE CHIEF	100-35-54350	26.59
Texas Bank and Trust	INV0009687	11/26/2025	HUDGENS	100-35-57200	368.00
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-46-54250	33.86
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-52500	32.89
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-52500	6.00
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-52500	23.88
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54200	70.56
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	100-60-54200	47.26
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54200	594.44
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54200	148.00
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54250	19.99
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54250	49.99
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54250	68.97
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	100-60-54250	99.99
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54250	25.00
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54250	33.86
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54250	41.00
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54250	38.97
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	100-60-54530	17.54
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	100-60-54530	21.41
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54790	-6.08
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	100-60-54790	22.24
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-64-52250	18.98
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-64-52250	13.15
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-64-53013	11.40

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Texas Bank and Trust	INV0009687	11/26/2025	HUFF	100-99-53930	39.00
Allianz	INV0009690	11/26/2025	DUNCAN, HILLIARD	100-35-51500	120.00
				Fund 100 - General Fund Total:	423,507.71

Fund: 200 - Hotel Occupancy Tax Fund

31 West Productions -Bob Ma... 0364		11/06/2025	ADVERTISING	200-99-53250	7,200.00
				Fund 200 - Hotel Occupancy Tax Fund Total:	7,200.00

Fund: 419 - Funds From G O Bond

Pape-Dawson Engineers	INV0009632	11/06/2025	Water Well No. 3	419-99-57123	24,523.20
				Fund 419 - Funds From G O Bond Total:	24,523.20

Fund: 500 - Water / Wastewater Fund

City of Van	INV0009616	11/03/2025	REI PAYROLL W S PPE 10/31/...	500-22900	18,676.36
City of Van	INV0009617	11/03/2025	REI PAYROLL FOR LONGEVITY	500-22900	5,813.13
Global/Open Edge	INV0009650	11/03/2025	CREDIT CARDS	500-10-60885	2,686.64
Global/Open Edge	INV0009650	11/03/2025	CREDIT CARDS	500-10-60885	335.89
Polydyne Inc.	1973711	11/06/2025	WWTP	500-45-54510	810.00
Z Man Carports, LLC	3376	11/06/2025	BUILDING MAINT	500-99-54200	2,193.60
East Texas Ice Machines	5786	11/06/2025	ICE MACHINE	500-40-57250	52.50
East Texas Ice Machines	5786	11/06/2025	ICE MACHINE	500-45-57250	52.50
SPL	A0648607	11/06/2025	LABS FOR OCTOBER	500-40-56400	1,362.00
SPL	A0648607	11/06/2025	LABS FOR OCTOBER	500-45-56400	976.00
Dataprose LLC	DP2505329	11/06/2025	BILL PERIOD 10/1/20025 - 10/...	500-10-56550	1,095.61
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-40-52250	49.24
Texas Bank and Trust	INV0009602	11/06/2025	GREEN	500-40-52500	3.25
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-40-54250	11.12
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-40-54420	13.98
Texas Bank and Trust	INV0009602	11/06/2025	GREEN	500-40-54420	33.60
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-40-54420	637.80
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-40-54600	210.00
Texas Bank and Trust	INV0009602	11/06/2025	GREEN	500-40-54600	17.71
Texas Bank and Trust	INV0009602	11/06/2025	GREEN	500-40-54600	18.51
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-40-54790	84.99
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-40-54790	54.99
Texas Bank and Trust	INV0009602	11/06/2025	GREEN	500-40-56100	35.00
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-45-52250	49.24
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-45-54250	11.12
Texas Bank and Trust	INV0009602	11/06/2025	GREEN	500-45-54510	42.68
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-45-54790	55.00
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-45-54790	84.99
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-99-54200	29.99
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-99-54200	29.99
Texas Bank and Trust	INV0009602	11/06/2025	JOHNSON	500-99-54200	49.19
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	500-10-56705	34.52
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	500-40-56705	120.80
Peoples Telephone Cooperati...	INV0009622	11/06/2025	TELEPHONE	500-45-56700	87.72
Peoples Telephone Cooperati...	INV0009622	11/06/2025	INTERNET	500-45-56705	120.80
Frontier Communications	INV0009624	11/06/2025	903-963-5360-110104-5 SEWR..	500-45-56700	116.98
Crow-Burlingame	INV0009625	11/06/2025	VEHICLE MAINT	500-40-54350	17.12
Johnson Lab & Supply Inc.	INV0009627	11/06/2025	213595-000	500-40-52950	1,407.32
Johnson Lab & Supply Inc.	INV0009627	11/06/2025	282437-000	500-40-52950	110.00
Johnson Lab & Supply Inc.	INV0009627	11/06/2025	282437-000	500-45-52950	110.00
Johnson Lab & Supply Inc.	INV0009627	11/06/2025	213595-000	500-45-52950	1,407.31
Goode's Texaco	INV0009628	11/06/2025	VEHICLE MAINT	500-40-54350	25.00
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780189485	500-99-56010	130.13
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780185630	500-99-56010	119.18
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780188199	500-99-56010	115.84
UniFirst Corp. Attention: Acco...	INV0009629	11/06/2025	2780186889	500-99-56010	118.24
Underground Utility Supply	INV0009630	11/06/2025	SUPPLIES	500-40-54420	167.74
Underground Utility Supply	INV0009630	11/06/2025	SUPPLIES	500-40-54420	489.80
Underground Utility Supply	INV0009630	11/06/2025	SUPPLIES	500-40-54420	1,121.16

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Underground Utility Supply	INV0009630	11/06/2025	SUPPLIES	500-40-54650	1,957.44
O'Reilly Automotive, Inc	INV0009631	11/06/2025	VEHICLE/EQUIPMENT MAINT	500-40-54350	45.88
O'Reilly Automotive, Inc	INV0009631	11/06/2025	VEHICLE/EQUIPMENT MAINT	500-40-54790	9.25
O'Reilly Automotive, Inc	INV0009631	11/06/2025	VEHICLE/EQUIPMENT MAINT	500-45-54350	19.17
O'Reilly Automotive, Inc	INV0009631	11/06/2025	VEHICLE/EQUIPMENT MAINT	500-45-54350	40.98
O'Reilly Automotive, Inc	INV0009631	11/06/2025	VEHICLE/EQUIPMENT MAINT	500-45-54790	9.25
Cynergy Technology	TY73671	11/06/2025	IT SERVICES	500-99-53605	775.06
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	500-10-56050	3.24
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	500-10-56050	3.83
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	500-10-56050	43.70
TXU Energy	052003897651	11/13/2025	8605483 337 E Pennsylvania	500-40-56050	194.85
TXU Energy	052003897651	11/13/2025	7549003 304 S Bois D Arc	500-40-56050	202.30
TXU Energy	052003897651	11/13/2025	2723178 642 S Bois D Arc Wat...	500-40-56050	62.73
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	500-40-56050	3.83
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	500-40-56050	43.70
TXU Energy	052003897651	11/13/2025	4019854 642 S Bois D Arc	500-40-56050	27.98
TXU Energy	052003897651	11/13/2025	4515436 283 E Pennsylvania	500-40-56050	7.94
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	500-40-56050	3.23
TXU Energy	052003897651	11/13/2025	6747560 310 Chestnut Dr	500-45-56050	43.70
TXU Energy	052003897651	11/13/2025	4811861 310 Chestnut Dr Grdl	500-45-56050	3.83
TXU Energy	052003897651	11/13/2025	2739973 902 Parkrow	500-45-56050	3,141.46
TXU Energy	052003897651	11/13/2025	9787327 153 Redbub Pump	500-45-56050	7.29
TXU Energy	052003897651	11/13/2025	6587383 359 Hickory	500-45-56050	7.44
TXU Energy	052003897651	11/13/2025	3661090 199 S Maple	500-45-56050	3.23
TXU Energy	052003897651	11/13/2025	4514940 237 Waynes Alley	500-45-56050	16.38
TXU Energy	052003897651	11/13/2025	9544938 9615 FM 16 Sewr	500-45-56050	9.24
Core & Main	INV0009658	11/13/2025	SUPPLIES	500-40-54420	547.12
Core & Main	INV0009658	11/13/2025	SUPPLIES	500-40-54420	226.56
Brookshires	INV0009659	11/13/2025	EMPLOYEE - THANKSGIVING	500-99-56060	371.25
PEAC Solutions	INV0009661	11/13/2025	471-4074890-001	500-10-56650	95.75
Enterprise Fleet Managemnet...	INV0009662	11/13/2025	615638	500-10-57150	1,221.64
Enterprise Fleet Managemnet...	INV0009662	11/13/2025	615638	500-40-54350	68.13
Enterprise Fleet Managemnet...	INV0009662	11/13/2025	615638	500-45-54350	29.75
Enterprise Fleet Managemnet...	INV0009662	11/13/2025	615638	500-45-57150	800.66
Texas Municipal League Risk P...	INV0009664	11/13/2025	LIABILITY	500-10-53695	17.82
Texas Municipal League Risk P...	INV0009664	11/13/2025	LIABILITY	500-40-53695	80.17
Texas Municipal League Risk P...	INV0009664	11/13/2025	LIABILITY	500-45-53695	80.17
KSA	INV0009666	11/13/2025	ENGINEERING	500-99-53610	870.00
City of Van	INV0009681	11/17/2025	REI PAYROLL W S PPE 11/14/...	500-22900	18,400.36
Tyler Technologies, Inc.	025-534814	11/20/2025	TIME & ATTENDANCE	500-10-53200	123.50
Tyler Technologies, Inc.	025-534814	11/20/2025	TIME & ATTENDANCE	500-10-53200	494.00
Pitney Bowes Reserve Account	3321591297	11/20/2025	POSTAGE	500-10-56550	24.71
Pitney Bowes Reserve Account	3321591297	11/20/2025	POSTAGE	500-45-56550	24.69
Texas Rural Water Association	765050544	11/20/2025	EDUCATION	500-45-56100	375.00
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	500-10-56050	5.60
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	500-10-56050	5.77
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	500-40-56050	5.77
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	500-40-56050	5.60
Centerpoint Energy	INV0009682	11/20/2025	6403746080-1 SHOP 642 S BO...	500-40-56050	16.19
Centerpoint Energy	INV0009682	11/20/2025	2869657-3 CITY HALL	500-45-56050	5.77
Centerpoint Energy	INV0009682	11/20/2025	11661741-6 CITY HALL GENER...	500-45-56050	5.60
Centerpoint Energy	INV0009682	11/20/2025	6403746080-1 SHOP 642 S BO...	500-45-56050	16.18
Titan Manufacturing & Distrib...	INV0009686	11/20/2025	EQUIPMENT	500-40-57200	559.98
Titan Manufacturing & Distrib...	INV0009686	11/20/2025	EQUIPMENT	500-45-57200	560.00
Wex Bank	108777282	11/26/2025	FUEL - WATER	500-40-52450	1,027.94
Wex Bank	108777282	11/26/2025	FUEL - EQUIPMENT	500-40-52455	188.06
Wex Bank	108777282	11/26/2025	FUEL - EQUIPMENT	500-45-52455	188.06
Texas Bank and Trust	INV0009687	11/26/2025	HUFF	500-10-52250	86.94
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	500-40-54250	32.99
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	500-40-54250	33.86

Expense Approval Report

Payable Dates: 11/1/2025 - 11/30/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	500-40-56100	113.75
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	500-40-56100	113.75
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	500-40-56100	113.75
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	500-40-56100	113.75
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	500-40-56100	113.75
Texas Bank and Trust	INV0009687	11/26/2025	JOHNSON	500-40-56100	113.75
Texas Bank and Trust	INV0009687	11/26/2025	WILLIAMS	500-45-54250	33.88
Texas Bank and Trust	INV0009687	11/26/2025	GREEN	500-45-54510	6.65
Texas Bank and Trust	INV0009687	11/26/2025	GREEN	500-45-54510	52.50
Wood County Electric	INV0009688	11/26/2025	SOUTH WATERWELL # 1 - 536...	500-40-56050	2,659.22
Wood County Electric	INV0009688	11/26/2025	3 PH WATERWELL # 4 -53650...	500-40-56050	1,944.90
Wood County Electric	INV0009688	11/26/2025	NORTH WATER WELL # 2 - 53...	500-40-56050	1,183.66

Fund 500 - Water / Wastewater Fund Total: 81,242.11

Fund: 900 - Payroll Fund

TML - IEBP	INV0009603	11/03/2025	Payroll AD & D -TML	900-20400	4.40
AFLAC	INV0009605	11/03/2025	Health Deductions	900-20510	478.41
TML - IEBP	INV0009606	11/03/2025	Payroll Health Insurance TML	900-20150	54.54
TML - IEBP	INV0009607	11/03/2025	Payroll Health Insurance TML	900-20150	10,016.30
TML - IEBP	INV0009608	11/03/2025	Payroll-Life Insurance- TML	900-20400	23.91
Northwestern Mutual Group I...	INV0009609	11/03/2025	Life - STD & LTD	900-20520	843.98
Texas Municipal Retirement S...	INV0009610	11/03/2025	Payroll - TMRS	900-21600	7,330.75
Texas Child Support SDU	INV0009611	11/03/2025	Child Support - Case ID#0013...	900-20500	299.08
IRS 941	INV0009612	11/03/2025	Medicare	900-20115	1,570.20
IRS 941	INV0009613	11/03/2025	Social Security	900-20120	6,714.06
Texas Workforce Commission	INV0009614	11/03/2025	SUTA	900-20140	7.33
IRS 941	INV0009615	11/03/2025	Federal Withholding	900-20110	4,538.48
TML - IEBP	INV0009668	11/17/2025	Payroll AD & D -TML	900-20400	4.40
AFLAC	INV0009670	11/17/2025	Health Deductions	900-20510	478.41
TML - IEBP	INV0009671	11/17/2025	Payroll Health Insurance TML	900-20150	54.54
TML - IEBP	INV0009672	11/17/2025	Payroll Health Insurance TML	900-20150	10,016.29
TML - IEBP	INV0009673	11/17/2025	Payroll-Life Insurance- TML	900-20400	23.91
Northwestern Mutual Group I...	INV0009674	11/17/2025	Life - STD & LTD	900-20520	843.99
Texas Municipal Retirement S...	INV0009675	11/17/2025	Payroll - TMRS	900-21600	7,497.20
Texas Child Support SDU	INV0009676	11/17/2025	Child Support - Case ID#0013...	900-20500	299.08
IRS 941	INV0009677	11/17/2025	Medicare	900-20115	1,606.12
IRS 941	INV0009678	11/17/2025	Social Security	900-20120	6,867.56
Texas Workforce Commission	INV0009679	11/17/2025	SUTA	900-20140	2.06
IRS 941	INV0009680	11/17/2025	Federal Withholding	900-20110	4,722.31

Fund 900 - Payroll Fund Total: 64,297.31

Grand Total: 600,770.33

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	423,507.71
200 - Hotel Occupancy Tax Fund	7,200.00
419 - Funds From G O Bond	24,523.20
500 - Water / Wastewater Fund	81,242.11
900 - Payroll Fund	64,297.31
Grand Total:	600,770.33

Account Summary

Account Number	Account Name	Payment Amount
100-10-52250	Office Supplies	68.97
100-10-52450	Fuel	103.28
100-10-52500	Supplies	82.97
100-10-53200	Computer Software	1,663.56
100-10-53612	Contract Inspection and ...	799.91
100-10-53695	Insurance - Vehicle	80.17
100-10-56050	Utilities	233.51
100-10-56100	Training/Education	670.00
100-10-56550	Postage	24.72
100-10-56650	Copier Lease	95.75
100-10-56700	Telephone Service	169.58
100-10-56705	Internet Service	43.14
100-10-56800	Travel/Lodging/Meals	194.00
100-10-57150	Vehicles - Cap Outlay	1,911.95
100-10-57250	Equipment Lease / Tool ...	100.00
100-10-60885	Credit Card Payment Pro...	335.84
100-12-51901	City Council Stipend	300.00
100-12-56550	Postage	24.69
100-12-56705	Internet Service	34.52
100-12-60750	Mayor / City Council Exp...	102.59
100-20000	AP	239.10
100-20-53200	Computer Software	261.52
100-20-53611	Attorney Fees	250.00
100-20-56050	Utilities	62.84
100-20-56100	Training/Education	175.00
100-20-56550	Postage	24.71
100-20-56700	Telephone Service	46.78
100-20-56705	Internet Service	34.52
100-20920	Sales Tax Payable - Garb...	3,707.15
100-22900	DUE TO PAYROLL	110,519.94
100-30-52250	Office Supplies	134.71
100-30-52450	Fuel	3,153.37
100-30-53200	Computer Software	1,046.06
100-30-53695	Insurance - Vehicle	258.34
100-30-54200	Building & Grounds Main...	12.47
100-30-54250	Equipment - Maint & Re...	590.00
100-30-54350	Vehicle - Maint & Repairs	2,046.23
100-30-56000	Dues and Subscriptions	4,897.00
100-30-56010	Uniform & Clothing	559.89
100-30-56050	Utilities	436.31
100-30-56100	Training/Education	70.00
100-30-56550	Postage	37.56
100-30-56650	Copier Lease	152.98
100-30-56700	Telephone Service	192.98
100-30-56705	Internet Service	120.80
100-30-57120	Capital Expense/Patrol V...	994.00
100-30-57150	Vehicles - Cap Outlay	7,217.25
100-30-57250	Equipment Lease / Tool ...	547.05

Account Summary

Account Number	Account Name	Payment Amount
100-30-57580	Communication Radios	2,788.00
100-35-51160	Mileage Reimbursement	5,730.00
100-35-51500	Benefits-Health, Dental,V..	336.51
100-35-52250	Office Supplies	59.53
100-35-52450	Fuel	647.91
100-35-53200	Computer Software	2,433.00
100-35-53250	Advertising/Publications	4.32
100-35-53695	Insurance - Vehicle	258.34
100-35-54250	Equipment – Maint & Re...	42.00
100-35-54350	Vehicle – Maint & Repairs	190.48
100-35-56050	Utilities	347.84
100-35-56550	Postage	24.69
100-35-56700	Telephone Service	46.78
100-35-56705	Internet Service	34.52
100-35-57200	Equipment	368.00
100-35-57250	Equipment Lease / Tool ...	160.00
100-35-57580	Communication Radios	4,182.00
100-46-52450	Fuel	73.35
100-46-52455	Equipment Fuel	188.06
100-46-53695	Insurance - Vehicle	44.54
100-46-54250	Equipment – Maint & Re...	44.98
100-46-54350	Vehicle – Maint & Repairs	15.00
100-46-54790	Tools	149.22
100-46-56050	Utilities	4,867.41
100-46-57150	Vehicles - Cap Outlay	1,336.22
100-46-57200	Equipment	559.98
100-46-57250	Equipment Lease / Tool ...	17.50
100-60-52250	Office Supplies	49.26
100-60-52450	Fuel	216.92
100-60-52455	Equipment Fuel	188.06
100-60-52500	Supplies	62.77
100-60-53695	Insurance - Vehicle	71.27
100-60-54200	Building & Grounds Main...	1,743.55
100-60-54250	Equipment – Maint & Re...	388.89
100-60-54350	Vehicle – Maint & Repairs	1,908.97
100-60-54530	Splashpad Maint & Repai...	168.14
100-60-54790	Tools	165.38
100-60-56050	Utilities	2,090.45
100-60-56705	Internet Service	34.52
100-60-57200	Equipment	639.97
100-60-57250	Equipment Lease / Tool ...	217.50
100-64-52250	Office Supplies	32.13
100-64-52255	Story Time Supplies	40.17
100-64-53013	Book Purchase - Library ...	1,308.48
100-64-56050	Utilities	62.13
100-64-56650	Copier Lease	145.96
100-64-56700	Telephone Service	17.54
100-64-56705	Internet Service	120.80
100-99-53270	Ambulance Membership...	2,702.00
100-99-53550	Hosting / Meeting Expen...	68.54
100-99-53605	IT Services	2,712.71
100-99-53610	Professional Services or ...	30.93
100-99-53611	Attorney Fees	2,155.48
100-99-53615	Promotional Events & Tr...	386.68
100-99-53930	Legal and Filing Fees	39.00
100-99-54200	Building & Grounds Main...	316.41
100-99-56010	Uniform & Clothing	483.37
100-99-56060	Employee Recognition E...	1,113.75

