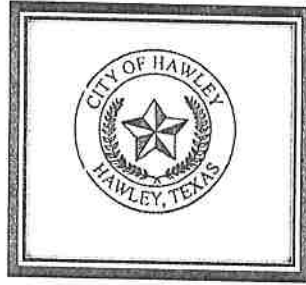


LONE STAR TRADITION

City of Hawley
Hawley, Texas 79525



Small Town Heart

P.O. Box 649 • 783 Avenue E
325-537-9528 • 325-537-9735 (fax)

NOTICE OF A MEETING OF THE CITY OF HAWLEY CITY COUNCIL

The City Council for the City of Hawley will hold a meeting on May 12, 2026, at 6:00 p.m., in the city hall located at 783 Ave E, Hawley, Texas.

1. Call meeting to order
2. Opening Prayer
3. Pledge of Allegiance
4. Roll call
5. Approve minutes from April 14, 2026, regular meeting.
6. Presentation from the public. Audience is allowed 3 minutes per person; no action can be taken from council on any matter presented by the public during public presentation.

New Business: Discuss and act on (if required)

- 1) Swear in Tisha Westbrook Place II Council, and Billy Richardson as Mayor
- 2) Appointing Mark Dickerson to place 4 city council and swear in, if appointed
- 3) Chance Willeford
- 4) AEP Resolution 05-12-2026
- 5) RV Ordinance – First reading
- 6) Solid Waste Ordinance
- 7) Subdivision Ordinance
- 8) Streetlights, 8th street
- 9) Ave C-325 12th Street
- 10) Annex property at the end of First Street
- 11) Discuss raise for office personnel

PURSUANT TO SECTION 551.074 OF THE TEXAS GOVERNMENT CODE:

(a) The council may convene in executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; to hear a complaint or charge against an officer or employee.

(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

Old Business: Discuss and act on (if required)

- 1) Tel-med Update
- 2) Update on Junked vehicle Ordinance
- 3) Update on Oncor Transmission Lines

Reports: Discuss and act on (if required)

Hawley EDC Report

B. Administration Report

C. Municipal Court Report

D. Police Report

E. Street Report

F. Quarterly Report and Financial Report

G. Pay Bills

Closing Comments and Adjourn:

CERTIFICATION

THIS MEETING WAS POSTED AT CITY HALL, 783 AVE E, HAWLEY, TEXAS ON MAY 6, 2026, BY 5:00 P.M. AND WILL REMAIN POSTED FOR 72 CONTINUOUS HOURS PRECEDING THE MEETING

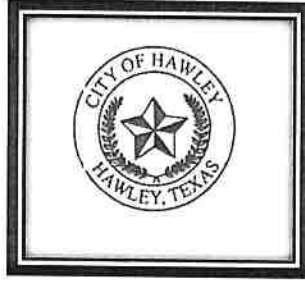
PURSUANT TO SECTION 551.071 OF THE TEXAS GOVERNMENT CODE,

THE COUNCIL MAY CONVENE INTO EXECUTIVE SESSION(S) FROM TIME TO TIME AS DEEMED NECESSARY DURING THE MEETING FOR ANY POSTED AGENDA ITEM AND MAY RECEIVE ADVICE FROM ITS ATTORNEY AS PERMITTED BY LAW

Posted Time: 4:15 p.m.
Regina Davis, City Secretary *RD*

LONE STAR TRADITION

City of Hawley
Hawley, Texas 79525



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Minutes from April 14, 2026, meeting held at 783 Ave E, Hawley Texas

Mayor Richardson called the meeting to order at 6:00 p.m. Janice provided prayer with the mayor leading the Pledge of Allegiance.

Mayor Richardson, Jason Dokey, Daniel Smith, Tisha Westbrook and Frank Garrard were all in attendance. Janice Stevens was unable to attend.

Jason made the motion to approve the minutes from the March 10 and March 20, 2026, meeting, Daniel second the motion, all approved and the motion carried.

There was no public presentation.

