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JOHNNY FLOYD, MAYOR

**MINUTES FOR CITY OF HOWARDWICK
PUBLIC HEARING AND CITY COUNCIL AGENDA
DECEMBER 9, 2025**

The Howardwick City Council met for a *PUBLIC HEARING for the purpose of structures parcel ID #'s R7715, R102818, R9810 and R9755 found in violation of the city's Substandard Structure outlined in the International Property Maintenance Code*, followed by a *REGULAR MEETING* of the City Council of the City of Howardwick held on Tuesday, December 9, 2025 at 6:00pm at City Hall with the Mayor, Mayor Pro-Tem, Council members, City Secretary and 14 guests.

PUBLIC HEARING: Johnny called the public hearing to order at 6:00pm

1. Council and Texas Communities Group to hear from owners of Parcel ID #'s R102818, R9755, R9810 and R7715 if in attendance. Discuss and make decision on if the property is to be abated, repaired, demolished, removed or renovated and set the time frame allowed:

Sandy introduced herself and presented code enforcement violations provided by TCG code enforcement officer, Molly Flores.

Sandy asked if property owner of R9810 was present. Merwin Clark was not present. Monet Willis, current property buyer was present so Sandy proceeded with list of violations regarding the property. Mayor Johnny Floyd gave them an opportunity to address the findings. Dwain, who works for Ms. Willis, showed the progress and both understood the findings but are actively working on getting the work complete. Significant work has been completed since original inspection. Property is a rent to own. After pictures were provided the council and council members questions were satisfied, Matt made a motion to provide Ms. Willis and Merwin Clark until April 1, 2026 to get the siding and skirting on the trailer and for the council to revisit at the April Council meeting. Jada seconded the motion. Vote taken. All approved with none opposed. Motion carried.

Sandy informed City Council that property R9755, Owner Natesai Kaentong had complied as of today, December 9, 2025 and is being removed from the hearing. Pictures were provided to the council of the current work that had been done.

Sandy asked if property owner for R102818 was present. Merwin Clark was not in attendance. Sandy proceeded to go over violations with the Council and current status. She also informed them that some trash had been hauled off but the condition is the same. After Council reviewed the hearing packet and concern over the septic. Due to the extensive violations and possible health and safety issues, Terry made a motion to abate requiring the owner fully repair the property and show proof there is a working septic or demolish the property in 30 days. Jada seconded the motion. Vote taken. All approved with none opposed. Motion carried.

Sandy asked if property owner for R7715 was present. Hunter Scott Bulman was not in attendance. Sandy proceeded to over violations and history of the property and neighbor complaints with the City council and presented hearing packet with current condition of the property. After the Council reviewed the deterioration of the property, Jada made a motion to abate the property giving the owner 30 days to repair or demolish. Mary seconded the motion. Vote taken. All approved with none opposed. Motion carried.

Sandy informed council that notices will be sent to all property owners of the outcomes. Johnny Floyd then closed the hearing at 6:22pm and moved to the regular council meeting.

REGULAR COUNCIL MEETING

1. Call to order: Johnny Floyd called meeting to order at 6:22pm
2. Invocation: Johnny Floyd gave the invocation.
3. Pledge of allegiance: Everyone stood for the Pledge of Allegiance
4. Approve minutes for November 11, 2025: Mary made a motion to approve the minutes as written. Matt seconded the motion. Vote taken. All approved with none opposed. Motion carried.
5. Approve bills due: Sandy provided updated list of bills due. Terry made a motion to approve the bills due. Johnny Hubbard seconded the motion. Vote taken. All approved with none opposed. Motion carried.
6. Mayors comments: Mayor Johnny Floyd reminded everyone of the Christmas for kids event, Hog Raffle and Football squares.