Account Summary

Account Number	Account Name	Payment Amount
100-99-56420	Garbage Service Expense	30,717.50
100-99-56425	EDC Expense to be Reim...	20,488.89
100-99-57125	Capital Project/Real Esta...	147,910.47
100-99-60100	Sales Tax Due to EDC	26,290.85
100-99-60695	Refund / Reimbursement	8,640.38
200-99-53250	HOT Advertising & Prom...	7,200.00
419-99-57123	Replace Water Well #3 2...	24,523.20
500-10-52250	Office Supplies	86.94
500-10-53200	Computer Software	617.50
500-10-53695	Insurance - Vehicle	17.82
500-10-56050	Utilities	62.14
500-10-56550	Postage	1,120.32
500-10-56650	Copier Lease	95.75
500-10-56705	Internet Service	34.52
500-10-57150	Vehicles - Cap Outlay	1,221.64
500-10-60885	Credit Card Payment Pro...	3,022.53
500-22900	DUE TO PAYROLL	42,889.85
500-40-52250	Office Supplies	49.24
500-40-52450	Fuel	1,027.94
500-40-52455	Equipment Fuel	188.06
500-40-52500	Supplies	3.25
500-40-52950	Chemicals	1,517.32
500-40-53695	Insurance - Vehicle	80.17
500-40-54250	Equipment – Maint & Re...	77.97
500-40-54350	Vehicle – Maint & Repairs	156.13
500-40-54420	Maint & Repairs - Distrib...	3,237.76
500-40-54600	Maint & Repairs - Water...	246.22
500-40-54650	Maint & Repairs - Meters	1,957.44
500-40-54790	Tools	149.23
500-40-56050	Utilities	6,361.90
500-40-56100	Training/Education	717.50
500-40-56400	Permits, License and Lab...	1,362.00
500-40-56705	Internet Service	120.80
500-40-57200	Equipment	559.98
500-40-57250	Equipment Lease / Tool ...	52.50
500-45-52250	Office Supplies	49.24
500-45-52455	Equipment Fuel	188.06
500-45-52950	Chemicals	1,517.31
500-45-53695	Insurance - Vehicle	80.17
500-45-54250	Equipment – Maint & Re...	45.00
500-45-54350	Vehicle – Maint & Repairs	89.90
500-45-54510	Maint & Repairs - WWTP	911.83
500-45-54790	Tools	149.24
500-45-56050	Utilities	3,260.12
500-45-56100	Training/Education	375.00
500-45-56400	Permits, License and Lab...	976.00
500-45-56550	Postage	24.69
500-45-56700	Telephone Service	204.70
500-45-56705	Internet Service	120.80
500-45-57150	Vehicles - Cap Outlay	800.66
500-45-57200	Equipment	560.00
500-45-57250	Equipment Lease / Tool ...	52.50
500-99-53605	IT Services	775.06
500-99-53610	Professional Services or ...	870.00
500-99-54200	Building & Grounds Main...	2,302.77
500-99-56010	Uniform & Clothing	483.39
500-99-56060	Employee Recognition E...	371.25
900-20110	Federal Withholding	9,260.79

Account Summary

Account Number	Account Name	Payment Amount
900-20115	Medicare Withholding	3,176.32
900-20120	Social Security	13,581.62
900-20140	Texas Unemployment	9.39
900-20150	TML - Health Insurance	20,141.67
900-20400	Life Insurance AD & D	56.62
900-20500	Child Support	598.16
900-20510	Aflac	956.82
900-20520	Northwestern	1,687.97
900-21600	TMRS-Liability	14,827.95
	Grand Total:	600,770.33

Project Account Summary

Project Account Key	Payment Amount
None	600,770.33
Grand Total:	600,770.33



BL ACCT [REDACTED]
 CITY OF VAN
 Account Number: #### #### #### [REDACTED]
 Page 1 of 5



SCORECARD Bonus Points Available 177,163

Account Summary

Billing Cycle		11/12/2025
Days In Billing Cycle		30
Previous Balance		\$5,995.40
Purchases	+	\$4,410.72
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$6.08-
Payments	-	\$5,995.40-
Other Charges	+	\$0.00
Finance Charges	+	\$0.00

NEW BALANCE \$4,404.64

Credit Summary

Total Credit Line	\$32,500.00
Available Credit Line	\$28,095.36
Available Cash	\$28,095.36
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

Account Inquiries

- Call us at: (866) 317-0355
Lost or Stolen Card: (866) 839-3485
- Go to www.texasbankandtrust.com
- Write us at PO BOX 31535, TAMPA, FL 33631-3535

Payment Summary

NEW BALANCE	\$4,404.64
MINIMUM PAYMENT	\$155.00
PAYMENT DUE DATE	12/07/2025

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Corporate Activity

TOTAL CORPORATE ACTIVITY				\$5,995.40-
Trans Date	Post Date	Reference Number	Transaction Description	Amount
11/06	11/06	CITY OF VAN BL ACCT	PAYMENT - THANK YOU	\$5,995.40-

Cardholder Account Summary

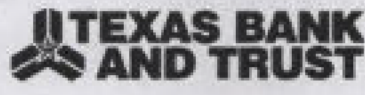
KEVIN N JOHNSON #### #### #### [REDACTED]	Payments & Other Credits \$0.00	Purchases & Other Charges \$901.69	Cash Advances \$0.00	Total Activity \$901.69
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Cardholder Account Detail

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
10/14	10/15	PBUS01	24207855287202600177814	HILLIARD HARDWARE VAN TX	\$99.99
10/23	10/24	PBUS01	24692165296100503530797	LOWES #01965* LINDALE TX	\$17.54
10/23	10/27	PBUS01	24692165296100688742605	IN *TYLER STEEL COMPANY 903-5954551 TX	\$21.41
10/29	10/30	PBUS01	24055245302531602252938	TCEQ EPAYMENT 512-239-0369 TX	\$113.75

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

TEXAS BANK AND TRUST
 PO BOX 3162
 LONGVIEW TX 75606-3162



Account Number
 #### #### #### [REDACTED]

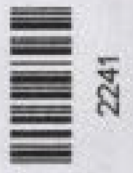
Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
11/12/25	\$4,404.64	\$155.00	12/07/25

\$ [REDACTED]

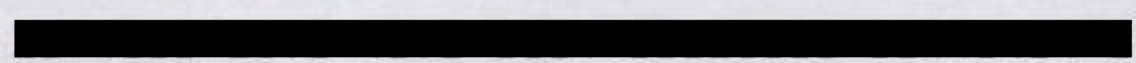
BL ACCT [REDACTED]
 CITY OF VAN
 P O BOX 487
 VAN TX 75790-0487



MAKE CHECK PAYABLE TO:



VISA
 PO BOX 6818
 CAROL STREAM IL 60197-6818





BL ACCT [REDACTED]
 CITY OF VAN
 Account Number: #### #### #### [REDACTED]
 Page 3 of 5

Cardholder Account Detail Continued					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
10/29	10/30	PBUS01	24055245302531602252979	TCEQ EPAYMENT 512-239-0369 TX	\$113.75
10/29	10/30	PBUS01	24055245302531602252995	TCEQ EPAYMENT 512-239-0369 TX	\$113.75
10/29	10/30	PBUS01	24055245302531602253019	TCEQ EPAYMENT 512-239-0369 TX	\$113.75
10/29	10/30	PBUS01	24055245302531602253076	TCEQ EPAYMENT 512-239-0369 TX	\$113.75
10/29	10/30	PBUS01	24055245302531602253118	TCEQ EPAYMENT 512-239-0369 TX	\$113.75
11/04	11/05	PBUS01	24207855308201400173275	HILLIARD HARDWARE VAN TX	\$32.99
11/06	11/07	PBUS01	24207855310206000166294	HILLIARD HARDWARE VAN TX	\$47.26

Cardholder Account Summary					
JEFF GREEN #### #### #### [REDACTED]		Payments & Other Credits \$0.00	Purchases & Other Charges \$59.15	Cash Advances \$0.00	Total Activity \$59.15

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
11/07	11/09	PBUS01	24207855311208300209666	HILLIARD HARDWARE VAN TX	\$52.50
11/10	11/11	PBUS01	24207855314205300152489	HILLIARD HARDWARE VAN TX	\$6.65

Cardholder Account Summary					
SERECA D HUFF #### #### #### [REDACTED]		Payments & Other Credits \$0.00	Purchases & Other Charges \$864.00	Cash Advances \$0.00	Total Activity \$864.00

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
10/13	10/14	PBUS01	24036295286716372561597	PSI EXAMS 800-367-1565 KS	\$50.00
10/14	10/15	PBUS01	24692165287102398240533	AMAZON MKTPL*NM11K9P31 Amzn.com/bill WA	\$119.10
10/14	10/15	PBUS01	24692165287102402122461	AMAZON MKTPL*NM4I34PC1 Amzn.com/bill WA	\$18.98
10/22	10/22	PBUS01	24377355295000002993571	TEXAS MUNICIPAL CLERKS 940-5653488 TX	\$390.00
10/28	10/29	PBUS01	24207855301205100023208	VAN ZANDT CO TX CC FINES FORT WORTH TX	\$2.00
10/28	10/29	PBUS01	24207855301205100023257	VAN ZANDT CO TX CC FINES CANTON TX	\$37.00
11/01	11/02	PBUS01	24692165305109156874344	AMAZON MKTPL*N40T72WD2 Amzn.com/bill WA	\$11.40
11/05	11/05	PBUS01	24692165309102159806062	AMAZON MKTPL*NK7M15YA1 Amzn.com/bill WA	\$82.97
11/05	11/06	PBUS01	24137465310001145262964	BROOKSHIRES 2 VAN TX	\$21.09
11/06	11/07	PBUS01	24204295310001662175218	Subway 63022 Van TX	\$81.50
11/07	11/09	PBUS01	24692165311101865255263	AMAZON MKTPL*BT5BK2VA1 Amzn.com/bill WA	\$49.96

Cardholder Account Summary					
ERIC DOERING #### #### #### [REDACTED]		Payments & Other Credits \$0.00	Purchases & Other Charges \$496.05	Cash Advances \$0.00	Total Activity \$496.05

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
10/16	10/17	PBUS01	24435655289127077043080	GALLS 859-266-7227 KY	\$124.79
10/17	10/19	PBUS01	24207855290209500201011	HILLIARD HARDWARE VAN TX	\$12.47
11/02	11/02	PBUS01	24692165306109416958811	AMAZON MKTPL*NK59O4C32 Amzn.com/bill WA	\$310.10
11/03	11/04	PBUS01	24036295307718691177423	VISTAPRINT 866-207-4955 MA	\$48.69

Cardholder Account Summary

JEFF HUDGENS #### #### ####	Payments & Other Credits \$0.00	Purchases & Other Charges \$785.85	Cash Advances \$0.00	Total Activity \$785.85
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Cardholder Account Detail

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
10/14	10/15	PBUS01	24137465288001100083072	USPS PO 4892400790 VAN TX	\$12.85
10/21	10/23	PBUS01	24247605295500762950675	ACTIVE911 INC PHILOMATH OR	\$405.00
11/10	11/11	PBUS01	24692165314104476141507	LOWES #01965* LINDALE TX	\$368.00

Cardholder Account Summary

FIRE CHIEF #### #### ####	Payments & Other Credits \$0.00	Purchases & Other Charges \$26.59	Cash Advances \$0.00	Total Activity \$26.59
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Cardholder Account Detail

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
11/04	11/05	PBUS01	24207855308201400172087	HILLIARD HARDWARE VAN TX	\$26.59

Cardholder Account Summary

MARILYN WILLIAMS #### #### ####	Payments & Other Credits \$6.08-	Purchases & Other Charges \$1,277.39	Cash Advances \$0.00	Total Activity \$1,271.31
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Cardholder Account Detail

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
10/14	10/15	PBUS01	24207855287202600178051	HILLIARD HARDWARE VAN TX	\$49.99
10/14	10/15	PBUS01	24207855287202600178374	HILLIARD HARDWARE VAN TX	\$25.00
10/20	10/21	PBUS01	24207855293206500158834	HILLIARD HARDWARE VAN TX	\$19.99
10/22	10/23	PBUS01	24207855295201200154371	HILLIARD HARDWARE VAN TX	\$23.88
10/28	10/29	PBUS01	24207855301205100154599	HILLIARD HARDWARE VAN TX	\$68.97
10/29	10/30	PBUS01	24207855302207400152587	HILLIARD HARDWARE VAN TX	\$32.89
11/05	11/06	PBUS01	24692165309102671933337	LOWES #01965* LINDALE TX	\$594.44
11/05	11/06	PBUS01	24207855309203700167709	HILLIARD HARDWARE VAN TX	\$22.24
11/05	11/06		74207855309203700167852	CREDIT VOUCHER	\$6.08-
				HILLIARD HARDWARE VAN TX	
11/06	11/07	PBUS01	24692165310100749417991	LOWES #01965* LINDALE TX	\$148.00
11/06	11/07	PBUS01	24207855310206000166195	HILLIARD HARDWARE VAN TX	\$6.00
11/06	11/07	PBUS01	24207855310206000167037	HILLIARD HARDWARE VAN TX	\$38.97
11/07	11/09	PBUS01	24692165311101693504460	LOWES #01965* LINDALE TX	\$70.56
11/10	11/11	PBUS01	24692165314104566937905	IN *TYLER STEEL COMPANY TYLER TX	\$135.46
11/10	11/11	PBUS01	24207855314205300152034	HILLIARD HARDWARE VAN TX	\$41.00

Additional Information About Your Account

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO WWW.EZCARDINFO.COM AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE AND EASY WITH EZCARDINFO. ENROLL TODAY!

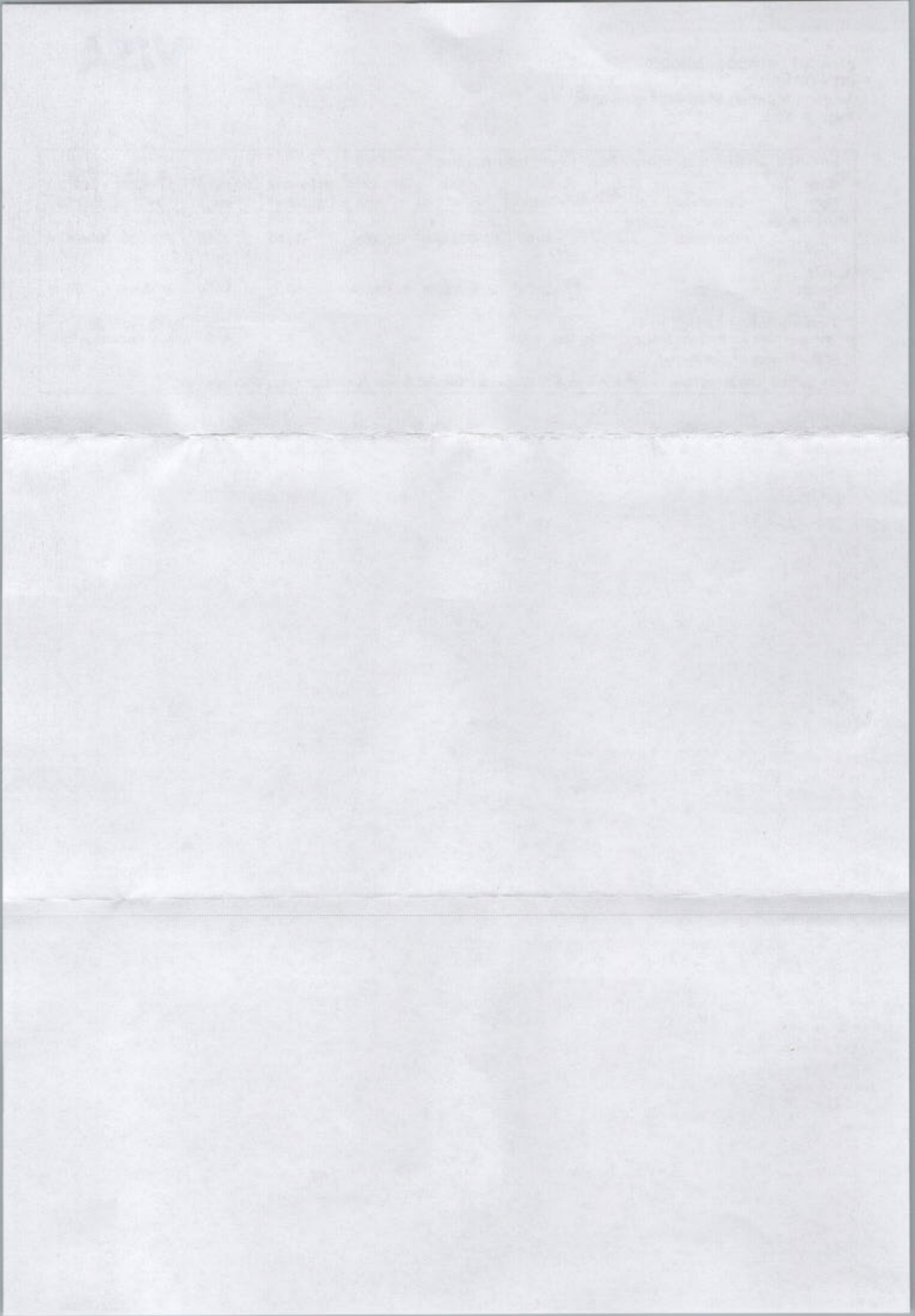
ScoreCard Bonus Points Information as of 11/11/2025

SCORECARD	Beginning Balance	Points Earned	Points Adjusted	Points Redeemed	Ending Balance
	171,750	5,413	0	0	177,163



BL ACCT [REDACTED]
 CITY OF VAN
 Account Number: #### #### #### [REDACTED]
 Page 5 of 5

Finance Charge Summary / Plan Level Information									
Plan Name	Plan Description	FCM ¹	Average Daily Balance	Periodic Rate *	Corresponding APR	Finance Charges	Effective APR Fees **	Effective APR	Ending Balance
Purchases									
PBUS01 001	PURCHASE	G	\$0.00	1.05000%(M)	12.6000%	\$0.00	\$0.00	0.0000%	\$4,404.64
Cash									
CBUS01 001	CASH	A	\$0.00	1.05000%(M)	12.6000%	\$0.00	\$0.00	0.0000%	\$0.00
* Periodic Rate (M)=Monthly (D)=Daily							Days In Billing Cycle: 30		
** includes cash advance and foreign currency fees							APR = Annual Percentage Rate		
¹ FCM = Finance Charge Method									
(V) = Variable Rate If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.									