New Business: Discuss and act on (if required)

- A. Mid-year review: No action was taken on the mid-year review**
- B. Municipal Court Review: After discussing the Municipal Court, no action was taken and council moved on.**
- C. Appointing a new investment office: After discussing the need to appoint a new officer starting with the third quarter of 2026, Frank made the motion to appoint Daniel as investment officer, Jason provided the second, all approved and the motion carried.**

Old Business: Discuss and act on (if required)

- A. Samara Fleet Tracking Update: No Update**
- B. Update to Sewer Project: No Update**
- C. Update on Junked Vehicle Ordinance: No Update**
- D. Tel-Med Update: Jason updated council on the survey mailed out with the April Billing and have received a few back but still have until the next council meeting for people to respond. No action was necessary, council moved on.**

Reports: Discuss and act on (if required)

A. Hawley EDC Report: No Report

B. Administration Report: The city secretary gave a verbal update for the office, with Jason making the motion to accept the verbal report, Frank second the motion all approved and the motion carried.

C. Municipal Court Report: The court report was presented to council by the court clerk. Jason provided the motion to accept with Daniel seconding the motion, all approved, the motion carried.

D. Police Report: Daniel made the motion to accept the police report, Frank second all approved and the motion carried.

E. Street Report: Jason made the motion to accept the street report, Frank second all approved and the motion carried.

F. Quarterly Report and Financial Report: Jason presented the report to council for the second quarter of 2026. Daniel made the motion to accept the report, Frank second all approved and the motion carried.

G. Pay Bills: Frank made the motion to pay the bills, Jason second, all approved, the motion carried.

Closing Comments and Adjourn: Frank addressed council on Wagnor Lane and RV Parks. No action could be taken on this closing comment, and Jason provided a motion to adjourn at 7:13 p.m., Tish second the motion, all approved and the motion carried.

Billy Richardson, Mayor

ATTEST: _____
Regina Davis, City Secretary

Regina Davis

From: Harrison Willeford <harrison.willeford@upstartmuni.com>
Sent: Wednesday, May 6, 2026 1:38 PM
To: Regina Davis
Subject: Documents Request - Upstart

Good Morning, Ma'am.

This is Chance Willeford from Upstart Municipal Management. I'm looking forward to attending your upcoming council meeting on the 12th.

As you build the agenda, here is an item description you're welcome to use for us: "Brief from Upstart Municipal Management regarding administrative support services for small municipalities."

Additionally, would you mind sending me copies of the City's current and prior year budgets at your convenience? That will help me better familiarize myself with the City before the meeting.

Many thanks, and I'll see you all soon.

R/



Harrison C. Willeford
Owner & Principal
682.302.0164
PO Box 334
Haslet, TX 76052
www.upstartmuni.com

From: Jamie Mauldin <jmauldin@lglawfirm.com>
Sent: Monday, April 27, 2026 9:40 AM
To: Jamie Mauldin; Thomas Brocato; Ace Dantzler-Woodruff
Subject: AEP Cities: AEP TEEEF Application
Attachments: Resolution for AEP Texas 2026 TEEEF.docx

Cities Served by AEP Texas:

On April 15, AEP Texas, Inc. filed an Application to Amend its Rider Mobile Temporary Emergency Electric Energy Facilities (TEEEF Rider). Under the law, a utility may lease and operate facilities that provide temporary electric energy to aid in restoring power to the utility's distribution customers during a significant power outage. A utility may recover the reasonable and necessary costs of leasing and operating these facilities through a rider, the TEEEF Rider. AEP has a TEEEF Rider in place and is now requesting to amend its Rider. Specifically, AEP is requesting a total revenue requirement of \$39,126,569. AEP's current revenue requirement under the TEEEF Rider is \$24,248,758. If this request is approved, this will result in a monthly wires charge billed to retail energy providers for residential customers to be approximately \$1.73, an increase of \$0.63 over the existing rates. The proposed effective date for rates under the TEEEF Rider is September 1, 2026.

Cities have the ability to intervene, evaluate AEP's Application, and work with AEP to reach a settlement for a reduced revenue requirement. The City of McAllen has authorized us to intervene and begin reviewing the request. Legally, no action is required. However, please let us know if we are authorized to add your city to the coalition by adopting and returning the attached Resolution. This case is a reimbursable matter, so your city will not incur any charges for participating in the proceeding.

If you have any questions, feel free to contact us.

Thanks,
Jamie, Thomas, and Ace



JAMIE MAULDIN

Principal
512-322-5890 Direct
512-771-5232
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Ave., Suite 1900, Austin, TX 78701
www.lglawfirm.com | 512-322-5800

****ATTENTION TO PUBLIC OFFICIALS AND OFFICIALS WITH OTHER INSTITUTIONS SUBJECT TO THE OPEN MEETINGS ACT ****

A "REPLY TO ALL" OF THIS EMAIL COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO LEGAL COUNSEL.