7. Citizens comments and/or Public comments on Agenda items: At this time any citizen who has filled out an appearance card prior to meeting will be heard in order that card was turned in and as time allows. Each person will have 3 minutes. In accordance with the Texas Open Meetings Act, the City Council may not deliberate or vote on any matter raised regarding Citizens comments. In order to complete City Business this portion of the meeting will be limited to 15 minutes:

With no comments turned in, moved to item #8.

8. Council to discuss Scott Powers and situation with neighbor that was presented at last council meeting during citizens comments. Take action if needed: Mr. Powers was present. Sandy informed Mr. Powers of the conversation she had with Judge Howard, as promised at the last meeting, regarding his situation with the neighbors and the Sheriff. The Judge could offer no legal council but suggested Mr. Powers seek a civil court remedy. She also let Mr. Powers know that Butch Blackburn is the Chief Law Enforcement Officer of our county and that neither the County Commissioners or the Judge have jurisdiction over the matter. Judge Howard had not received a call from him or he would have been happy to talk to him directly. Mayor Johnny Floyd told Mr. Powers that the City can not do anything in this situation but is doing all it can under code enforcement and animal control. Suggested filing complaints with Texas Rangers or County Attorney. Mr. Powers seemed to understand the City's position and said he will either run for Sheriff or find someone who will.

9. Council to review Mutual Aid Agreement with PREMAC. Take Action: After review, Johnny Hubbard made a motion to approve resolution 191, authorizing the City of Howardwick to participate in the Panhandle Region Mutual Aid Agreement. Matt seconded the motion. Vote taken. All approved with non opposed. Motion carried.

10. Council to approve engagement letter for 2024-25 Audit with Foster and Lambert scheduled for December 18th. Take action: Johnny Hubbard questioned if we need to have an audit every year and if not doing every 2 years to save money. After discussion, Johnny made a motion to move forward with the engagement letter and December 18th audit. Mary seconded the motion. Vote taken. All approved with none opposed. Motion carried.

11. Johnny to go over Red River meeting and present new Ordinance #133 with changes to be approved. Take action: Mayor Johnny Floyd told the Council of his meeting with Mr. Fabian Heaney, GM Red River Water

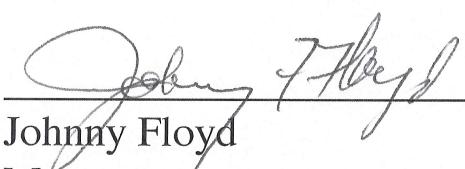
Authority. He was able to get the agreement from 20 years to 10 years and felt very good about getting our minimum gallons moved up to 3,000. He also discussed the infrastructure and what Red River is doing to install valves to isolate leaks and help with outages. Sandy is working on getting monthly reports to help inform residents of possible leaks but it will have to be done differently. The Mayor said he will be going to next board meeting and encouraged others to attend as well. A nominee to be on the board is needed, this would ensure us a seat at the table. Johnny Hubbard expressed that these things are not in the agreement. Sandy explained that the minimum gallons would be considered a rate change and if agreed to then we will be notified like any other change. As for the possible leaks list, that is not required but a courtesy and it to will not be in the agreement. Mayor Johnny Floyd answered other questions then Johnny Hubbard made a motion to approve Ordinance 133 - 10 year agreement with Red River Water Authority. Terry seconded the motion. Vote taken. All approved with none opposed. Motion carried.

12. Council to consider applying for funding Roll Off placement which is to be used for collection of hard to collect, non-household waste for residents. Take action: Sandy discussed grant available for Rural Waste management project to be spread out in 4 quarters allowing our residents to dispose of hard-to-collect materials that are not regular household trash items and to help with illegal dumping. Matt made a motion for Sandy to apply for the grant. Johnny Hubbard seconded the motion. Vote taken. All approved with none opposed. Motion carried.

13. Adjourn: With no further business, Johnny Hubbard made a motion to adjourn.

Approved and signed this 13th day of January 2026


Sandra Childress
City Secretary


Johnny Floyd
Mayor