CITY OF VAN FIRE DEPARTMENT MONTHLY REPORT

FY 2025-2026

	TOTAL CALLS FOR SERVICE	RESPONSES WITHIN CITY		RESPONSES WITHIN CITY ON INTERSTATE		RESPONSES IN V.Z. COUNTY		RESPONSES IN SMITH COUNTY		MUTUAL AID PROVIDED	MUTUAL AID RECEIVED	RESPONSE MAN HOURS	TRAINING HOURS	FIRE	RESCUE & EMS	OTHER
		Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage							
OCTOBER	21	10	48%	2	10%	10	48%	2	10%	0	4	43.7	8	8	10	3
NOVEMBER	36	5	14%	1	3%	25	69%	6	17%	4	9	113.73	9	22	11	3
DECEMBER																
JANUARY																
FEBRUARY																
MARCH																
APRIL																
MAY																
JUNE																
JULY																
AUGUST																
SEPTEMBER																
YEAR TO DATE	57	15	26%	3	5%	35	61%	8	14%	4	13	157.43	17	30	21	6

NOTES



VAN COMMUNITY LIBRARY
NOVEMBER 2025

Usage

Patrons (Adults/Children)	75/51	Book Donations:	0
New Cards Issued	4	Book Donation <i>Value</i>	\$0
Items Checked In/Out	76/126	Copies, Faxes, Fines	\$40.95/\$1.00/\$2.40
Patron Money Saved	\$905.55	Cash Donations	\$3.70
Computer Patrons/Hours	13/6.17 hrs		

Library Hours

In the year 2026, we will begin adjusting weekday hours to further experiment what works best for our patrons.

Ongoing Events

Book club

The Book Club has come to a pause and will be considered being reintroduced once our new hours for the year 2026 are decided.

Storytime

The turnout for Storytime has increased over the past month.

Total attendance (Adult/Children) 15/20

Social Media Marketing

Facebook has been extremely helpful to our Storytime. The attendance rate has been up ever since others started reposting our content. Compared to previous months, November’s Storytime attendance has had the highest turnout yet!

Library Board

Library Board applications are now available

Blind Book Dates

A couples of junior fiction books were wrapped to make their titles a mystery. These come with a couple of reading related freebies. This is an engaging method that will help low circulated books get more attention.

Christmas Parade

The library participated in the parade with a jail themed float to attract readers to our library.

Quarterly Goals & Activities (November – December 2025)

- Increase Community Awareness and use of VCL library facility, programs and services
- Promote Technology resources available in Library
- Collaborate with local and area businesses to promote literacy and the Van Community Library
- Increase Science Technology Engineering Art and Mathematics materials, toddler manipulatives and games for children and families
- Promote new collection of books
- Discover and create programs to attract our adult clientele

Monthly Council Report
November 2025

Printed: 12/1/2025

Cases Filed

Penal Count	2	Ordinance Count	0
Traffic Count	48	Parking Count	0
Other Count	3	STEP Count	0
Total Filed 53			

Amounts Collected

Tech Fund	\$ 60.43	Building Security Fund	\$ 70.22
State	\$ 4,242.83	Fine	\$ 5,883.80
City	\$ 737.62	Warrant Fee	\$ 100.00
Total Amount \$ 10,994.90			

Warrants

Issued	0	Recalled	4
Served	0	Outstanding Amount	\$ 304,456.08
Total Amount \$ 1,243.00			

Dispositions

Paid in Full	44	Credit for Time Served	4
Paid Partial	22	Dismissed	17
Appealed	0	Total Disposed	65

Trials

Jury	0	Total	23
Bench	23		



Van Police Department

113 W. Main Street, Van, Texas 75790
Office: (903) 963-5642 Fax: (903) 963-3431



12/02/2025

Dear City of Van,

196 calls for service
30 reports
13 offense reports

265 class c contacts
186 warnings
65 citations

We have concluded our firearms qualifications as per TCOLE standards, I am happy to say that everyone has passed and is proficient with their firearms. The next round of qualifications will be in the spring-time and we will hopefully expand past the requirements set forth by TCOLE. We are planning to include more in-depth firearms training across the entire department.

We have responded to a few animal control calls that required other agencies to assist us. One such call we borrowed a dog trap from the City of Grand Saline to trap what was reported to us as an aggressive dog. We were able to trap the animal using the trap and transport it to the Mineola Animal Shelter. We would like to extend our appreciation to the Grand Saline PD who allowed us the use of their equipment.

We are continuing our "beat the streets" style of patrolling that includes high visibility and active patrolling. Thus far, it is proving to be effective and we intend to keep crime to an absolute minimum.

We have received a new patrol Tahoe that will soon enter the active fleet and will be seen on patrol. It is a newer year model (2025) but is the same body style as the newer ones. We are still in the process of rotating out some Tahoe's that are around 2019 year models that have mechanical issues from time to time.

Officer Aguilera will hit the streets on his own beginning December 6th which will allow for a split shift Sergeant to be on duty. Even with his experience Officer Aguilera will be under observation for his probationary period of six months.



Van Police Department

113 W. Main Street, Van, Texas 75790

Office: (903) 963-5642 Fax: (903) 963-3431



Respectfully,

Eric Doering
Chief of Police

Call Type Report

VAN POLICE DEPARTMENT

From: 11/01/2025

To: 11/30/2025

Call Type Description	Number of Calls
10-50	14
ABANDONED VEHICLE	3
AGENCY ASSIST - EMS	6
AGENCY ASSIST - FIRE DEPARTMENT	6
AGENCY ASSIST - LAW ENFORCEMENT	24
AGENCY ASSIST - OTHER	1
ALARM	9
ANIMAL CALL	9
ASSAULT	1
ASSISTANCE	2
BURGLARY	5
CANINE - NARCOTIC SEARCH	4
CHILD CUSTODY	1
CITY ORDINANCE VIOLATION	3
CIVIL MATTER	4
COURTESY TRANSPORT	1
CRIMINAL MISCHIEF	1
CRIMINAL TRESPASS	1
DISTURBANCE	11
DOG BITE	1
ESCORT	2
FOLLOW UP INVESTIGATION	3
INFORMATION	14
INVESTIGATION	1
MOTORIST ASSIST	15
OTHER	9
PURSUIT	1

Call Type Report

VAN POLICE DEPARTMENT

From: 11/01/2025

To: 11/30/2025

Call Type Description	Number of Calls
RECKLESS DRIVER	3
SELECT	7
SUSPICIOUS ACTIVITY	15
SUSPICIOUS PERSON	1
THEFT	6
WARRANT SERVICE	2
WELFARE CONCERN	15



**DATA SHEET
AGENDA ITEM NO. VIII.A.**

Meeting Date: December 11, 2025

Department:

City Council

Agenda Item:

Discussion, Consideration, and Possible Action on adjusting the speed limit on South Bois D. Arc Street.

Background:

Mayor Burns proposed lowering the speed limit on South Bois D Arc to 20 MPH.

Financial Impact:

Recommendation:

For more information, please contact City Hall at (903) 963-7216.

South Bois D' Arc Traffic Study #1

Data collected from stationary radar trailer. Posted speed limit sign at 30 MPH (*driver visible real time speed readout display turned off*). Trailer set South of the residential area capturing vehicles coming over a small rise as they pass the last residence.

Dates of survey: November 16, 2025– December 1, 2025

Total vehicle count: 5,046

Total vehicle count M-F (avg): 1,920

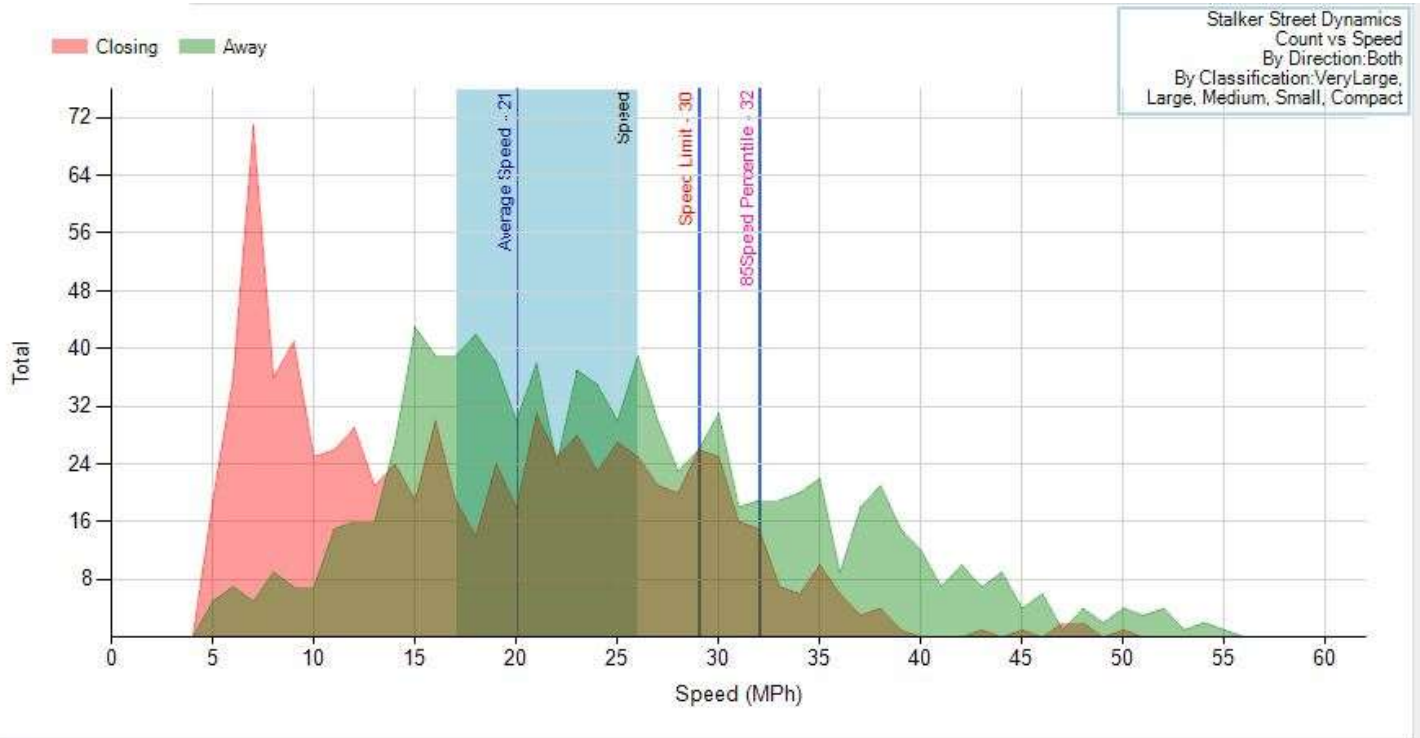
Total Vehicle Count Sat-Sun (avg): 603

Total Average Speed: 20.1 mph

Away = Northbound / Closing = Southbound



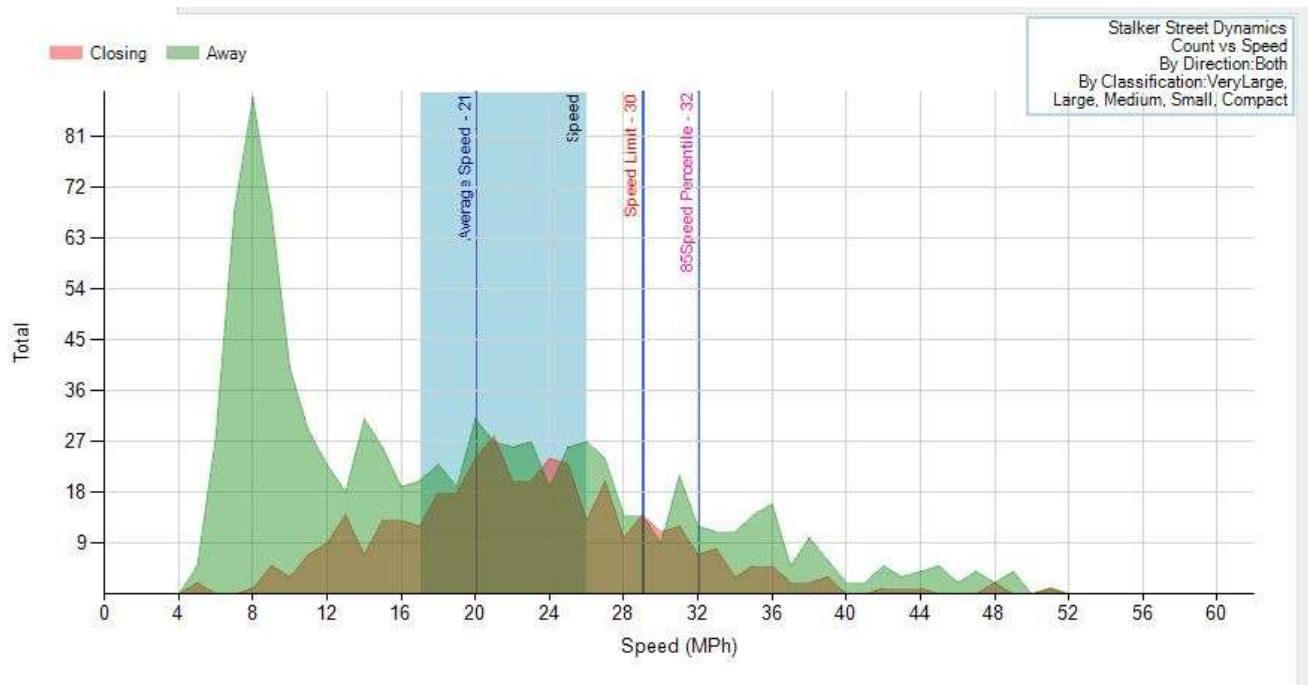
Speed – Monday 17th – Friday 21st



Statistics

Total Vehicle Count	1674	100%	Average Speed	21.7	MPH	In Pace Count	528	31%
Under Limit Count	1361	81%	Minimum Speed	5	MPH	10 mph Pace	17 - 26	MPH
Over Limit Count	313	19%	Maximum Speed	55	MPH	Standard Deviation	10	MPH
10 Over Limit Count	84	5%	85Speed Percentile	32	MPH	Average Speed Over Limit	37.3	MPH

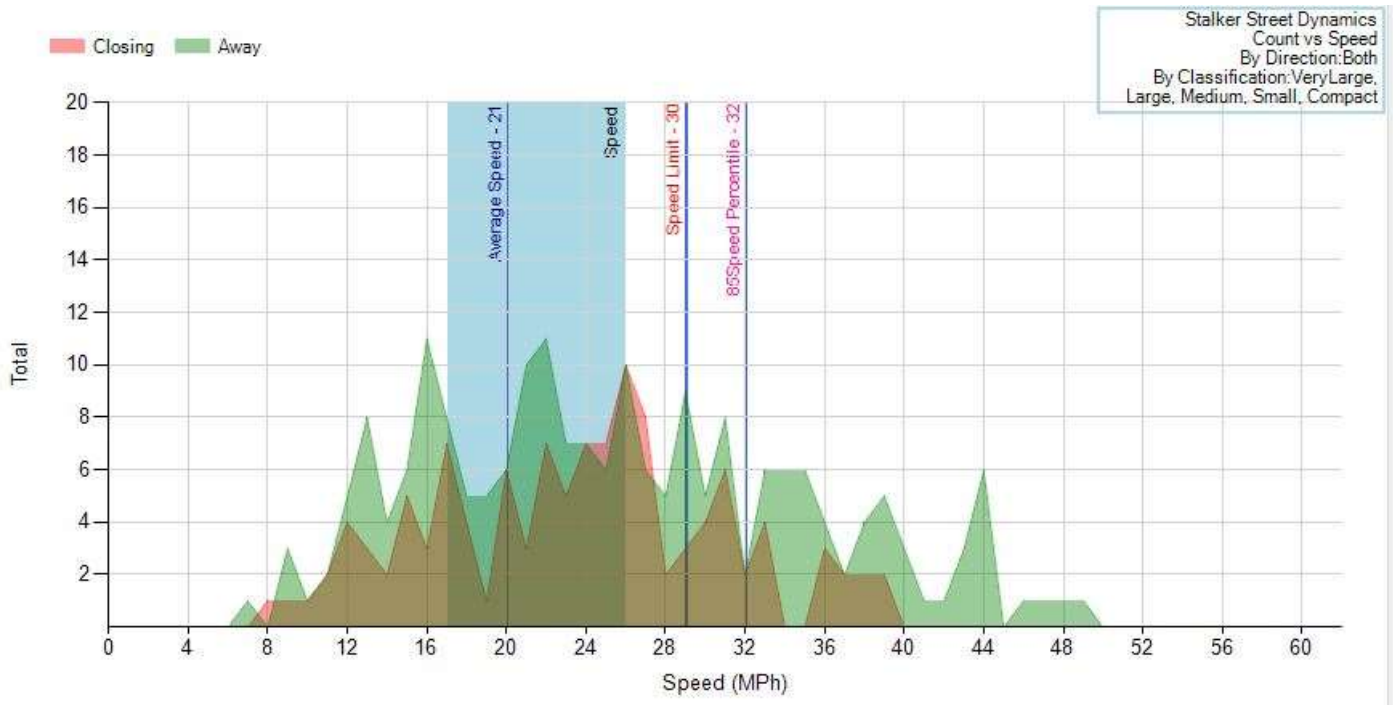
Speed Monday 24th – Friday 28th



Statistics

Total Vehicle Count	1271	100%	Average Speed	21.7	MPH	In Pace Count	528	41%
Under Limit Count	1078	84%	Minimum Speed	5	MPH	10 mph Pace	17 - 26	MPH
Over Limit Count	193	16%	Maximum Speed	51	MPH	Standard Deviation	10	MPH
10 Over Limit Count	40	3%	85Speed Percentile	32	MPH	Average Speed Over Limit	36.4	MPH

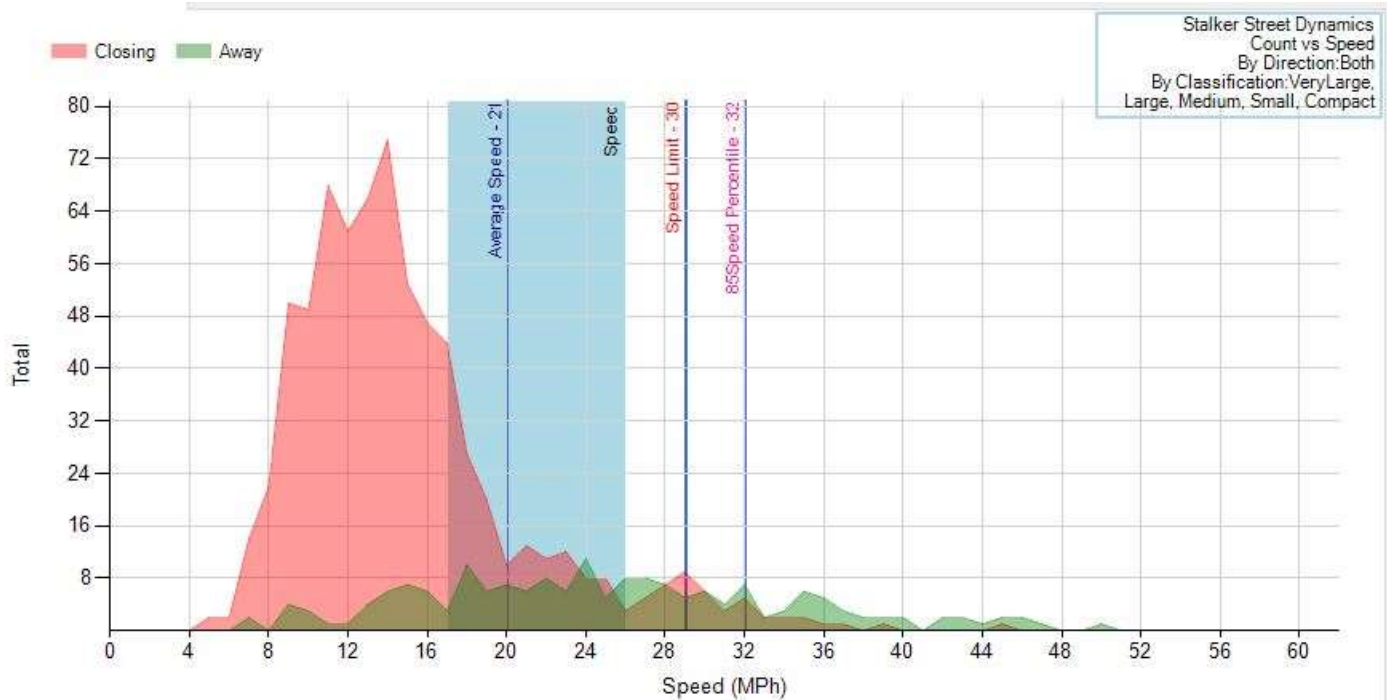
Speed Weekend #1



Statistics

Total Vehicle Count	319	100%	Average Speed	21.7	MPH	In Pace Count	528	165%
Under Limit Count	237	74%	Minimum Speed	7	MPH	10 mph Pace	17 - 26	MPH
Over Limit Count	82	26%	Maximum Speed	49	MPH	Standard Deviation	10	MPH
10 Over Limit Count	18	5%	85Speed Percentile	32	MPH	Average Speed Over Limit	36.5	MPH

Speed Weekend #2



Statistics

Total Vehicle Count	887	100%	Average Speed	21.7	MPH	In Pace Count	528	59%
Under Limit Count	822	92%	Minimum Speed	5	MPH	10 mph Pace	17 - 26	MPH
Over Limit Count	65	8%	Maximum Speed	50	MPH	Standard Deviation	10	MPH
10 Over Limit Count	14	1%	85Speed Percentile	32	MPH	Average Speed Over Limit	36.3	MPH

Preliminary Considerations for Speed Studies Along S Bois D'Arc

During the most recent city council meeting on November 13th, a petition was received by council regarding the speed along S Bois D'Arc. Council made a decision at that time to conduct a study and revisit the matter on this December 11th agenda.