CONFIDENTIALITY NOTICE:

This email (and all attachments) is confidential, legally privileged, and covered by the Electronic Communications Privacy Act. Unauthorized use or dissemination is prohibited. If you have received this message in error please delete it immediately. For more detailed information click <http://www.lglawfirm.com/email-disclaimer/>.

NOT AN E-SIGNATURE:

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RESOLUTION NO. 5-12-2026

RESOLUTION OF THE CITY OF HAWLEY AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S APPLICATION TO AMEND ITS RIDER MOBILE TEMPORARY EMERGENCY ELECTRIC ENERGY FACILITIES BEFORE THE COMMISSION; APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about April 15, 2026, AEP Texas Inc. ("AEP Texas" or "Company"), pursuant to Public Utility Regulatory Act ("PURA") §§ 36.001 and 39.918 filed with the Public Utility Commission of Texas an Application to Amend its Rider Mobile Temporary Emergency Electric Energy Facilities to change the revenue requirement related to its Rider Mobile TEE Facilities, effective September 1, 2026; and

WHEREAS, the City is a member of the Cities Served by AEP Texas ("Cities"), a membership of similarly situated cities served by AEP that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP Texas' service area; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

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

SECTION 1. That the City joins other Cities Served by AEP Texas ("Cities") in this proceeding and, subject to the right to terminate employment at any time, hereby authorizes the hiring of Jamie Mauldin of Lloyd Gosselink Rochelle and Townsend, P.C, and consultants to review the Company's filing, negotiate with the Company, make recommendations regarding a reasonable revenue requirement and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action.

SECTION 2. That the City shall work with Cities Served by AEP Texas in the review and evaluation of whether the proposed revenue requirement is appropriate, fair, just, and reasonable; and intervene as a necessary party in the Public Utility Commission of Texas' consideration of

AEP Texas' Application in Docket No. 59652 as it affects the customers in AEP Texas' service territory.

SECTION 3. That the City's reasonable rate case expenses shall be reimbursed by AEP Texas.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. A copy of this Resolution shall be sent to Jamie Mauldin, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (jmauldin@lglawfirm.com).

PASSED AND APPROVED this 12 day of APRIL 2026.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY OF HAWLEY, TEXAS, PROVIDING FOR THE PERMITTING, OPERATION, AND INSPECTION OF RECREATIONAL VEHICLE PARKS WITHIN THE CORPORATE LIMITS OF THE CITY; ESTABLISHING REGULATIONS REGARDING RECREATIONAL VEHICLE PARKS; PROVIDING FOR NOTICES, ORDERS, AND REVOCATION OF PERMITS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Hawley, Texas (the “City”) is a general-law municipality organized under the laws of the State of Texas;

WHEREAS, pursuant to state law, the City, acting by and through its City Council, has the right to enact certain regulations for the health, welfare, public safety, and orderly development within its corporate limits;

WHEREAS, the City Council finds that properly planned and operated recreational vehicle communities (“RV Parks”) will (a) promote the safety and health of the residents of the City; and (b) encourage economical and orderly development of the City, and it is, therefore, declared to be the policy of the City to eliminate and prevent health and safety hazards and to promote the economical and orderly development and utilization of land by providing for planned, supervised RV Parks and by providing for the standards and regulations necessary to accomplish these purposes; and

WHEREAS, the City Council finds that this ordinance is in the best interest of the City and is enacted to achieve orderly development of RV Parks to promote and develop the use of land to minimize possible impacts and to promote the health, safety and general welfare of the City and its citizens; and

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

SECTION ONE – FINDINGS

All the above premises are found to be true and correct legislative determinations of the City Council, and they are hereby incorporated into the body of this Ordinance as if copied and set forth herein in their entirety.

SECTION TWO – ENACTMENT

The following Ordinance is hereby adopted by the City and may be referred to as the “City of Hawley RV Park Ordinance.”

Section 2.01. Definitions. Unless otherwise specified, the following terms shall have the meaning respectively assigned to them in this section:

ACCESSORY STRUCTURE shall mean any permanent structure, building, carport, screened rooms, or any other type of improvement erected on a recreational vehicle space other than the primary eligible recreational vehicle and approved accompanying vehicles.

AGENT. Any person authorized by the permittee of a recreational vehicle park to operate or maintain such park under the provisions of this ordinance.

CITY. City of Hawley, Texas, to include the Mayor, City Secretary, Police Chief, or other designated agents, officers, and employees of the City authorized to act on its behalf.

CITY COUNCIL. The City Council of the City of Hawley, Texas.

PERMIT. A written permit issued by the City permitting a person to operate and maintain a recreational vehicle park under the provisions of this ordinance and regulations issued hereunder.

PERMITTEE. Any person permitted to operate and maintain a recreational vehicle park under the provisions of this ordinance.

PERSON. Any natural individual, firm, trust, partnership, association or corporation.

POLICE CHIEF. The legally designated Chief of the Police Department of the City or his/her authorized representative.

RECREATIONAL VEHICLE. Any licensed camp trailer, travel trailer, motor home, or fifth wheel designed to provide temporary living quarters for travel and recreational and vacation uses. Such vehicles shall not exceed 102 inches in width and forty-six (46) feet in length and shall be constructed with integral wheels to make it mobile and/or towable by motor vehicle; and shall also include pick-up campers, converted buses, and tent trailers.

RECREATIONAL VEHICLE PARK OR RV PARK. Any contiguous lot, tract or parcel of land upon which accommodation is provided for two or more recreational vehicles for the parking of recreational vehicles occupied or intended to be occupied for dwelling or sleeping purposes for any length of time and is permitted pursuant to the provisions of this ordinance.

SITE PLAN. Graphic representation depicting the proposed use, location, accurate dimensions, and dimensions relating each use to adjoining uses and boundaries of the property.

SPACE. A plot of ground within the RV Park designed for the accommodation of one recreational vehicle together with such open space as required by this ordinance.

TOW VEHICLE. A vehicle used to tow a recreational vehicle or a vehicle being towed by a recreational vehicle.

Section 2.02. Permits Required. It shall be unlawful for any person to maintain or operate a recreational vehicle park within the corporate limits of the City unless such person holds a valid permit issued annually by the City.

Section 2.03. Permit Fees.

- a) Each RV Park shall be assessed an annual permit fee effective on July 1, 2026 and July 1 of each calendar year thereafter. The assessed annual permit fee shall be Seventy Five Dollars (\$75.00) for each space in the RV Park.
- b) There shall be assessed a transfer fee of Two Hundred Fifty Dollars (\$250.00) upon the transfer of ownership of any RV Park. This fee shall be due on or before the transfer of the RV Park's utility account with the City of Hawley.

Section 2.04. Applications for Permit. Applications for RV Park permits shall be filed with the Mayor or Mayor's designee, who shall issue a permit upon review of the application and applicable details. Applications shall be in writing and signed by the applicant or a duly authorized officer or agent of applicant on forms furnished by the City and shall contain at least the following:

- a) Name and address of the applicant;
- b) Name, address, and phone number of a local park manager who will be responsible for on-site operations of the RV Park and who will serve as an emergency contact with the City;
- c) Location and legal description of the RV Park;
- d) A complete site plan of the RV Park drawn as close to scale as reasonably possible;
- e) Plans and specifications of all buildings and improvements constructed or to be constructed within the RV Park; and
- f) Such further information as may be requested by the City Council to enable it to determine if the recreational vehicle park will comply with the legal requirements of this ordinance.

Section 2.05. Permit Renewal. An application for renewal of a permit shall be made in writing by the permittee on forms furnished by the City on or before December 31st of each year. Such application shall contain any changes in the information occurring after the original permit or the latest renewal permit was issued.

Section 2.06. Transfer of Permit. Every person holding a permit shall give notice in writing to the Mayor or Mayor's designee within ten (10) days after having sold, transferred, given away, or otherwise disposed of an interest in or control of any RV Park. Application for transfer of a permit shall be made within ten (10) days after notification of a transfer covered in this subsection. Within thirty (30) days after receiving the application for transfer and the required transfer fee, the Mayor or Mayor's designee shall approve the transfer request, provided that the RV Park and applicant are in compliance with this ordinance.

Section 2.07. Application to Existing RV Parks. Sections 2.08 and 2.09 concerning the design and construction requirements shall not apply to any RV Park previously constructed with a building permit issued prior to the date of this Ordinance. All other requirements herein shall immediately apply to all RV Parks within the City of Hawley. In the event that a previously constructed RV Park expands in size after the date of this Ordinance, any additional RV spaces and additions shall comply with the design and construction requirements set forth in Section

2.08 and 2.09 and the entire RV Park shall be obligated to comply with the fencing requirements set forth in Section 2.07(h).