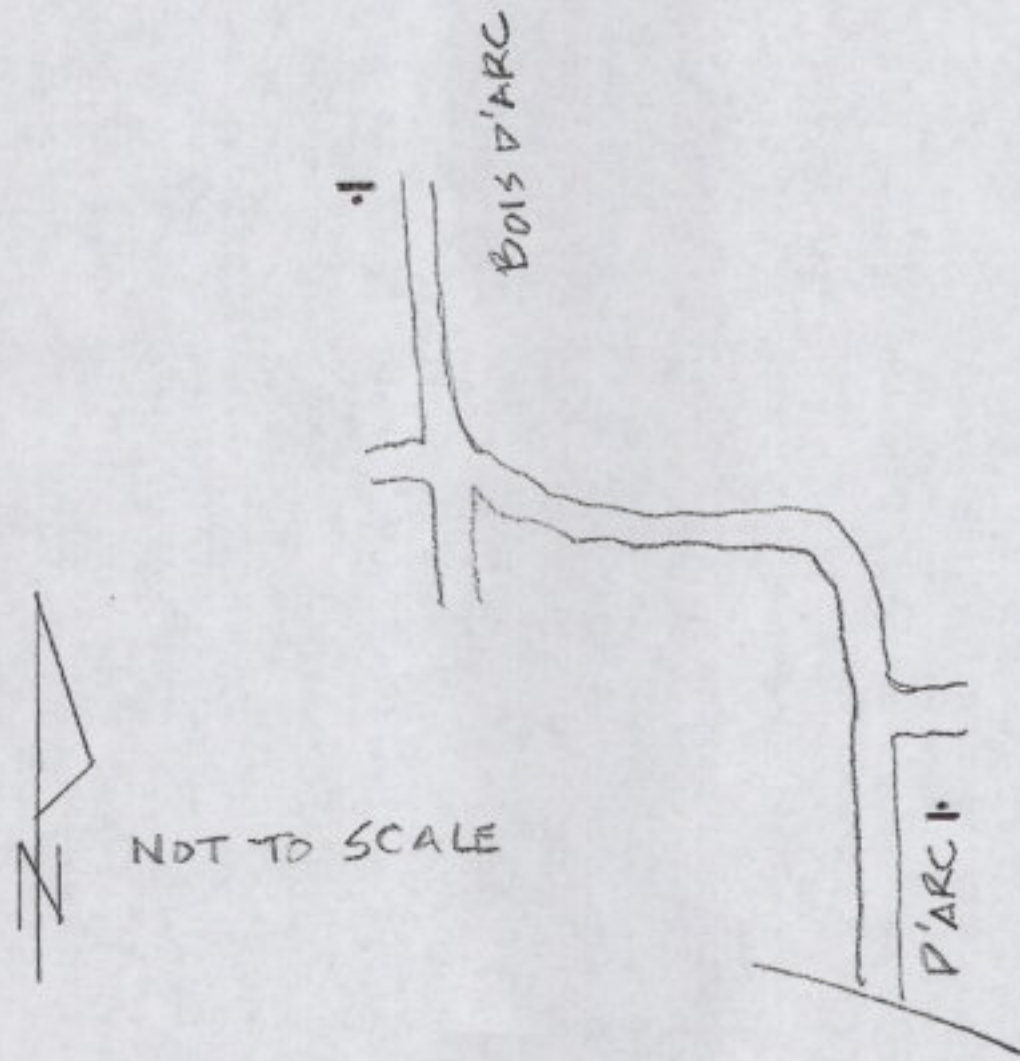
Preliminary studies were conducted to determine the scope of the speed situations along S Bois D'Arc. As a result, two clear distinctions were made: the speeds through the vertical curves, and the speed through the straight portion of roadway.

There are 3 tight vertical curves along the street which warrant a reduced speed in order for drivers to safely maneuver the roadway. It is recommended that advisory speed limits of 15, 15, and 20 miles per hour be assigned to these curves, from north to south, through the use of appropriate signage.

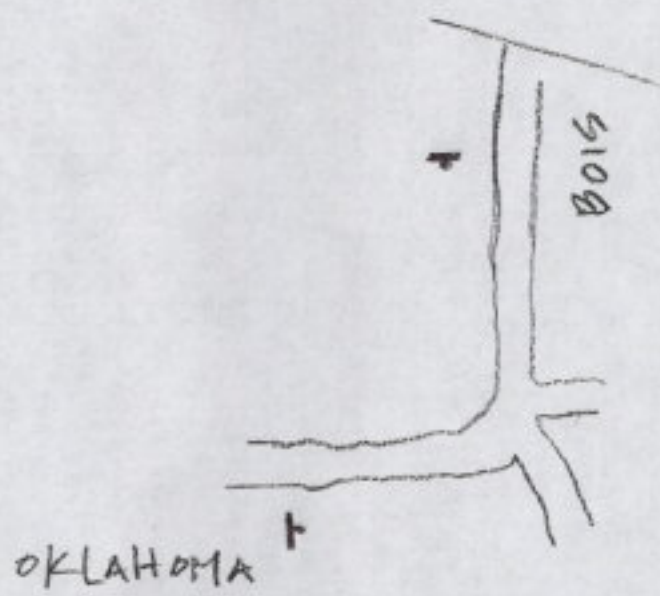
As for the straight portion of S Bois D'Arc, regulatory speeds may be assigned based on the 85th percentile of the speeds noted in a speed study, when adequate speed samples can be secured. A speed study is designed to obtain speeds for either a 2-hour or 4-hour period, during which a minimum of 125 cars in each direction should be checked for speed.

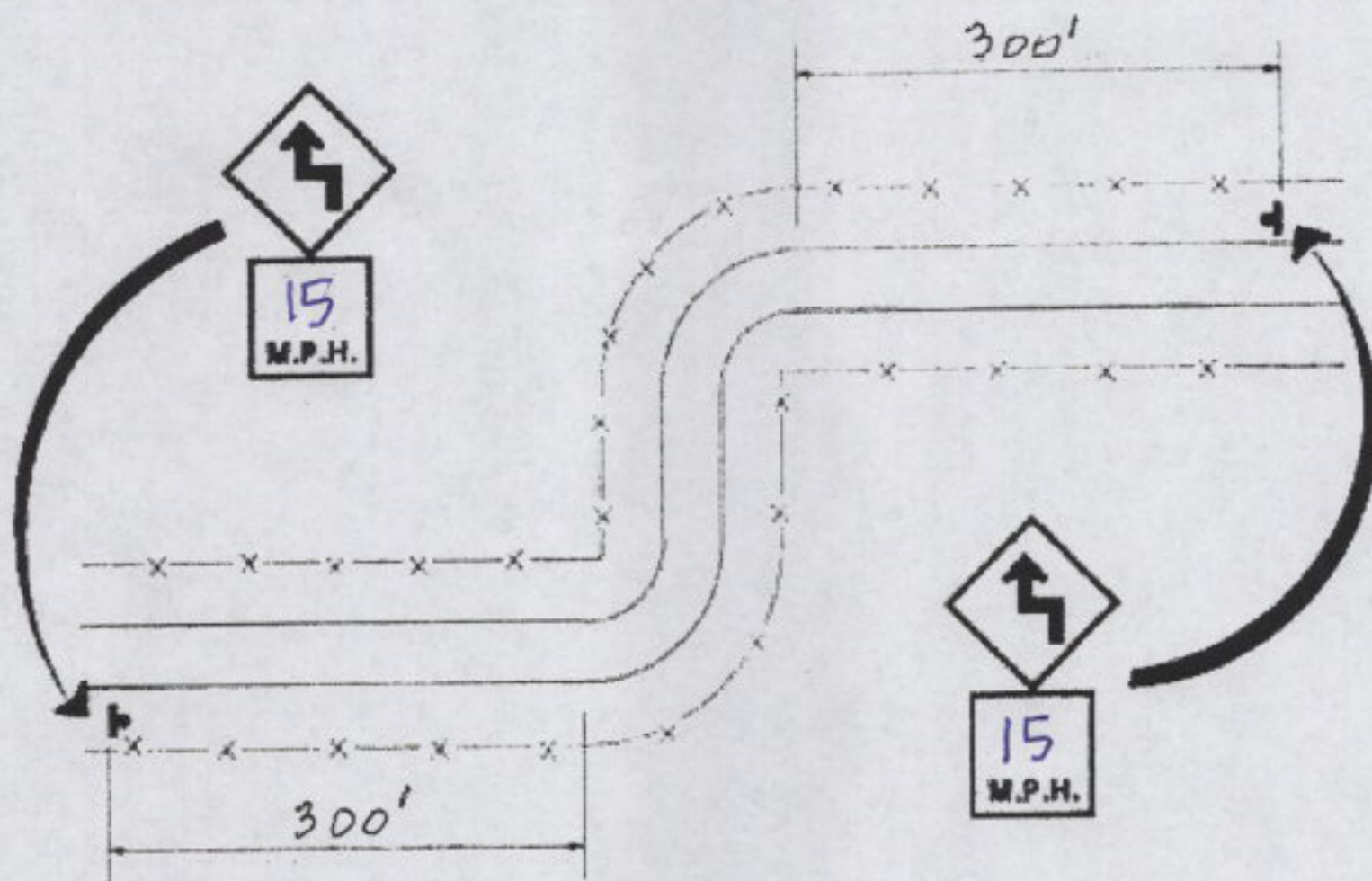
Unfortunately, after 4 hours of observation during the preliminary study, there were only 36 cars traveling in one direction and 35 cars traveling in the other direction for the entire 4-hour period. Therefore, several days' worth of either manual radar speed checks or automated speed checks will be required, in order to obtain sufficient data.

From a traffic engineering standpoint, the best approach at this time is to install the curve signs, with chevrons, as needed, and then wait. If over the course of 6 months or so, those actions taken prove sufficient to resolve the matter, the City will have avoided expending additional resources for a full speed study that isn't necessary:



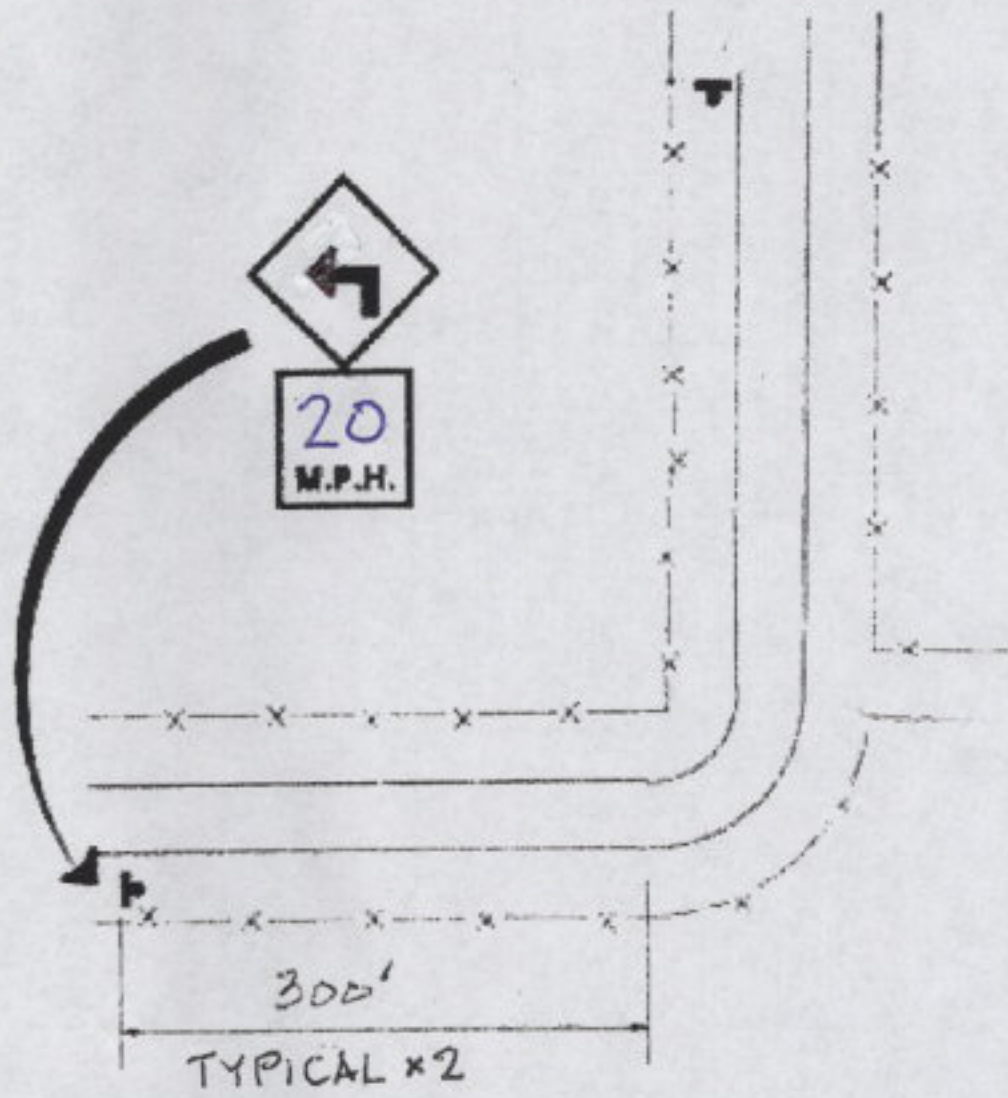
CURVED SECTIONS
OF BOIS D'ARC

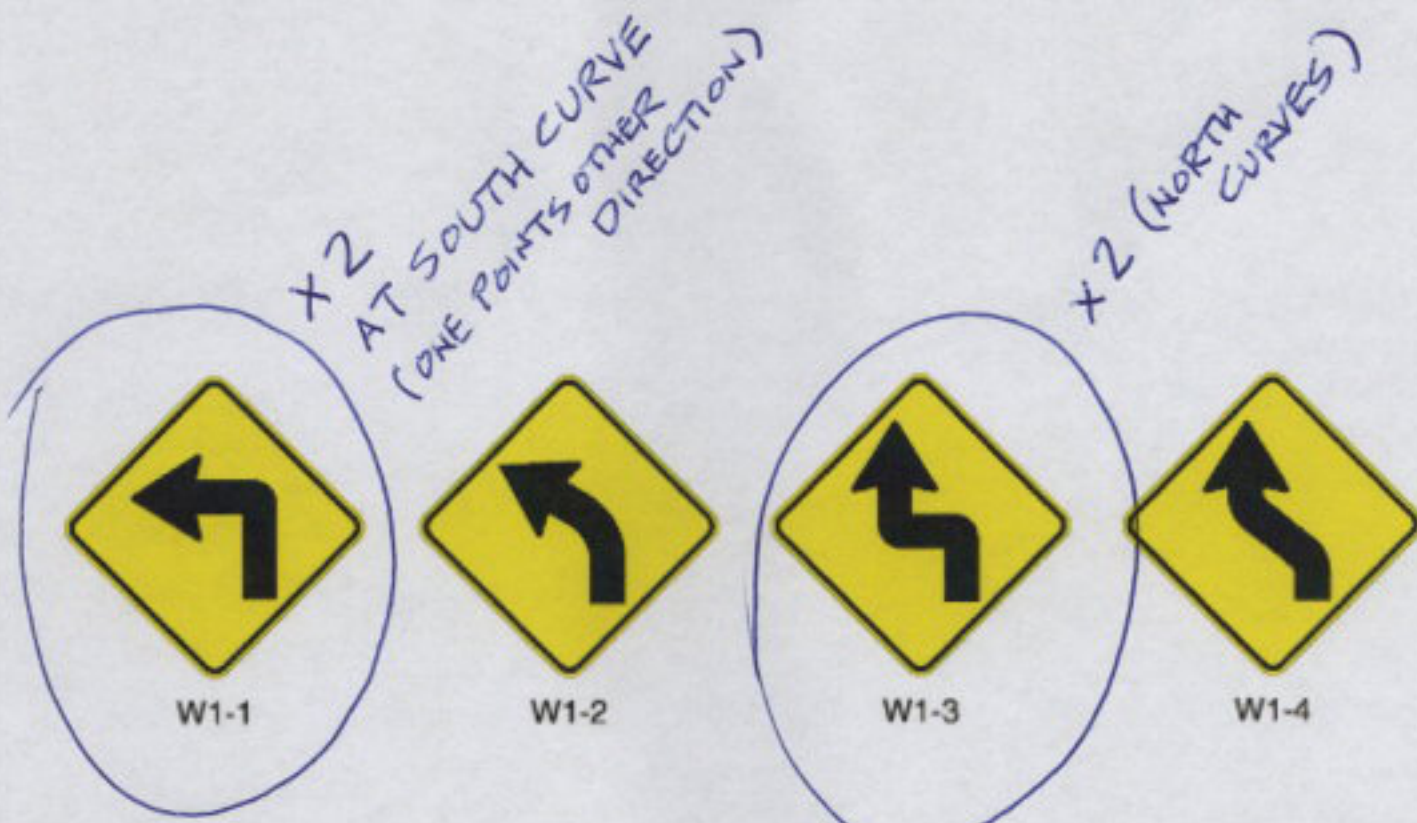




NORTH CURVES

SOUTH CURVE

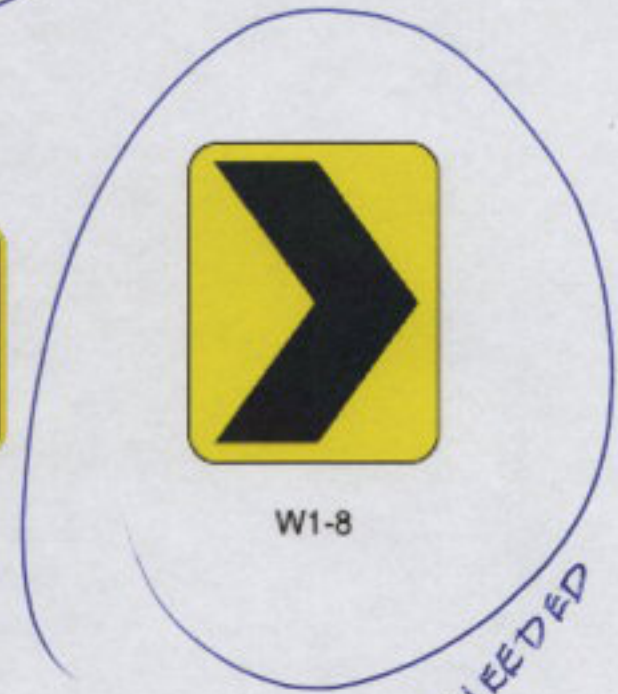




W1-5





W1-6




W1-8

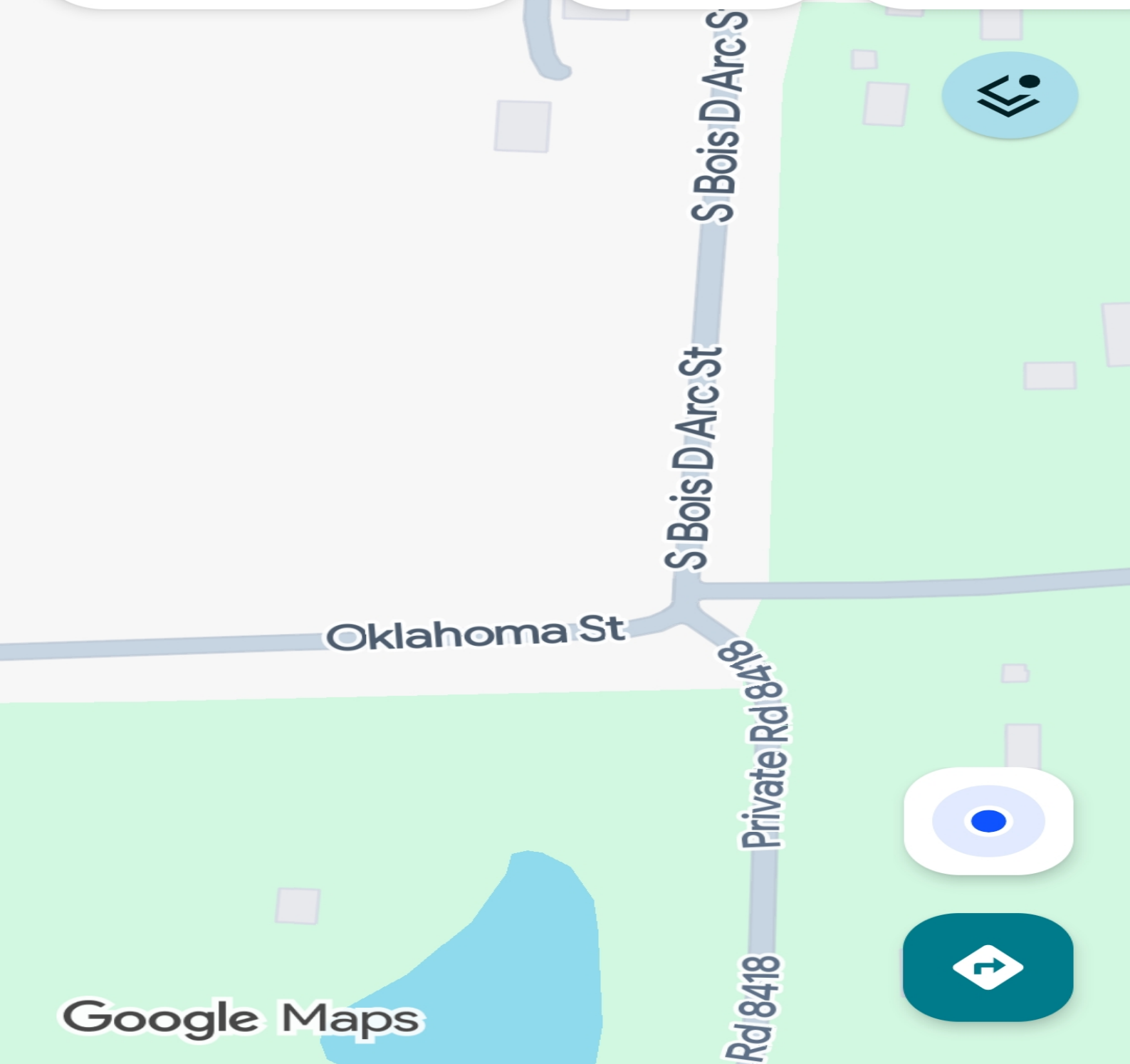
AS NEEDED

Search...   

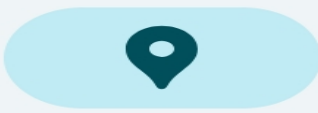
 Restaurants

 Gas

 Hotels



Google Maps



Explore






You




Contribute

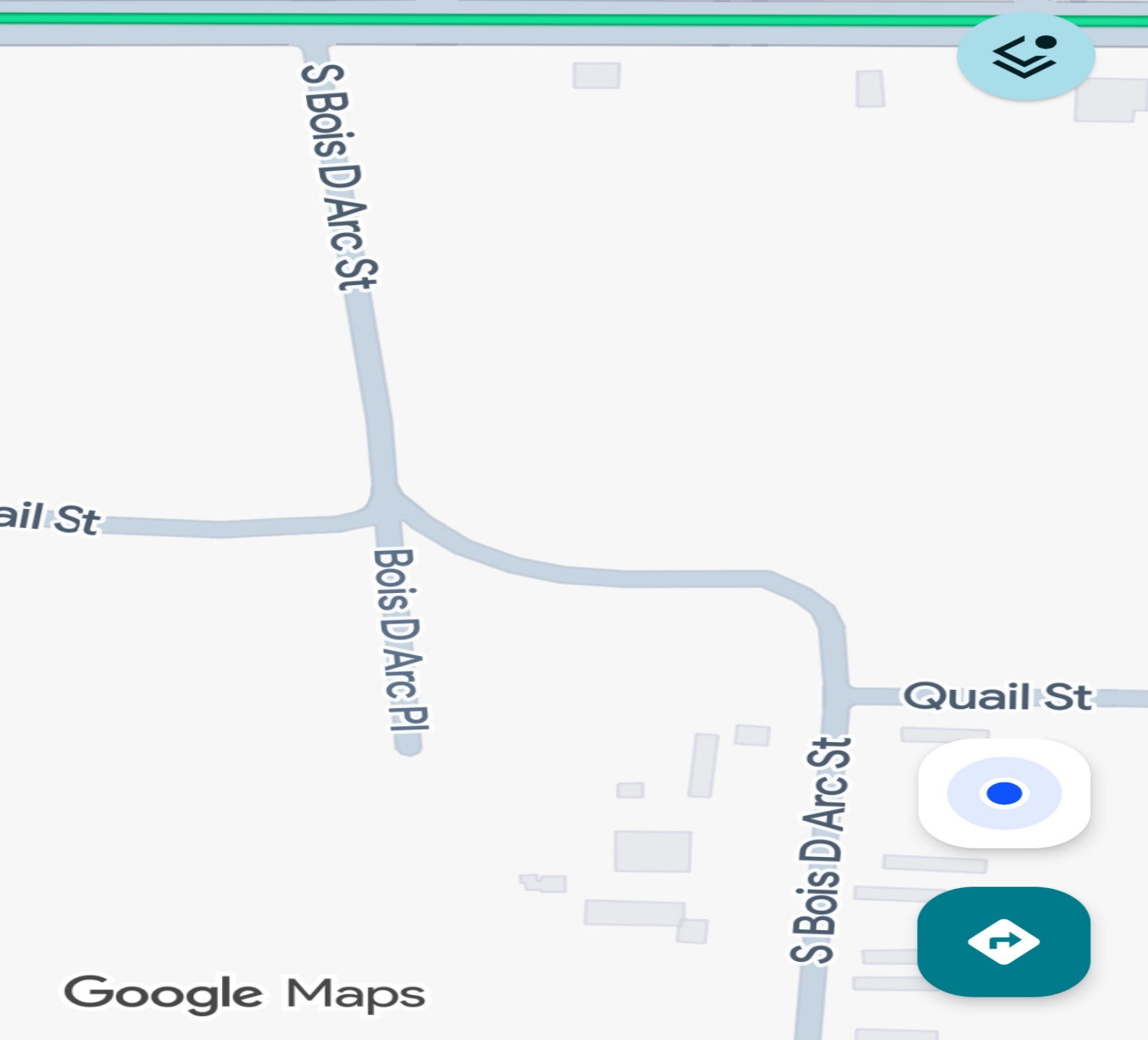


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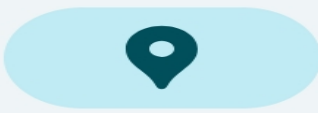
 Restaurants

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Google Maps



Explore



You



Contribute





**DATA SHEET
AGENDA ITEM NO. VIII.B.**

Meeting Date: December 11, 2025

Department:

Administration

Agenda Item:

Discussion, Consideration, and Possible Action on approving the calculated 2025 Tax Levy of \$1,708,088.74.

Background:

Official tax levy statement presented to the City by VZCAD.

Financial Impact:

Recommendation:

For more information, please contact City Hall at (903) 963-7216.



VAN ZANDT COUNTY
APPRAISAL DISTRICT

27867 State Hwy 64 | PO Box 926
Canton, Texas 75103
Phone: (903) 567-6171
Fax: (903) 567-6600
www.vzcad.org

November 10, 2025

Mr. Ernie Burns, Mayor
City of Van
PO Box 487
Van, TX 75790

RE: 2025 Tax Levy

Dear Mr. Burns:

As your taxing entity's contracted property tax assessor collector, we have completed calculations of the 2025 Tax Levy based upon the adopted rate provided.

Your taxing entity's 2025 Tax Levy is \$ 1,708,088.74.

I have included a copy of the 2025 Tax Roll summary reports for your reference. The 2025 Tax Statements are currently being sent to our contracted vendor for printing and are scheduled to be mailed as quickly as possible.

Once the taxing entity's governing body has approved the 2025 Tax Levy as calculated, please send our office a copy of the meeting's minutes for our records either by email (Emily.reeves@vzcad.org) or by mail.

As always, please do not hesitate to contact me if you have any questions or if I can ever be of any assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Reeves".

Emily Reeves, RPA, RTA, CCA
Chief Appraiser | Tax Administrator

APPROVAL OF 2025 TAX ROLL

THE 2025 TAX ROLL FOR

City of Van

IS HEREBY APPROVED BY THE ENTITY’S GOVERNING BODY:

TOTAL TAX LEVY: \$ 1,708,088.74.

Signature: _____

Title: _____

Date: _____

Van Zandt County Appraisal District
2025 Tax Roll & Levy
Tax Entity Governing Body Approval

2025 TAX ROLL SUMMARY

CTV - CITY OF VAN

	Amount	Count
NUMBER OF ACCOUNTS		10,266
MARKET VALUES		
ROLLCODE: PERSONAL		
Mineral	\$17,379,940	
Personal	\$18,878,430	
ROLLCODE: REAL		
Agriculture	\$4,476,630	
Improvement	\$218,932,746	
Improvement Non-Home Site	\$11,677,517	
Land	\$57,950,701	
Land Ag Land	\$69,690	
Land Non-Home Site	\$10,070,916	
	TOTAL MARKET VALUE	\$339,436,570
DEFERRALS		
Ag	\$4,476,630	25
	TOTAL DEFERRALS	\$4,476,630
EXEMPTIONS		
23.231 Circuit Breaker Limitation	\$10,689,880	3,350
Cap Adjustment	\$15,442,283	344
Contract Abatement	\$5,808,370	7
Disabled	\$58,500	20
Disabled Veteran	\$4,480,394	34
Full	\$21,758,751	104
Homestead	\$26,049,883	620
Nominal Value	\$223,246	2,919
Over 65	\$720,614	246
	TOTAL EXEMPTIONS	\$85,231,921
GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS	\$89,708,551	
TOTAL MARKET VALUE	\$339,436,570	
TAXABLE VALUE	\$249,728,019	
TAX RATE	0.735800	
ROLLCODE: PERSONAL		
Levy	\$229,943.21	8,795
ROLLCODE: REAL		
Levy	\$1,478,145.53	1,471
	TOTAL LEVY	\$1,708,088.74
LEVY LOST DUE TO FROZEN	\$129,408.93	
OTHER LOST LEVY	\$0.00	
TOTAL LOST LEVY	\$129,408.93	

2025 TAX ROLL SUMMARY

CTV - CITY OF VAN

Calculation Analysis							
	Calc Levy	- Tax Amount	=	Diff.	Market Value	Exemption	Taxable Value
Frozen	299,704.63	170,295.70		129,408.93	64,249,586	23,517,782	40,731,804
DV100 (Excl. Frozen)	0.00	0.00		0.00	1,889,200	1,474,538	414,662
Prorated (Excl. Frozen)	0.00	0.00		0.00	0	0	0
Other	1,537,793.04	1,537,793.04		0.00	273,297,784	64,716,231	208,581,553
Total	1,837,497.67	1,708,088.74		129,408.93	339,436,570	89,708,551	249,728,019
DV100 (Incl. Frozen)	0.00	0.00		0.00	3,596,070	2,837,856	758,214
Prorated (Incl. Frozen)	0.00	0.00		0.00	0	0	0



**DATA SHEET
AGENDA ITEM NO. VIII.C.**

Meeting Date: December 11, 2025

Department:

Administration

Agenda Item:

Discussion, Consideration, and Possible Action on ordinance 12-11-2025 providing regulations on the placement of industrialized residential structures in the city.

Background:

Updates to the Texas Occupations Code prohibits a city from excluding industrialized residential housing in a single family zoning district. A city may establish criteria regarding value and appearance to surrounding residential properties.

Financial Impact:

Recommendation:

Adopt updated guidelines and associated fee schedule.

For more information, please contact City Hall at (903) 963-7216.

Addition to Section 36.036 Supplemental District Regulations

(a) Industrialized and Modular Housing:

- (1) Industrialized or modular housing is defined in the Texas Occupations Code 1202.002
- (2) Industrialized or Modular residential structures must meet or exceed all adopted codes in effect at the time the permit is issue
- (3) All land use and setback regulations for the specified zoning district shall apply
- (4) All modular housing must sit on a permanent slab foundation and be securely anchored.
- (5) Any modular or industrialized home placed within an allowed residentially zoned district must have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot where the housing is proposed to be located.
- (6) Any modular or industrialized housing must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration that is comparable to single family homes located within 500 feet of the lot.
- (7) A permit issued for the construction or installation of Industrialized or Modular housing may be extended to 365 days upon notice by the applicant of delays in the delivery of the permitted dwelling.

Addition to Appendix 3 : Descriptions / Definitions of Uses

Industrialized Housing means a residential structure that is designed for the occupancy of one or more families; and is constructed in one or more modules or constructed using one or more components built at a location other than the permeant site; and designed to be used as a permanent residential structure when the module or component is transported to the permanent site and erected or installed on a permanent foundation system. Industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical systems. (also known as Modular Housing)

OCCUPATIONS CODE

TITLE 7. PRACTICES AND PROFESSIONS RELATED TO REAL PROPERTY AND HOUSING

SUBTITLE C. REGULATION OF CERTAIN TYPES OF HOUSING AND BUILDINGS

CHAPTER 1202. INDUSTRIALIZED HOUSING AND BUILDINGS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 1202.001. GENERAL DEFINITIONS. In this chapter:

- (1) "Commission" means the Texas Commission of Licensing and Regulation.
- (2) "Construction site building" means a commercial structure that is:
 - (A) not open to the public; and
 - (B) used for any purpose at a commercial site by a person constructing a building, road, bridge, utility, or other infrastructure or improvement to real property.
- (3) "Council" means the Texas Industrialized Building Code Council.
- (4) "Department" means the Texas Department of Licensing and Regulation.
- (4-a) "Executive director" means the executive director of the department.
- (5) "Modular component" means a structural part of housing or a building constructed at a location other than the building site in a manner that prevents the construction from being adequately inspected for code compliance at the building site without:
 - (A) damage; or
 - (B) removal and reconstruction of a part of the housing or building.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.001, eff. Sept. 1, 2003;

Acts 2003, 78th Leg., ch. 1276, Sec. 14A.263(b), eff. Sept. 1, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 714 (S.B. 443), Sec. 1, eff. September 1, 2005.

Sec. 1202.002. DEFINITION OF INDUSTRIALIZED HOUSING. (a)

Industrialized housing is a residential structure that is:

- (1) designed for the occupancy of one or more families;
- (2) constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site; and
- (3) designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.

(b) Industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical systems.

(c) Industrialized housing does not include:

- (1) housing constructed of a sectional or panelized system that does not use a modular component; or
- (2) a ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by:

Acts 2009, 81st Leg., R.S., Ch. 698 (H.B. 2763), Sec. 1, eff. September 1, 2009.

Acts 2015, 84th Leg., R.S., Ch. 45 (S.B. 1264), Sec. 1, eff. September 1, 2015.

Acts 2019, 86th Leg., R.S., Ch. 176 (H.B. 1385), Sec. 1, eff. September 1, 2019.

Sec. 1202.003. DEFINITION OF INDUSTRIALIZED BUILDING. (a) An industrialized building is a commercial structure that is:

- (1) constructed in one or more modules or constructed using one or more modular components built at a location other than the commercial site; and
- (2) designed to be used as a commercial building when the module or the modular component is transported to the commercial site and erected or installed.

(b) An industrialized building includes the structure's plumbing, heating, air conditioning, and electrical systems.

(c) Repealed by Acts 2005, 79th Leg., Ch. 714, Sec. 5, eff. September 1, 2005.

(d) An industrialized building includes a permanent commercial structure and a commercial structure designed to be transported from one commercial site to another commercial site but does not include a commercial building or structure that is:

(1) installed in a manner other than on a permanent foundation;
and

(2) either:

(A) not open to the public; or

(B) less than 1,500 square feet in total area and used other than as a school or a place of religious worship.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.002, eff. Sept. 1, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 714 (S.B. 443), Sec. 2, eff. September 1, 2005.