Section 2.08. Design Requirements for RV Parks. Subject to the terms of Section 2.07 regarding existing RV Parks, all RV Parks in the corporate limits of the City of Hawley shall comply with the following requirements or shall be prohibited from operation:

- a) Park Size. No RV Park shall be less than two (2) acres in size nor exceed ten (10) acres in size.
- b) Each RV space must be clearly and visibly marked for identification for emergency responders to quickly identify the correct RV space in case of emergency. A copy of the site plan, including the numbering of RV spaces, shall be provided to the Hawley Police Department to aid in emergency response, and any changes to the site plan or numbering scheme shall be promptly delivered to the Hawley Police Department within five (5) days of such change.
- c) Only one (1) recreational vehicle shall be permitted for each RV space. No business shall be operated from any space. No accessory structures may be erected on any recreational vehicle space. No permanent fencing or screening of any kind shall be allowed on a space. Fireworks are expressly prohibited. No tents or mobile and/or manufactured homes are allowed in the park. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on a space and/or in the park, except for household pets such as cats and dogs, provided that they are not kept, bred, or maintained for commercial purposes and that they otherwise comply with the animal ordinances of the City. No utility trailers may be parked on a space except on an approved parking surface as set forth herein. No clothes lines are permitted in the park.
- d) Landscaping shall be subject to approval as part of the RV Park site plan, and the park owner shall be responsible for installing and maintaining the required landscaping. The park owner shall maintain and keep all spaces and the RV Park free of weeds and/or tall grass and shall keep all spaces clean, neat, safe, and free of all trash, debris, or other materials that are unsightly and/or unsanitary. No parking of any vehicle, utility trailer, or other vehicle shall be allowed on any green space area.
- e) Each space shall have a pad site that is a minimum of 25 feet in width by 50 feet in length. The pad site shall be constructed of acceptable materials including asphalt, a minimum of four (4) inches of concrete, or three (3) or more inches of crushed rock, caliche, or quarry-ground limestone of sufficient strength to park the recreational vehicle and to prevent heaving, shifting, or settling from weight or damage by frost, drainage, or other forces acting on the structure. The pad site must be contiguous with drives or roads so that the recreational vehicle is not traveling across any landscaping/green space. All design plans are subject to the review and approval of the City pursuant to its building codes.
- f) Each space shall provide parking for two (2) vehicles. No more than two (2) vehicles shall park on each space. All parking spots shall be constructed of concrete, asphalt, crushed rock, caliche, or quarry-ground limestone. All vehicles parked at a space

must be parked on an approved parking surface. Parking surfaces shall be constructed in accordance with the City's building codes.

- g) Drainage. The park shall be located on a well-drained site, properly graded and equipped to ensure rapid drainage and to be free from stagnant pools of water. The condition of the soil, ground water, drainage, and topography shall be such that it shall not create a hazard to the property or the health and safety of the occupants.
- h) Fencing. Any perimeter fencing shall be subject to approval as part of the RV Park site plan and shall be constructed and maintained in a well-preserved manner that enhances the aesthetics of the neighborhood. To the extent that the park fronts any state-maintained highway, landscaping shall be utilized to screen the park from view, except for the entrance to the park. Where landscaping is used, the landscaping shall be properly maintained.

Section 2.09. Streets and Parking in RV Parks. All streets providing access to a recreational vehicle park shall be developed and maintained in good condition by the permittee in accordance with the following:

- a) All newly developed public streets shall include grading the full width of right-of-way and construction of integral curbs and gutters and shall be constructed of concrete, asphalt, or base rock of sufficient strength to support the weight of a recreational vehicle, other vehicular traffic, or forces acting on the streets. The design plans for all newly developed streets shall be subject to review and approval by the City, and such streets shall meet all applicable City standards. All public streets shall be maintained by the City if built to City standards and accepted by the City.
- b) All private streets shall provide adequate paving width, with a minimum width of twenty (20) feet for two-way traffic or ten (10) feet for one-way traffic, consisting of concrete, asphalt, or base rock of sufficient strength to support the weight of a recreational vehicle, other vehicular traffic, and other forces acting on the streets. The design plans shall be subject to review and approval by the City. Private streets shall be maintained by the owner of the park. If the private street is constructed of base materials, they must be acceptable base materials that will prohibit dust.
- c) All internal streets providing access to individual spaces or sites in the RV Parks shall be developed in accordance with the terms set forth above.
- d) On-street parking shall be prohibited on all streets within the RV Park unless additional paving of adequate width, i.e., at least a minimum of eight (8) feet, is provided, and the plans for the park shall provide for two (2) off-street parking spaces for each recreational vehicle space as provided herein.
- e) The entrance to the RV Park shall be designed to provide for one-way ingress and egress with signage suitable to designate the proper path of traffic. Such entrance shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent public streets and highways.

Section 2.10. Other Park Management Requirements.

- a) Signage. Each RV Park may have only one permanent pole sign that shall not exceed twenty (20) feet in height. No portable signs shall be permitted.
- b) Compliance with the Americans with Disabilities Act (“ADA”). The park shall comply with all state and federal standards for accessibility for the mobility impaired. The applicant shall show proof of compliance.
- c) Utilities in RV Parks. All recreational vehicles must be self-contained and have state or federally approved connections for electricity, water and sewer. Each recreational vehicle space shall be equipped with water, sewer, and electrical hookups which shall conform to all applicable State Codes, City Codes, and/or Ordinances of the City.
 1. Sewage Disposal. An adequate and safe sewer system shall be provided in all parks for conveying and disposing of all sewage to the City's sewer system. The sewer system shall be constructed and maintained in accordance with State Codes, City codes, and standards. All proposed sewage disposal facilities shall be approved by the City Engineer and/or his designee. Septic systems shall not be allowed.
 2. Electricity. All electrical service shall be installed in accordance with all applicable codes, including the National Electric Code, and shall be inspected by a licensed electrician.
 3. Garbage Receptacles. Each RV Park shall be provided with adequate dumpsters pursuant to the City’s general policy for waste collection. The RV Park shall provide adequate receptacles for collection of waste from its tenants, and the RV Park’s number and placement of garbage receptacles shall be subject to approval by the City. Any refuse collection stands and other receptacles shall be designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. The storage, collection, and disposal of refuse in the recreational vehicle park shall be conducted as to create no health hazards.
 4. Any buried water, sewer, and electric utility lines in an RV park shall be separated by at least 2.50 feet from other buried utility lines.
- d) Fire Protection. Every park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size, and number and so located within the park as to satisfy the fire code and other applicable regulations of the City.
 1. No open fires shall be permitted, except that this shall not be construed to prevent barbecuing with charcoal in an approved pit or grill.
 2. Approaches to all recreational vehicle spaces shall be kept clear for firefighting personnel and equipment.
 3. The park owner or agent shall be responsible for the instruction of his staff in the use of the park fire protection equipment and in their specific duties in the event of fire.
 4. The park owner shall be responsible for maintaining the entire area of the park free of dry brush, leaves, and weeds.

5. Water supply facilities for fire department operations shall be connected to the city public water supply system. The park owner shall provide standard City-approved fire hydrants in accordance with applicable City codes and laws.
- e) Park Supervision. Each RV Park shall have a designated local park manager who shall operate the park in compliance with this ordinance and other applicable ordinances and shall provide adequate supervision to maintain the park, its facilities, and its equipment in good repair and in a clean and sanitary condition. The park manager shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.
- f) The park manager shall maintain a register of park occupancy which shall contain at least the following information:
 1. Name and address of park occupants;
 2. License number of recreational vehicle and each tow vehicle associated with each recreational vehicle;
 3. Location of each recreational vehicle within the park by space or lot number, and dates of arrival and departure.

A new register shall be initiated on January 1 of each year, and the old register shall be retained on the premises for at least one (1) year. Registers shall be available for inspection at all reasonable times by an official of the City whose duties may necessitate access to the information contained therein.

- g) Inspection. The City directs its authorized City employees to make such inspections as necessary to determine compliance with this ordinance.
 1. Authorized City employees shall have the power to enter at reasonable times any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this ordinance.
 2. Authorized City employees shall have the power and authority in discharging their official duties to inspect the register containing a record of all residents of the park.

Section 2.11. Notices, Hearings, and Orders of Revocation of Permits. Whenever it is determined that there are grounds to believe that there has been a violation of any provisions of this ordinance, or that a permit or application shall be denied, the Mayor or Mayor's designee shall give notice of such alleged violation or denial to the permittee or applicant.