Acts 2005, 79th Leg., Ch. 714 (S.B. 443), Sec. 5, eff. September 1, 2005.

Acts 2009, 81st Leg., R.S., Ch. 698 (H.B. 2763), Sec. 2, eff. September 1, 2009.

Acts 2015, 84th Leg., R.S., Ch. 45 (S.B. 1264), Sec. 2, eff. September 1, 2015.

Acts 2019, 86th Leg., R.S., Ch. 176 (H.B. 1385), Sec. 2, eff. September 1, 2019.

Sec. 1202.004. RELOCATABLE EDUCATIONAL FACILITIES. (a) In this section, "relocatable educational facility" means a portable, modular building capable of being relocated, regardless of whether the facility is built at the installation site, that is used primarily as an educational facility for teaching the curriculum required under Section 28.002, Education Code.

(b) A relocatable educational facility that is purchased or leased on or after January 1, 2010, must comply with all provisions applicable to industrialized buildings under this chapter.

Added by Acts 2009, 81st Leg., R.S., Ch. 698 (H.B. 2763), Sec. 3, eff. September 1, 2009.

SUBCHAPTER B. TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL

Sec. 1202.051. COUNCIL MEMBERSHIP. The Texas Industrialized Building Code Council consists of 12 members appointed by the governor as follows:

- (1) three members who represent the industrialized housing and building industries;
- (2) three members who represent municipal building officials from municipalities with a population of more than 25,000;
- (3) three members who represent general contractors who construct housing or buildings on-site;
- (4) one member who is an engineer licensed in this state who acts as a structural engineer;
- (5) one member who is an engineer licensed in this state who acts as an electrical engineer; and
- (6) one member who is an architect registered in this state.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.052. MEMBERSHIP RESTRICTIONS. An engineer or architect member of the council may not:

- (1) be designated as, be employed by, or have an ownership interest in, an entity that is a third-party inspector or design review agency;
- (2) have an ownership interest in a business that manufactures or builds industrialized housing or buildings;
- (3) in a capacity relating to a matter subject to council review, be employed by or be a paid consultant to a manufacturer or builder of industrialized housing or buildings; or
- (4) be an officer, employee, or paid consultant of a trade association that represents the industrialized housing or building industry.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.053. TERMS. Council members serve staggered two-year terms, with the terms of half of the members expiring on February 1 of each even-numbered year and the terms of the other half of the members expiring on February 1 of each odd-numbered year.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.054. PRESIDING OFFICER. The council shall annually elect one of its members as the council's presiding officer.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.055. SECRETARY; PERSONNEL. The executive director shall:

- (1) act as secretary of the council; and
- (2) provide personnel from the department necessary to perform staff functions for the council.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 26.026, eff. Sept. 1, 2003;
Acts 2003, 78th Leg., ch. 1276, Sec. 14A.264, eff. Sept. 1, 2003.

Sec. 1202.056. REIMBURSEMENT. (a) A council member may be reimbursed for actual costs of travel to attend meetings but may not receive a per diem allowance for food or lodging.

(b) The travel costs shall be paid out of fees collected by the department under Section [1202.104](#).

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.057. QUORUM. The vote of at least seven members present at a meeting or the written approval of at least seven members is required for the council to take an action or make a decision.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

SUBCHAPTER C. COUNCIL AND COMMISSION POWERS AND DUTIES

Sec. 1202.101. RULES; ORDERS. (a) The commission shall adopt rules and issue orders as necessary to:

- (1) ensure compliance with the purposes of this chapter; and
- (2) provide for uniform enforcement of this chapter.

(b) The commission shall adopt rules as appropriate to implement the council's actions, decisions, interpretations, and instructions.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.003, eff. Sept. 1, 2003.

Sec. 1202.102. RULES PROVIDING FOR REGISTRATION AND REGULATION. The commission by rule shall provide for registration and regulation of manufacturers or builders of industrialized housing or buildings.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.004, eff. Sept. 1, 2003.

Sec. 1202.104. FEES. (a) The commission shall set fees, in amounts sufficient to cover the costs of the inspections described by this chapter and the administration of this chapter, for:

(1) the registration of manufacturers or builders of industrialized housing or buildings;

(2) the inspection of industrialized housing or buildings; and

(3) the issuance of decals or insignia required under Section 1202.204.

(b) The fees shall be paid to the comptroller and placed in the general revenue fund, except that a fee for an inspection may be paid directly to an approved third-party inspector who performs the inspection.

(c) The building and permit fees charged by a municipality for an inspection of industrialized housing or buildings to be located in the municipality may not exceed the fees charged for the equivalent inspection of a building constructed on-site.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.005, eff. Sept. 1, 2003.

Sec. 1202.105. APPROVAL OF THIRD-PARTY INSPECTORS AND DESIGN REVIEW AGENCIES. (a) The council shall establish criteria for the approval of, and approve accordingly, all third-party inspectors and design review agencies.

(b) The executive director shall recommend qualified third-party inspectors and design review agencies to the council.

(c) The executive director shall publish a list of all approved inspectors and design review agencies.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 26.027, eff. Sept. 1, 2003; Acts 2003, 78th Leg., ch. 1276, Sec. 14A.266, eff. Sept. 1, 2003.

Sec. 1202.106. APPLICABILITY OF OTHER LAW. Sections 51.401 and 51.4041 do not apply to this chapter.

Added by Acts 2003, 78th Leg., ch. 816, Sec. 10.006, eff. Sept. 1, 2003.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 586 (H.B. 3742), Sec. 5, eff. September 1, 2015.

Sec. 1202.107. LIMITATION ON CERTAIN ACTIONS. (a) Notwithstanding any other law, the commission, executive director, or department may not perform an inspection or investigation, open a complaint, or initiate an administrative or enforcement action against a manufacturer, builder, or third-party inspector of industrialized housing after the second anniversary of the date of the final on-site inspection of the industrialized housing conducted under Section 1202.203.

(b) The commission or executive director may impose a penalty or sanction in an enforcement action against a manufacturer, builder, or third-party inspector of industrialized housing only if the commission, executive director, or department initiates the enforcement action during the period prescribed by Subsection (a).

Added by Acts 2013, 83rd Leg., R.S., Ch. 27 (S.B. 672), Sec. 1, eff. September 1, 2013.

SUBCHAPTER D. REQUIREMENTS AND STANDARDS FOR INDUSTRIALIZED HOUSING AND BUILDINGS

Sec. 1202.151. BUILDING CODES. (a) In addition to complying with Subsection (b) or (c), as applicable, industrialized housing and buildings must be constructed to meet or exceed the requirements and standards of the National Electrical Code, published by the National Fire Protection Association, as that code existed on January 1, 1985.

(b) Industrialized housing and buildings erected or installed in a municipality must be constructed to meet or exceed the requirements and standards of whichever of the following two groups of codes is used by the municipality:

(1) the Uniform Building Code, Uniform Plumbing Code, and Uniform Mechanical Code, published by the International Conference of Building Officials, as those codes existed on January 1, 1985; or

(2) the Standard Building Code, Standard Mechanical Code, Standard Plumbing Code, and Standard Gas Code, published by the Southern Building Code Congress International, Inc., as those codes existed on January 1, 1985.

(c) Industrialized housing and buildings erected or installed outside a municipality or in a municipality that does not use a building code group described by Subsection (b) (1) or (2) must be constructed to meet or exceed

the requirements and standards of whichever of those building code groups is selected by the manufacturer of the housing or buildings.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.152. BUILDING CODE AMENDMENT. If a code described by Section 1202.151 is amended after January 1, 1985, the requirements and standards of the amended code shall be used in place of the January 1, 1985, edition if the council determines that use of the amended code is:

- (1) in the public interest; and
- (2) consistent with the purposes of this chapter.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.153. BUILDING CODE AMENDMENT: MUNICIPALITY OR OTHER POLITICAL SUBDIVISION. (a) A municipality or other political subdivision may not require or enforce, as a prerequisite for granting or approving a building or construction permit or certificate of occupancy, an amendment to a code described by Section 1202.151.

(b) On the petition of a local building official and after a hearing, the council may require a reasonable amendment to a building code group described by Section 1202.151(b)(1) or (2) that the council determines to be essential for public health and safety. The amendment shall be applied uniformly on a statewide basis.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.1535. EFFECT OF BUILDING CODE AMENDMENT. (a) An industrialized building that bears an approved decal or insignia indicating that the building complies with the mandatory building codes and that has not been modified or altered is considered to be in compliance with a new mandatory building code adopted by the council or an amendment to a code approved by the council under Section 1202.152 or 1202.153.

(b) The owner of an industrialized building designed to be transported from one commercial site to another that bears an approved decal or insignia indicating the building complies with the mandatory building codes and that is modified or altered after the date the council adopts a new mandatory building code or the council approves a building code amendment must ensure that the modified or altered building complies with the requirements and standards of the new building code or amendment

to the extent required by the most recent edition of the International Existing Building Code adopted by the council.

Added by Acts 2003, 78th Leg., ch. 816, Sec. 10.007, eff. Sept. 1, 2003.

Amended by:

Acts 2009, 81st Leg., R.S., Ch. 698 (H.B. 2763), Sec. 4, eff. September 1, 2009.

Sec. 1202.1536. OPTION TO CONSTRUCT CERTAIN INDUSTRIALIZED HOUSING IN ACCORDANCE WITH CERTAIN ENERGY EFFICIENCY PERFORMANCE STANDARDS. (a) Notwithstanding any other provision of this subchapter related to energy efficiency performance standards, a manufacturer or builder of industrialized housing may construct single-family industrialized housing in accordance with the energy efficiency performance standards outlined in:

(1) the energy code adopted by the council; or

(2) the energy code in this state for single-family residential construction with any local amendments or alternative compliance paths described by Section 388.003, Health and Safety Code, that are:

(A) requested by a municipality, county, or group of counties located in the climate zone in which the single-family industrialized housing will be located; and

(B) determined by the laboratory, as defined by Section 388.002, Health and Safety Code, to be equally or more stringent than the energy code described by Section 388.003(a), Health and Safety Code.

(b) A manufacturer or builder of industrialized housing shall maintain and, on request, make available to the department, to a design review agency, or to another entity authorized to evaluate industrialized housing under this chapter all documentation necessary to evaluate single-family industrialized housing constructed by the manufacturer or builder in accordance with the energy efficiency performance standards described by Subsection (a).

Added by Acts 2019, 86th Leg., R.S., Ch. 1125 (H.B. 2546), Sec. 1, eff. September 1, 2019.

Sec. 1202.154. DESIGN REVIEW. To ensure compliance with the mandatory building codes, the department or approved design review agency shall review all designs, plans, and specifications of industrialized housing and buildings in accordance with council interpretations and instructions.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.008, eff. Sept. 1, 2003.

Sec. 1202.155. COUNCIL STAMP OF APPROVAL. (a) The department or approved design review agency shall place the council's stamp of approval on each page of the designs, plans, and specifications of industrialized housing and buildings that:

(1) meet or exceed the code standards and requirements under council interpretations and instructions; and

(2) are approved by the department or design review agency.

(b) Each page of the designs, plans, and specifications must bear the council's stamp of approval if the designs, plans, and specifications satisfy the requirements of Subsection (a)(1) and are approved in accordance with Subsection (a)(2).

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.156. COUNCIL DETERMINATION OF CERTAIN QUESTIONS RELATED TO INDUSTRIALIZED HOUSING AND BUILDINGS. (a) The council shall determine all questions raised by a municipality in connection with the review of designs, plans, and specifications of industrialized housing and buildings, as authorized by Section [1202.252](#).

(b) With reference to the standards and requirements of the mandatory building codes, the council shall determine, from an engineering performance standpoint, all questions concerning:

(1) code equivalency; or

(2) alternative materials or methods of construction.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.009, eff. Sept. 1, 2003.

Sec. 1202.157. COUNCIL DECISIONS BINDING. The decisions, actions, and interpretations of the council are binding on the department, third-party inspectors, design review agencies, and municipalities and other political subdivisions.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

SUBCHAPTER E. INSPECTIONS

Sec. 1202.201. INSPECTION PROCEDURES. The council may issue instructions to establish procedures for inspecting the construction and installation of industrialized housing and buildings to ensure compliance with approved designs, plans, and specifications.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.202. DEPARTMENT INSPECTIONS. (a) To ensure compliance with the mandatory building codes or approved designs, plans, and specifications, the department shall inspect the construction of industrialized housing and buildings. The executive director may designate approved third-party inspectors to perform the inspections subject to the rules of the commission.

(b) Local building officials may witness department inspections to enable the local officials to make recommendations on inspection procedures to the council.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.010, eff. Sept. 1, 2003.

Sec. 1202.203. ON-SITE INSPECTIONS. (a) A municipal building official shall inspect all construction involving industrialized housing and buildings to be located in the municipality to ensure compliance with designs, plans, and specifications, including inspection of:

- (1) the construction of the foundation system; and
- (2) the erection and installation of the modules or modular components on the foundation.

(b) An approved third-party inspector shall perform on-site inspections of industrialized housing to be located outside the municipality.

(c) An inspection under Subsection (a) shall be conducted:

- (1) at the permanent site, if the inspection is of industrialized housing; and
- (2) at the commercial site, if the inspection is of industrialized buildings.

(d) If required by commission rule, an approved third-party inspector shall perform on-site inspections of industrialized buildings to be located outside the municipality.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.011, eff. Sept. 1, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 714 (S.B. 443), Sec. 3, eff. September 1, 2005.

Sec. 1202.204. RULES PROVIDING FOR DECALS OR INSIGNIA. (a) The commission by rule shall provide for the placement of decals or insignia on each transportable modular section or modular component to indicate compliance with the mandatory building codes.

(b) The commission by rule shall exempt a construction site building from the requirements of this section.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.012, eff. Sept. 1, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 714 (S.B. 443), Sec. 4, eff. September 1, 2005.

Sec. 1202.205. RECIPROCITY. (a) The commission by rule may authorize an inspection of industrialized housing or buildings constructed in another state to be performed by an inspector of the equivalent regulatory agency of the other state.

(b) The commission by rule may authorize an inspection of industrialized housing or buildings constructed in this state for use in another state.

(c) The commission shall enter into a reciprocity agreement with the equivalent regulatory agency of the other state as necessary to implement this section.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.013, eff. Sept. 1, 2003.

SUBCHAPTER F. MUNICIPAL AUTHORITY

Sec. 1202.251. RESERVATION OF MUNICIPAL AUTHORITY. (a) Municipal authority is specifically and entirely reserved to a municipality, including, as applicable:

- (1) land use and zoning requirements;
- (2) building setback requirements;
- (3) side and rear yard requirements;
- (4) site planning and development and property line requirements;
- (5) subdivision control; and

(6) landscape architectural requirements.

(b) Except as provided by Section 1202.253, requirements and regulations not in conflict with this chapter or with other state law relating to transportation, erection, installation, or use of industrialized housing or buildings must be reasonably and uniformly applied and enforced without distinctions as to whether the housing or buildings are manufactured or are constructed on-site.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 363, Sec. 1, eff. June 18, 2003; Acts 2003, 78th Leg., ch. 816, Sec. 10.014, eff. Sept. 1, 2003.

Sec. 1202.252. MUNICIPAL REGULATION OF INDUSTRIALIZED HOUSING AND BUILDINGS. (a) A municipality that regulates the on-site construction or installation of industrialized housing and buildings may:

(1) require and review, for compliance with mandatory building codes, a complete set of designs, plans, and specifications bearing the council's stamp of approval for each installation of industrialized housing or buildings in the municipality;

(2) require that all applicable local permits and licenses be obtained before construction begins on a building site;

(3) require, in accordance with commission rules, that all modules or modular components bear an approved decal or insignia indicating inspection by the department; and

(4) establish procedures for the inspection of:

(A) the erection and installation of industrialized housing or buildings to be located in the municipality, to ensure compliance with mandatory building codes and commission rules; and

(B) all foundation and other on-site construction, to ensure compliance with approved designs, plans, and specifications.

(b) Procedures described by Subsection (a)(4) may require:

(1) before occupancy, a final inspection or test in accordance with mandatory building codes; and

(2) correction of any deficiency identified by the test or discovered in the final inspection.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.015, eff. Sept. 1, 2003.

Sec. 1202.253. MUNICIPAL REGULATION OF SINGLE-FAMILY AND DUPLEX INDUSTRIALIZED HOUSING. (a) Single-family or duplex industrialized

housing must have all local permits and licenses that are applicable to other single-family or duplex dwellings.

(b) For purposes of this section, single-family or duplex industrialized housing is real property.

(c) A municipality may adopt regulations that require single-family or duplex industrialized housing to:

(1) have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for each county in which the properties are located;

Text of subsec. (c) (2) as added by Acts 2003, 78th Leg., ch. 816, Sec. 10.016

(2) have exterior siding, roofing, roofing pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

Text of subsec. (c) (2) as added by Acts 2003, 78th Leg., ch. 363, Sec. 2

(2) have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

(3) comply with municipal aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings; or

(4) be securely fixed to a permanent foundation.

(d) For purposes of Subsection (c), "value" means the taxable value of the industrialized housing and the lot after installation of the housing.

(e) Except as provided by Subsection (c), a municipality may not adopt a regulation under this section that is more restrictive for industrialized housing than that required for a new single-family or duplex dwelling constructed on-site.

(f) This section does not:

(1) limit the authority of a municipality to adopt regulations to protect historic properties or historic districts; or

(2) affect deed restrictions.

Added by Acts 2003, 78th Leg., ch. 363, Sec. 2, eff. June 18, 2003; Acts 2003, 78th Leg., ch. 816, Sec. 10.016, eff. Sept. 1, 2003.

SUBCHAPTER G. PROHIBITED PRACTICES AND DISCIPLINARY PROCEDURES

Sec. 1202.301. PROHIBITED PRACTICES. (a) In this section, "person" means an individual, partnership, company, corporation, association, or other group, however organized.

(b) A person may not construct, sell or offer to sell, lease or offer to lease, or transport over a street or highway of this state any industrialized housing or building, or modular section or component of a modular section, in violation of this chapter or a rule of the commission or order of the commission or executive director.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.
Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.017, eff. Sept. 1, 2003;
Acts 2003, 78th Leg., ch. 1276, Sec. 14A.270, eff. Sept. 1, 2003.

Sec. 1202.302. DENIAL OF CERTIFICATE; DISCIPLINARY ACTION. In addition to imposing sanctions allowed under Section 51.353, the commission may deny, permanently revoke, or suspend for a definite period and specified location or geographic area a certificate of registration if the commission finds that the applicant or registrant:

(1) provided false information on an application or other document filed with the department;

(2) failed to pay a fee or file a report required by the department for the administration or enforcement of this chapter;

(3) engaged in a false, misleading, or deceptive act or practice as described by Subchapter E, Chapter 17, Business & Commerce Code; or

(4) violated:

(A) this chapter;

(B) a rule adopted by the commission or order issued by the commission or the executive director under this chapter; or

(C) a decision, action, or interpretation of the council.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.
Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.018, eff. Sept. 1, 2003.