- a) In case of such violation or denial, such notice shall:
 1. Be in writing;
 2. Include a statement of the reasons for the violation or the denial;
 3. Allow ten (10) days for compliance;
 4. Be served upon the permittee or applicant or his/her agent, provided that such notice or order shall be deemed to have been properly served upon such permittee or agent when a copy has been served upon such permittee or agent

or when a copy thereof has been served in person or sent by certified mail to his/her last known address;

5. Contain an outline of remedial action that, if taken, will effect compliance with the provisions of this ordinance.
-
- b) After all procedures outlined above are exhausted, citations may be issued.
 - c) Appeal from Notice. Any person affected by any notice that has been issued in connection with the enforcement of any provision of this ordinance may request a hearing before the City Council, provided that such person shall file within ten (10) days after the day the notice was served, in the City Secretary's office, a written petition requesting such hearing and setting forth a brief statement of the grounds thereof. If the person affected does not appeal within the ten-day period, the notice of violation or denial of any permit or application shall be deemed final, and the City may revoke the permit or finalize the denial if the park remains in noncompliance with this ordinance.
 - d) Issuance of Order. After such hearing, the City Council shall issue an order in writing sustaining, modifying, or withdrawing the notice of violation or denial, which order shall be served by certified mail upon the petitioner. Any failure to comply with an order sustaining or modifying the finding of a violation or denial shall constitute grounds for immediate revocation of the permit to operate a recreational vehicle park.
 - e) Revocation of Permits. The Mayor or Mayor's designee may revoke any permit to maintain and operate a park when the permittee has been found by the City Council to have violated the provisions of this ordinance, or if the permittee received a notice of violation and did not appeal the notice to the City Council and has not corrected the violations in the notice, and/or if found guilty by a court of competent jurisdiction of violating any provision of this ordinance.
 - f) After such revocation, a new permit may be reissued if the circumstances leading to revocation have been remedied and the park is being maintained and operated in full compliance with this ordinance.

SECTION THREE – PENALTY

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Hawley, Texas, shall be subject to a fine not to exceed Two Hundred Dollars (\$200.00) for each provision violated, and each day that there is a failure to comply with the terms of any provision of this ordinance is declared to be a separate offense. For violations of the provisions of this ordinance that govern fire safety, public health, or sanitation, including dumping of garbage, the fine may not exceed Two Thousand Dollars (\$2,000.00) per day, per violation. If a different penalty has been established by the state law for such offense, the penalty shall be that fixed by state law; and each and every day said violation is continued shall constitute a separate offense.

SECTION FOUR – SEVERABILITY CLAUSE

That if any provision, word, sentence, paragraph, clause, phrase or section of this ordinance or its application to any person or circumstances is adjudged or held invalid, void, or unconstitutional, the invalid, void, or unconstitutional portion shall not affect the validity of the remaining portions of this ordinance which shall remain in full force and effect.

SECTION FIVE – REPEALING CLAUSE

All provisions in other ordinances in conflict with the provisions of this ordinance shall be and are hereby repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION SIX – PUBLICATION AND EFFECTIVE DATE

The City Secretary is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law, and this ordinance shall become effective after publication of same as provided by Charter and/or state law.

PASSED AND APPROVED ON FIRST READING the ____ day of _____,
2026.

PASSED AND APPROVED ON SECOND READING the ____ day of _____,
2026.

CITY OF HAWLEY, TEXAS

Billy Richardson, Mayor

ATTEST:

Regina Davis, City Secretary

CITY OF HAWLEY, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAWLEY, TEXAS, ESTABLISHING MANDATORY MUNICIPAL SOLID WASTE COLLECTION SERVICES; REQUIRING THE USE OF CITY-CONTRACTED GARBAGE SERVICES; PROVIDING FOR RATES AND BILLING; ESTABLISHING SERVICE REQUIREMENTS; PROVIDING FOR EXEMPTIONS; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HAWLEY, TEXAS:

ARTICLE 1. GENERAL PROVISIONS

Section 1.01 Title

This Ordinance shall be known as the “Hawley Solid Waste Collection Ordinance.”

Section 1.02 Purpose

The purpose of this Ordinance is to protect the public health, safety, and welfare by ensuring the proper collection and disposal of solid waste; preventing illegal dumping; promoting sanitation; and providing efficient, uniform waste services throughout the City.