Added to Fee Table 3 - Construction or Improvement of a Residential Dwelling

Modular/Industrialized Home Permit Fee <i>Includes: Site plan review, Foundation inspection, Electrical joining inspection, Plumbing, Sewer and Gas(if applicable) connection inspection, Final Placement/Site Inspection</i>	\$ 725.00
Porch/Deck/Carport inspection (per structure)	\$ 50.00

ORDINANCE NO. 12-11-2025

AN ORDINANCE AMENDING THE CITY OF VAN ZONING ORDINANCE BY PROVIDING REGULATIONS CONCERNING INDUSTRIALIZED AND/OR MODULAR HOUSING; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Van, Texas (“City”) has passed zoning regulations for land use located within the city limits and codified said regulations in Chapter 36 (Zoning Ordinance) of the Van Code of Ordinances; and

WHEREAS, supplemental District regulations have been passed by the City Council and codified in the Zoning Ordinance, Section 36.036, as well as definitions relative to zoning matters in Appendix III of the Zoning Ordinance; and

WHEREAS, the City Council now desires to amend specific sections of Chapter 36 dealing with industrialized and/or modular housing and passes this Ordinance to effectuate same.

NOW, THEREFORE, be it ordained by the City Council for the City of Van, Texas as follows:

**I.
AMENDMENTS**

A. Section 36.036 (Supplemental District Regulations) is hereby amended by adding the following Subsection (g) as follows:

- Section 36.036(g) Industrialized and/or Modular Housing:
 1. Industrialized or Modular residential structures must meet or exceed all adopted codes in effect at the time the permit is issued.
 2. All land use and setback regulations for the specified zoning district shall apply.
 3. All modular housing must sit on a permanent slab foundation and be securely anchored.
 4. Any modular or industrialized home placed within an allowed residentially zoned district must have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot where the housing is proposed to be located.
 5. Any modular or industrialized housing must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration that is comparable to single family

homes located within 500 feet of the lot.

6. A permit issued for the construction or installation of Industrialized or Modular housing may be extended to 365 days upon notice by the applicant of delays in the delivery of the permitted dwelling.

- B. Appendix III (Descriptions/Definitions of Uses) of the City Zoning Ordinance, Section 3.1 (Residential Uses) is hereby amended by adding the definition of *Industrialized Housing* as Section 3.1.32 Industrialized Housing:

means a residential structure that is designed for the occupancy of one or more families; and is constructed in one or more modules or constructed using one or more components built at a location other than the permeant site; and designed to be used as a permanent residential structure when the module or component is transported to the permanent site and erected or installed on a permanent foundation system. Industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical systems. (also known as Modular Housing).

II. SEVERABILITY

Should any phrase, sentence or section of this Ordinance be deemed invalid or illegal by a court or tribunal having jurisdiction, such finding shall not affect the remaining phrases, sentences or sections of this Ordinance.

III. REPEALER

Any and all Ordinances, Resolutions and/or other Policies of the City of Van in conflict with any of the provisions found within this Ordinance are hereby repealed to the extent of said conflict.

IV. EFFECTIVE DATE

This Ordinance shall become effective following its passage and approval by the City Council for the City of Van, Texas.

PASSED AND APPROVED this 11 day of December, 2025.

Ernie Burns, Mayor Pro-Tem

ATTEST:

Sereca Huff-Huggins, City Secretary



**DATA SHEET
AGENDA ITEM NO. VIII.D.**

Meeting Date: December 11, 2025

Department:

City Council

Agenda Item:

Discussion, Consideration, and Possible Action on amending the City Code of Ordinances Section 12, Article II - Noise.

Background:

The PD has received multiple complaints about excessive noise late at night from a location inside the city. The current ordinance is vague and does not define any times.

Financial Impact:

Recommendation:

For more information, please contact City Hall at (903) 963-7216.

NO. 2023-9

AN ORDINANCE FOR THE CITY OF CANTON, TEXAS, AMENDING CHAPTER 93: PUBLIC NUISANCES OF THE CITY OF CANTON CODE OF ORDINANCES PROVIDING FOR THE REGULATION AND ABATEMENT OF WEEDS, RUBBISH, BRUSH, AND OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER; PROVIDING FOR REGULATIONS FOR JUNKED VEHICLES, OPEN BURNING AND NOISE; PROVIDING FOR THE ASSESSMENT AND COLLECTION OF EXPENSES FOR WORK DONE OR IMPROVEMENTS MADE BY THE CITY OF CANTON; PROVIDING FOR LIENS; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR SAVINGS, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF

WHEREAS, the City Council of the City of Canton, Texas ("City Council") has determined that it is dangerous to the public health and that it constitutes a fire hazard for properties in the City of Canton, Texas, ("Canton") to have places thereon where weeds, rubbish, brush, and other objectionable, unsightly, or unsanitary matter accumulate; and

WHEREAS, Chapter 342, Texas Health and Safety code, provides municipalities with the power to regulate and abate accumulations of weeds, rubbish, brush, and other objectionable, unsightly, or unsanitary matter; and

WHEREAS, the City Council has determined that certain portions of Chapter 93: Public Nuisances of the City of Canton Code of Ordinances should be amended and revised to clarify the requirements for the regulation and abatement of weeds, rubbish, brush, and other objectionable, unsightly, or unsanitary matter; and

WHEREAS, Canton the City Council has determined that it is in the best interest of the public health and safety of the citizens of Canton to adopt these revisions;

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

SECTION 1: Repeal of City of Canton Ordinances Nos. 88-11 and 2020-19

The recitals set forth above are found to be true and correct and are adopted as if set forth in full herein.

SECTION 2: Chapter 93: Public Nuisances of the City of Canton Code of Ordinances is hereby amended as follows:

93.01 Definitions

1. **Agricultural property** is defined as property, whether cultivated or uncultivated, that has been granted a property tax exemption by the Van Zandt County Appraisal District pursuant to the Texas Property Tax Code or Texas Constitution, for agricultural land, and/or which is zoned as Agricultural by the City of Canton.
2. **Brush** is defined as scrub vegetation or dense undergrowth.
3. **Carrion** is defined as the dead flesh of any animal, fowl, or fish.
4. **Code Enforcement Official** is defined as any police officer, building official, fire marshal, code enforcement official, health inspector or their designated representatives charged with any enforcement and administration of this Chapter by the City of Canton.
5. **Fire Official** is defined as Fire Marshal of the City of Canton or the Fire Marshal's designee.
6. **Garbage** is defined as any waste, including animal and vegetable waste, dead animals, food, any matter that is no longer wanted or needed, of any nature whatsoever, which is subject to decay, putrefaction, and the generation of noxious and offensive gasses or odors or which may serve as breeding or feeding material for flies and/or other germ-carrying insects or vermin.
7. **Graffiti** is defined as the unauthorized application of paint, ink, chalk, dye or other similar substance, or other inscribed or engraved material, on public or private structures located on publicly or privately-owned real property with the city that is not authorized by law.
8. **High Grass / Weeds** is defined as any vegetation that, because of its height, is objectionable, unsightly or unsanitary which contributes to urban blight and endangers the public safety by creating a fire hazard, excluding shrubs, bushes, trees, cultivated flowers, gardens, and cultivated crops.
9. **Junk** is defined as all worn out, worthless, or discarded material, including but not limited to any of the following materials: metal, glass, wood, cordage or parts of said materials or any combination thereof, and includes, but is not limited to any used and/or inoperative lawn care equipment and machinery not currently in use.
10. **Junked Vehicle** is a vehicle that is self-propelled and:
 - (a) Does not have lawfully attached to it an unexpired license plate; and/or

(b) Is

(1) Wrecked, dismantled or partially dismantled or discarded; or

(b) Inoperable and has remained inoperable for more than:

(i) Seventy-two (72) consecutive hours, if the vehicle is on public property;

(ii) Thirty (30) consecutive days, if the vehicle is on private property.

11. **Nuisance** is defined as any condition, object, material, matter, light or noise as defined by city ordinance (as an act, object, or practice) that invades or interferes with another's rights or interests and/or is offensive, annoying, obstructive, dangerous or detrimental to human life, safety or health; or that renders property, the ground, the water, the air or food a hazard or likely to cause injury to human life or health; or any objectionable, unsightly, or unsanitary matter, including but not limited to, any abandoned wells, shafts, or basements, stagnant or unwholesome water, carrion, rubbish, junk, trash, debris or refuse, waste, impure or unwholesome matter of any kind. This definition also includes the conditions enumerated in Section 93.02 of this Chapter, *infra*.
12. **Open Burning** is defined as the burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open Burning does not include road flares, smudge pots and similar devices associated within safety or occupational uses typically considered open flames or recreational fires.
13. **Person or Individual** is defined as any individual, firm, association, partnership, joint venture, or corporation.
14. **Recreational Fire** is defined as an outdoor fire burning materials other than rubbish where the fuel being burned is contained in an incinerator, outdoor fireplace, barbeque grill or barbeque pit and has a total fuel area of three (3) feet or less in diameter and two (2) feet or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purpose.
15. **Refuse** is defined as a homogeneous or heterogeneous accumulation of worn-out, used, broken, rejected, or worthless materials including but not limited to, garbage, rubbish, paper and/or litter, and other decayable or non-decayable waste.
16. **Rubbish** is defined as trash, debris, mounds of rubble, stone, dirt, useless fragments of building materials, or other miscellaneous useless waste or rejected matter.

17. **Trash / debris** is defined as all solid waste, garbage, trash, litter, junk, tin or aluminum cans, bottles, papers, grass and weed cuttings; tree limbs; brush; wood or building materials; discarded fences; discarded vehicle parts; tires; operable or inoperable household fixtures or furniture that are not designed for outdoor use, including but not limited to, plumbing apparatus, electrical equipment, machinery, containers and appliances, equipment, tools, machines, and/or anything that is worthless, of nominal value, inferior, or vile.
18. **Vehicle** is defined as:
- (a) Any motor driven or propelled vehicle, including but not limited to, automobiles, trucks, buses, motor homes, motorized campers, tractors and construction equipment and machinery;
 - (b) Any trailer or semitrailer, other than manufactured housing, including but not limited to, boat trailers or travel trailers;
 - (c) Any four-wheel all-terrain vehicle designed by the manufacturer for off-highway use;
 - (d) Any motorcycle, motor-driven cycle or Mo-ped;
 - (e) Any recreational conveyances, including but not limited to, boats, dune buggies; or
 - (f) Any motor vehicle subject to registration pursuant to the Texas Certificate of Title Act, Tex. Trans. Code §§501.001 et seq.
19. **Vehicle Accessories** are defined as any part or parts of any vehicle.
20. **Waste** is defined as discarded, worthless, defective or of no use, unwanted or unusable material.

Section 93.02 Declaration of Nuisance.

- A. **Nuisance Generally.** The following conditions or circumstances are declared to be a public nuisance and shall be abated by the owner and any persons guilty of performing or causing any such nuisance or permitting or suffering such on any property or to remain upon said property or in any structure, building, owned, occupied by, or controlled by such persons or on any public street immediately adjacent to such premises shall be deemed guilty of an offense under this Chapter:
- 1. Any property, buildings, structures or places containing indoor or outdoor accumulations of garbage, weeds, water, junk, trash, debris, rubbish, stagnant liquids, flammable liquids, or other deposits or substances which have become or are likely to become unwholesome, filthy, unsightly,

- offensive, unsanitary, or likely to create or engender disease, or which contributes to urban blight.
2. Discharging any sewage waste directly or indirectly onto the ground or into any stream, creek, water way or other body of water.
 3. Permitting any roll-off dumpster containing garbage to remain unemptied for a period of time that causes foul odors or attracts rodents, vermin, or omnivorous animals and/or birds.
 4. Permitting any property, tank, pond, alley, gutter, swimming pool, or open receptacle containing water, or a source of water to become stagnant, foul, nauseous, offensive, or unpleasant, or provide harborage for mosquitoes, flies, or other insects.
 5. Maintaining a swimming pool with impaired visibility of upper and/or lower drain(s) or in an unsafe, unsecured, unclean or unsanitary condition.
 6. Discharging water from a swimming pool onto the property of another, or to drain the pool in such a way as to drain onto the property of another without consent or one or more adjoining property owners.
 7. Permitting the accumulation, dumping or burial of garbage, trash and debris, building materials, discarded furniture, tree limbs, household waste items, ashes, inoperable household appliances, vehicle tires, scrap metal, or automobile parts on any private property and/or depositing the same onto any private property, public right-of-way or public property or the dumping or burying of used motor oils or any other chemical substance which is not permitted by the Texas Commission on Environmental Quality or any state or federal law directly onto or into the ground.
 8. Permitting a lawn irrigation system to spray or overflow water onto a public sidewalk or public street during periods of freezing weather when such water freezes and results in a potentially dangerous condition.
 9. Allowing conditions on any real property where rats or vermin are allowed to breed or are harbored.
 10. Any object or article placed, planted or allowed to grow upon or over any public sidewalk, except such as are permitted by ordinance of this city, in such manner as to obstruct or hinder the free passage of persons upon such public sidewalk.
 11. Depositing any trash and debris onto any public street or other public place and allowing the same to remain in such place.

12. Creating or allowing graffiti that is visible from a public place or public right-of-way.
13. Scattering, distributing, or affixing any advertisements, circulars, handbills, printed or written announcements or paper of like character, upon the public streets, within or on public buildings, signs, monuments, or grounds within the city, except as provided by the city's sign ordinance or other law.
14. Permitting light or lights to directly illuminate or shine upon a dwelling on a property of another after 11:00 p.m. in such a manner as to cause distress, discomfort, or injury to persons, except with the express consent of such other person. This Chapter shall not apply to lights maintained or controlled by the city upon its own property or property under its control or upon any street or alley of the city.
15. Using a vehicle for living, sleeping, home occupation, or household purposes when parked or stored on commercial or residential property.
16. To allow any violation of the following described sections:

B. High Grass/Weeds/Brush

It shall be unlawful for any person owning, claiming, occupying or having supervision or control of any property, occupied or unoccupied, to permit grass, weeds, or brush to grow to a height greater than twelve (12) inches, or to permit grass or weeds to grow and accumulate or remain thereon and within the curb, gutter and sidewalk. If there is no curb and gutter, then the property shall be maintained to the traveled portion of the street. This prohibition shall not include cultivated flowers and gardens.

EXCEPTION: With respect to Agricultural property, the owner or occupant of such property shall be required to maintain grass, weeds, brush, or other unsightly vegetation to a height of less than twelve (12) inches only within ten (10) feet of any adjacent street, alley, or property of different ownership.

C. Tree and Brush Maintenance – Street

Every occupant or owner of a property shall maintain any tree and/or shrubbery allowed to grow onto or over a public street, except such as are permitted by ordinance of this city, in such manner as to obstruct or hinder the free passage of vehicles including but not limited to, fire, police, emergency and non-emergency vehicles must maintain a minimum clear space between the street and lowest portion of the tree limbs of at least fourteen (14) feet above the public street and gutter.

D. Nuisances Abutting Street, Alley, Public Easement or Public Right-of-Way

The owner, occupant, property manager or other agent of either the owner or occupant of real property that abuts a street, alley, public easement or public right-of-way are each and severally responsible for nuisances and the abatement of nuisances within the City, and shall not keep, store, allow, maintain, permit, or accumulate upon any property any refuse, trash and debris, stagnant water, filth, carrion, junk, garbage, impure or unwholesome matter, or objectionable, unsightly, or unsanitary matter that:

1. is visible from a street or alley;
2. creates or may create an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin or disease-carrying pests; or
3. emits a noxious odor.

E. Disposal of trash and debris

1. Every occupant or owner of a property with trash and debris shall dispose of all trash and debris in a clean and sanitary manner by placing such in approved containers of the storage of such until removed from the premises for disposal.
2. All interior and exterior property and premises shall be free from any accumulation of trash and debris.
3. Other than the hours for garbage collection allowed by city ordinance, residentially-zoned property shall maintain approved containers away from the street. Containers may be placed at the curbside or within three (3) feet of the road surface no sooner than twelve (12) hours prior to collection day and removed no later than twelve (12) hours after collection day. Containers must not block or be placed in the path of the mailbox. All containers shall securely contain all contents. Containers should be capable of being handled without spillage and all container lids must be secure and kept closed.
4. Tires
 - a. All used tires, scrap tires and tire pieces stored within the city must be kept in a manner which prevents their exposure to and collection of the elements of a nature. Tires must not be allowed to hold water, dirt, rubbish, or other foreign materials. Monitoring and control measures are to be implemented as necessary to eliminate the presence of mosquito breeding and rodent harborage.

- b. The storage of any tire upon any premises within the city in such a manner that does not conform to the approved storage methods defined above is hereby declared to be a public nuisance subject to abatement at the expense of the owner of such premises as provided by law.

5. Batteries

- a. A battery retailer or wholesale shall post in a place visible to all customers a conspicuous notice in both English and Spanish containing the universal recycling symbol concerning the sale and disposal of lead-acid batteries.
- b. The notice shall be a sign at least 8-1/2 inches by 11 inches in size and shall contain the following language:
 - (1) It is a Class C Misdemeanor to discard or improperly dispose of a motor-vehicle battery or other lead-acid battery;
 - (2) Recycle your used batteries; and
 - (3) State law requires us to accept used motor-vehicle batteries for recycling in exchange for new batteries purchased.

93.03 OPEN BURNING

A. Guidelines

1. General

- a. No person shall kindle or maintain any type of outdoor burning or authorize any such fire to be kindled or maintained, without first obtaining a permit from the Fire Official or his or her representative as required in §105.6 of the International Fire Code currently adopted by the City of Canton.
 - b. EXCEPTION. Recreational fires, as defined herein, do not require a permit. Recreational fires must be properly conducted and constantly attended.
2. Open burning that does not meet local, state or federal regulations and emission standards will not be allowed in the City of Canton. Open burning that causes hazardous fires or offensive or objectionable smoke or odor emissions shall be prohibited.

3. The Fire Official is authorized to order the extinguishment by the permit holder or the Fire Department of any open burning which creates or adds to a hazardous situation.

B. Authorization

1. A non-refundable permit fee in the amount set out in the current City of Canton Fee Schedule will be charged for authorized burning for land clearing, bonfires or fires to control pests or disease. Burn permits are good for five (5) consecutive calendar days. The Fire Official may grant one extension.
2. All persons who obtain permits for authorized fires shall contact the Fire Department for a site inspection to ensure the following:
 - a. General
 - (1) The location for the open burning shall not be less than fifty (50) feet from any structure and provision shall be made to prevent the fire from spreading to within fifty (50) feet of any structure.
 - (2) EXCEPTIONS
 - (a) Fires in approved containers that are not less than fifteen (15) feet from a structure; and
 - (b) The minimum required distance from a structure shall be twenty-five (25) feet where the pile is three (3) or less feet in diameter and two (2) or less feet in height.
 - b. The fire must be attended at all times until the fire is extinguished and the ashes are cooled or covered.
 - c. Wind speeds must be no more than twenty (20) mph as measured during the on-site inspection of the Fire Department representative, and atmospheric and humidity levels (above 50% humidity) must be met.
 - d. On-site provisions must be met to keep the fire from spreading. A minimum 4-A rating fire extinguisher, or other approved fire extinguishing equipment such as a water hose, earth-moving equipment, dirt, sand or water barrel shall be on site and available for immediate use.
 - e. The burn may not include any asbestos, plastics, or petroleum products (tires, rubber, etc.) or miscellaneous hazardous materials as defined by the TCEQ as now written or as hereafter amended. Domestic waste (household trash and rubbish) may not be burned. Burning is limited to waste plant growth which may be burned on the property on which the

material grew. Waste plant growth may be grass, leaves, branch trimmings or other plant growth.

- f. Burning may only be conducted from dawn to dusk.
- g. Burn permits must remain available on site for the duration of the burn.
- h. Permit holders assume full liability for the fire. Violators shall also be subject and liable for any damages resulting from failure to follow requirements of the burn permit.
- i. Any individual who violates any condition above shall be in violation of this section and shall have their permit revoked immediately and be subject to penalties under law.

93.04 Noise

A. General

1. Any unreasonably loud, disturbing, unnecessary noise in excess of 85 decibels at a distance of fifty (50) feet from the property line which causes material distress, discomfort or injury to persons of ordinary sensibilities in the immediate vicinity thereof is hereby declared to be a nuisance and is hereby prohibited.
2. Any noise of such character, intensity and continued duration in excess of 85 decibels at a distance of fifty (50) feet from the property line which substantially interferes with the comfortable enjoyment of a dwelling, hotel or other type of residence by persons of ordinary sensibilities is hereby declared to be a nuisance and is hereby prohibited.

B. Nuisances

The following acts, among others, are declared to be nuisances in violation of this section, but such enumeration shall not be deemed to be exclusive:

1. Musical Instruments - The playing of any radio, phonograph or other musical instrument at a level in excess of 85 decibels at a distance of fifty (50) feet from the property line, particularly between the hours of 9:00 p.m. and 7:00 a.m., so as to annoy or disturb the quiet comfort or repose of persons of ordinary sensibilities in any dwelling, hotel, or other type of residence.
2. Loudspeakers and Amplifiers - The use of any stationary loudspeaker or amplifier at a level in excess of 85 decibels at a distance of fifty (50) feet from the property line that annoys and disturbs persons of ordinary sensibilities in the immediate vicinity thereof. It is a defense to prosecution under this division if the loudspeakers and amplifiers were operated during a parade on

a public street within the city or at a public event and advance permission for the operation was obtained from the City Manager or the Chief of Police, or at a public event sponsored by the City of Canton, Van Zandt County, or Canton Independent School District.

3. Animals and Birds - The keeping of any animal or bird which, by causing frequent or long-continued noise, shall disturb the comfort and repose of any person of ordinary sensibilities in the immediate vicinity.
4. Horns or other Signal Devices on Vehicles - The continued or frequent sounding of any horn or signal device on any automobile, motorcycle, bus or other vehicle except as a danger or warning signal; the creation by means of any such signal device of any unreasonably loud noise for any unnecessary and unreasonable period of time.
5. Operation of Vehicles - The running of any automobile, motorcycle or vehicle so out of repair, so loaded or in such manner as to create loud, extended or unnecessary grinding, jarring or rattling noise or vibrations.
6. Exhaust without Mufflers - The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor vehicle or boat engine except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.
7. Construction Work - The erection, including excavation, demolition, alteration, or repair work on any building other than between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in case of urgent necessity in the interest of public safety and convenience, and then only by permit from the city, which permit may be renewed by the city during the time the emergency exists.
8. Near Churches, Schools and Hospitals - The creation of any excessive noise adjacent to any church, school or institution of learning while the same is in session or adjacent to any church, school or hospital which unreasonably interferes with the workings of the institutions, provided conspicuous signs are displayed on any street indicating the street has a church, school or hospital.
9. Loading and Unloading Vehicles, etc. - The creation of any loud and excessive noise in connection with the loading or unloading of any vehicle or in the opening and destruction of bales, boxes, crates and containers.
10. Yelling, Shouting, etc. - Loud and raucous yelling, shouting, hooting, whistling, or singing, particularly between the hours of 10:00 p.m. and 7:00 a.m., or any time or place so as to unreasonably disturb the quiet, comfort or repose of reasonable persons of ordinary sensitivities.

11. Use of Drums, etc. to Attract Attention - The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by the creation of noise to any performance show or sale of merchandise.

C. Enforcement

1. The Code Enforcement Official (as defined herein) will have the primary responsibility for the enforcement of the noise regulations contained herein. Nothing in this section shall prevent the City of Canton Code Enforcement Official from obtaining voluntary compliance by way of warning, notice or education.
2. If a person's conduct would otherwise violate this section and consists of speech or communication; of a gathering with others to hear or observe speech or communication; or of a gathering with others to picket or otherwise express in a non-violent manner a position on social, economic, political or religious questions; the person must be ordered to, or have the opportunity to, move, disperse, or otherwise remedy the violation prior to arrest or a citation being issued.

93.05 Junked Vehicles

- A. It shall be unlawful for any person owning or having custody of any junked vehicle or vehicle accessory to store or permit to be stored any such vehicle or accessory to remain on any private property within the city limits of the City of Canon, Texas, and any place where they are visible from a public place or public right-of-way.
- B. It shall be further unlawful for any person owning any private property in the city to store or to permit to remain any such junked vehicle accessories on his or her property.
- C. The storage is declared to be a public nuisance and may be abated or removed and penalties imposed as provided in this section.
- D. It shall be unlawful for any person, after notification to remove any junked vehicle or vehicle accessories from any private property has been given, to move the same to any other private property upon which the storage is not permitted or onto any public highway or other public property for purposes of storage.
- E. Prohibited Acts
 1. Junked vehicles and vehicle accessories which are located in any place where they are visible from a public place or public right-of-way are detrimental to the safety and welfare of the general public tending to reduce the value of private property, to invite vandalism, to create fire hazards, to constitute an attractive nuisance creating a hazard to the health and safety of minors, and are

detrimental to the economic welfare of the state and the City of Canton, Texas, by producing urban blight which is adverse to the maintenance and continuing development of the municipalities of the State of Texas, including the City of Canton, and such vehicles are therefore declared to be a public nuisance.

2. It shall be unlawful for any person owning or having custody of any junked vehicle or vehicle accessories to store or permit any such junked vehicle or vehicle accessories to remain on any private property within the City of Canton, Texas, for a period of more than ten (10) days after the receipt of a notice requiring such removal. It shall further be unlawful for any person owning any private property in the City of Canton, Texas, to store or to permit to remain any such junked vehicle or vehicle accessories on his or her property for more than a like period. The storage is declared to be a public nuisance and may be abated or removed and penalties imposed as provided in this section.
3. It shall be unlawful for any person, after notification to remove any junked vehicle or vehicle accessories from any private property has been given, to move the same to any other private property upon which the storage is not permitted or onto any public highway or public property for purposes of storage.
4. EXCEPTIONS: This section shall not apply to any vehicle or vehicle accessories stored within an enclosed building or on the premises of a business enterprise operated in a lawful place and manner when necessary to the operation of the business enterprise, in a storage place or depository maintained in a lawful place and manner. The business enterprises shall include auto junk yards, auto repair and auto body shops, but shall not include automobile services stations or tire, battery and accessory sales stores.
5. Administration and Enforcement
 - (a) The Code Enforcement Official (as defined herein) or their designee(s), on routine inspection or upon receipt of a complaint, may investigate a suspected junked vehicle or vehicle accessories and record the make, model, style and identification numbers and its situation.
 - (b) Whenever the Code Enforcement Official or any member of his or her department finds or is notified that any junked vehicle or vehicle accessories have been stored or permitted to remain on any private property in the city, the Code Enforcement Official shall send by certified mail or registered mail a notice to the owner of record of the junked vehicle or vehicle accessories, if the owner can be ascertained by the exercise of reasonable diligence, and also to the owner of the private property, as listed on the tax assessment records of the city,, on which the same is located to remove the junked vehicle or vehicle accessories within ten (10) days. The notice shall contain the following additional information:

- (i) Nature of complaint;
 - (ii) Description and location of the junked vehicle and/or vehicle accessories;
 - (iii) Statement that the junked vehicle or vehicle accessories will be removed from the premises not later than ten (10) days from the date of notification and/or that a request for a hearing must be made before the expiration of the ten-day period;
 - (iv) Statement that removal from the location specified in the notification to another location upon which the storage is not permitted is prohibited and shall subject the person to additional penalties;
 - (v) Statement that if removal is made within the time limits specified, notification shall be given in writing to the Code Enforcement Official.
 - (vi) Statement of the penalties provided for non-compliance with the notice.
- (c) In the event of the failure, refusal or neglect of the owner or occupant of the premises or property involved to cause the nuisance to be removed or abated in the manner and within the time provided herein, it shall be the duty of the Code Enforcement Official to cause the condition constituting a nuisance to be promptly and similarly abated, in a reasonable and prudent manner, at the expense of the city. The Code Enforcement Official or his or her duly-authorized representative shall compile cost of the work done and improvements made in abating the nuisance, and shall charge the same against the owner of the premise or property. It is hereby provided that general overhead of administrative expense, inspections, locating owner and/or owners, issuing a notice, reinspection and ordering work done, together with all necessary incidents of same, shall require a charge of at least \$25.00 for each occurrence or incident. Notwithstanding therefore, any tabulation of recorded cost, a minimum of \$25.00 shall be assessed against each lot owner or vehicle owner, but the sum of \$25.00 is hereby expressly stated to be a minimum charge only and shall have no application when the tabulated cost of the work done shall exceed the minimum charge. After the junked vehicle and/or vehicle accessories has been removed, it shall not be reconstructed or made operable.
- (d) Removal
- (i) Upon removal of the junked vehicle, notice shall be given to the Texas Highway Department within five (5) days after the date of the removal identifying the vehicle or part thereof.

- (ii) The Code Enforcement Official may cause the removal of the junked vehicle or vehicle accessories thereof from property by any duly-authorized towing service and/or by notifying the Canton Police Department and having it authorize removal.

Sections 93.06 – 93.14 are Reserved for Future Expansion

93.15 Inspections

The code enforcement official or his/her designee is authorized to inspect any property for compliant with, or violations of, this Chapter.

In the event entry onto the property is refused, the code enforcement official, or his/her designee, shall have recourse provided by law, including but not limited to, obtaining an administrative search warrant or an injunction to secure entry. If the owner, occupant, or person in control cannot be identified or located, the code enforcement official, or his/her designee, shall be authorized to enter the property to the extent allowed by law.

93.16 Enforcement

The provisions of this Chapter shall be enforced by the Code Enforcement Official, or his/her designee, and it shall be unlawful for any person to interfere with or hinder the code enforcement official, or his/her designee, in the exercise of their duties under this Chapter. Notwithstanding any provisions contained herein to the contrary, the Code Enforcement Official, or his/her designee, is hereby granted the authority to conduct abatement procedures and issue immediate citations to persons violating any provision of this Chapter in their presence.”

93.17 Duty of owner or occupant to abate nuisance

It shall be the duty of any person owning, claiming, occupying or having supervision or control of a property, occupied or unoccupied, to comply with his Chapter.

93.18 Notice to abate violation; failure to comply; correction by City

If any person owning, claiming, occupying, or having supervision or control of any real property fails to comply with the provisions of this Chapter within the time prescribed by the Code Enforcement Official or the time prescribed by state law, the City shall notify such person of failure of comply using the procedures set out herein. The City shall have the authority as provided by law to issue citation(s) for such violation and go upon such property and do or cause to be done the work necessary and pay for the work done or improvements made and charge an administrative fee and the expenses to the owner of

the property. The notice must be given personally to the owner in writing; or by letter addressed to the owner at the owner's address as recorded in the appraisal district records of the appraisal district in which the property is located; or if personal service cannot be obtained, the City may serve notice by publication at least once in a local newspaper; or by posting the notice on or near the front door of each building on the property to which the violation relates; or by posting the notice on a placard attached to a stake driven into the ground on the property to which the violation relates, if the property contains no buildings. If the City mails a notice to a property owner in accordance with this subsection and the United States Postal Service returns the notice as "refused" or "unclaimed," the validity of the notice is not affected, and the notice is considered as delivered.

In a notice provided under this section, the City may inform the owner by regular mail and a posting on the property that if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the City, without further notice, may correct the violation at the owner's expense and assess the expense against the property. If a violation covered by a notice under this subsection occurs within the one-year period, and the city has not been informed in writing by the owner of an ownership change, the City, without notice, may take any action and assess its expenses.

It shall be an offense under this Chapter to mutilate, destroy, tamper with, or remove any notice, placards, signs, tags or seals posted or affixed by the City pursuant to this Chapter.

93.19: Expenses incurred by city; lien

The City may assess expenses incurred under the previous section against the real estate on which the work is done or improvements made. To obtain a lien against the property, the City shall file with the county clerk a statement, signed by the mayor or an official of the City designated by the mayor, of the amount so expended and costs which statement shall state the name of the owner, if known, and the legal description of the property. Such amount shall become a privileged lien against the real property, second only to tax liens. The City may bring a suit for foreclosure in the name of the municipality or recover the expenditures and interest due. The statement of expense filed with the clerk or a certified copy thereof shall be prima facie proof of the amount expended in such work improvements or correction of the property. Failure of the clerk or the City Secretary to record such lien claim or to mail such notice, or failure of the owner to receive such notice shall not affect the right of the City to foreclose on the lien for such charges as provided in the following section. Property subject to a lien for unpaid weed or grass cutting or removal charges and/or for removal of garbage or rubbish shall be sold for nonpayment of the same and the foreclosure of stator liens. Such foreclosure shall be in equity in the name of the City of Canton, Texas. The City Council, upon being notified by the City Secretary of the need of foreclosure, shall then authorize the City attorney, or any attorney representing the City, to direct and institute such proceedings, in the name of the City in any court having jurisdiction over such matters, against any property for which such bill has remained unpaid for sixty (60) days after it has been rendered.

93.20 Penalty for Violation

Any person violating or failing to comply with any provision or requirement of Chapter 93, and/or who continues to violate or fails to comply with the same within the time prescribed by the code enforcement official or the time prescribed by state law shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed \$2,000.00, as such offense being a violation of the City's health, safety and public welfare ordinances. A separate offense shall be deemed committed upon each day during or on which a violation or failure to comply occurs or continues to occur.

Notwithstanding the foregoing, any violation of any provision of this Chapter that constitutes an immediate danger or threat to the health, safety and welfare of the public may be enjoined in a suit brought by the City for such purpose.

In addition to any other remedies or penalties contained herein, the City may enforce the provisions of this Chapter pursuant to the applicable provisions of Chapter 54 of the Texas Local Government Code, which provides for the enforcement of municipal ordinances, or by other applicable state law or actions in municipal, state, or federal court, as appropriate."

SECTION 3. Savings, Repealer, and Pending Prosecution and Litigation Clause

All ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All other ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance are hereby repealed. Any citations, complaints, or litigation matters, civil or criminal, commenced during the time that the prior Chapter 93 was in effect shall not be abrogated by this amendment and shall continue to be considered effective during the pendency of said citation, complaints, or litigation matter.

SECTION 4. Severability Clause

Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Canton hereby declares that it would have passed this Ordinance and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 5. Effective Date

That this ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CANTON, TEXAS, on this the 20th day of June, 2023.



APPROVED:

Lou Ann Everett
LOU ANN EVERETT, Mayor

ATTEST:

Debra Johnson
Debra Johnson, City Secretary

Sec. 12-22. Acts creating unlawful noises.

The following acts, among others, are declared to create loud, disturbing and unnecessary noises, in violation of this article, but such enumeration shall not be deemed to be exclusive:




- (1) *Horn.* The sounding of any horn or signal device on any automobile, motorcycle, bus or other vehicle, while in motion or not, except as a danger signal, as may be required by state law, if another vehicle is backing, starting or turning in such a way as likely to cause a collision.
- (2) *Music.* The playing of any radio, phonograph or musical instrument in such a manner, or with such volume as to disturb the peace, quiet, comfort or repose of persons in any dwelling, apartment, hotel or other type of residence.
- (3) *Animals.* The keeping of any animal or fowl which emits or makes an unreasonably loud, disturbing and unnecessary noise.
- (4) *Vehicles out of repair.* The use of any automobile, motorcycle or other vehicle so out of repair, or so loaded, which emits or creates loud or unnecessary grating, grinding or rattling noise.
- (5) *Steam whistle.* The blowing of any steam whistle attached to any stationary boiler, except to give notice of time to begin or stop work, or as a warning of danger.
- (6) *Stationary engine exhaust.* The discharge into the open air of the exhaust from any stationary steam engine or stationary internal combustion engine, except through a muffler or other device which will effectively and efficiently prevent loud or unusual noises, annoying smoke and the escape of gas or steam.
- (7) *Motor vehicle exhaust.* The discharge into the open air of the exhaust from any motor vehicle except through a muffler, or other device, which will effectively and efficiently prevent loud and unusual noises and annoying smoke.
- (8) *Construction.* The erection, including excavation, demolition, alteration or repair of any building in a residential district, other than between the hours of 7:00 a.m. and 6:00 p.m. on week days, except in the case of urgent necessity in the interest of public safety, for which a permit shall be obtained from the city secretary.
- (9) *Near schools, courts and hospitals.* The creating of any unreasonably loud, disturbing and unnecessary noise on any street adjacent to any school, or court, which is in session, or adjacent to any hospital; provided, that conspicuous signs are located in such streets indicating that schools, hospitals and courts are adjacent thereto.
- (10) *Bells or gongs.* The creation of unreasonable, loud, disturbing and unnecessary noise on any street adjacent to any school, or court, which is in session, or adjacent to loading and unloading of any vehicle, or the opening and destruction of bales, boxes, crates and containers, or the sounding of any bell or gong attached to any building located on the premises which disturbs the quiet or repose of persons occupying adjoining property or those occupying property across any street or alley and within 200 feet radius.
- (11) *Peddlers, hawkers and vendors.* The shouting and crying of peddlers, hawkers and vendors which disturbs the quiet and peace of the neighborhood.
- (12) *Attracting customers.* The use of any drum, loudspeakers or other instrument or device for the purpose of attracting attention by the creation of noise to any performance, show, sale or display of merchandise as to attract customers to any place of business.

(13) *Advertising with moving vehicles.* The use of mechanical loudspeaker or amplifiers on trucks or other moving vehicles for the purpose of advertising any show, sale or display of merchandise, or any other purpose.

(Code 1998, § 7.4)

Texas Law on Loud Music at Night

In Texas, the legality of playing loud music at night is governed by local ordinances and the Texas Penal Code. Here are the key points to consider:

- **Local Ordinances:** Each city in Texas has its own noise ordinance that may impose specific decibel limits and time restrictions for loud music. For example, Austin allows music up to 75 decibels from 10 PM to 2 AM in entertainment districts, while residential areas have stricter limits. Houston caps noise in residential zones at 65 decibels after 10 PM. 
- **Texas Penal Code:** The Texas Penal Code provides a framework for addressing noise disturbances under disorderly conduct laws. It states that a person commits an offense if they intentionally or knowingly make unreasonable noise in a public place or near a private residence they have no right to occupy. This provision serves as a baseline for what might be considered excessive noise, though it does not specify decibel levels or time restrictions. 
- **Enforcement:** Law enforcement officers enforce noise ordinances across Texas. Complaints are typically made to the local law enforcement agency or code enforcement office, which will investigate the complaint and measure the noise levels. If a violation is found, the individual or entity responsible for the noise may be issued a warning or a citation. Repeat offenders may face fines or other penalties. 

It is essential to be aware of the specific regulations in your local area to avoid any legal issues. Always check your local noise ordinance to ensure compliance with the law.