Section 1.03 Authority

This Ordinance is adopted pursuant to the City’s authority under Texas law, including its general police powers and authority to regulate solid waste collection.

Section 1.04 Jurisdiction

This Ordinance applies within the incorporated limits of the City of Hawley. The City Council may, by agreement or separate action, extend services into the extraterritorial jurisdiction (ETJ).

ARTICLE 2. DEFINITIONS

“Solid Waste” means garbage, refuse, rubbish, and other discarded materials generated from residential or commercial activities.

“Customer” means the owner, occupant, tenant, or person responsible for a property receiving solid waste services.

“City-Contracted Service” means solid waste collection services provided by a contractor selected and authorized by the City.

“Container” means a receptacle approved by the City or its contractor for the storage of solid waste.

ARTICLE 3. MANDATORY SERVICE

Section 3.01 Required Participation

All occupied residential and commercial properties within the City shall be required to utilize the City-contracted solid waste collection service.

Section 3.02 Exclusive Service

No person or entity shall collect, transport, or dispose of solid waste for compensation within the City unless authorized by contract with the City.

Section 3.03 Prohibited Actions

It shall be unlawful to:

- (a) Dispose of solid waste outside of the City-contracted system
- (b) Haul garbage for hire without City authorization
- (c) Dump or burn solid waste in violation of state or local law

ARTICLE 4. SERVICE REQUIREMENTS

Section 4.01 Residential Service

- (a) All residential units shall receive solid waste service.
- (b) Service shall include at least one (1) container per residence unless otherwise approved.

Section 4.02 Commercial Service

- (a) Commercial properties shall receive service appropriate to their waste volume.
- (b) The City or contractor may require dumpsters or additional containers.

Section 4.03 Containers

- (a) All solid waste shall be placed in approved containers.
- (b) Containers shall be placed at designated collection points on scheduled days.

ARTICLE 5. RATES AND BILLING

Section 5.01 Rates

Rates for solid waste services shall be established by resolution or ordinance of the City Council.

Section 5.02 Billing

- (a) Charges for solid waste services may be billed:
 - Directly by the City
 - Through utility billing (including water service)
 - By the City's contractor, as authorized
- (b) Charges shall be billed monthly unless otherwise determined by the City.

Section 5.03 Mandatory Charges

Payment for solid waste services is mandatory whether or not the customer uses the service, unless an exemption is granted under this Ordinance.

ARTICLE 6. EXEMPTIONS

Section 6.01 Limited Exemptions

The City Council may approve exemptions in limited cases, including:

- (a) Vacant properties
- (b) Temporary structures
- (c) Other situations approved by the City

Section 6.02 Application

Requests for exemption must be submitted in writing and approved by the City.

ARTICLE 7. ENFORCEMENT

Section 7.01 Violations

A person commits an offense if they:

- (a) Fail to subscribe to required service
- (b) Fail to pay required fees
- (c) Use unauthorized waste collection services
- (d) Dispose of waste improperly

Section 7.02 Penalties

Violations may result in:

- Fines as allowed by law
- Termination or denial of City services
- Legal action

Section 7.03 Utility Enforcement

The City may discontinue water or other utility services for failure to pay solid waste charges, as allowed by law.

ARTICLE 8. CONTRACT AUTHORITY

The City Council is authorized to:

- Enter into exclusive contracts for solid waste services
- Establish service standards

- Set collection schedules
- Regulate service providers

ARTICLE 9. SEVERABILITY

If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions.

ARTICLE 10. EFFECTIVE DATE

This Ordinance shall take effect upon adoption.

OPTIONAL ADD-ONS YOU MAY WANT

If you want to strengthen this further (highly recommended), I can add:

- **Rate structure (exact dollar amounts and tiers)**
- **Cart specs (size, weight limits, bulk pickup rules)**
- **Brush & bulky item pickup rules**
- **Penalty schedule (specific fines)**
- **Recycling program requirements**
- **Senior/low-income discount provisions**
- **Detailed ETJ participation rules (opt-in or mandatory via contract)**

CITY OF HAWLEY, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAWLEY, TEXAS, ESTABLISHING COMPREHENSIVE SUBDIVISION REGULATIONS GOVERNING THE DIVISION AND DEVELOPMENT OF LAND WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION; DEFINING THE CITY'S EXTRATERRITORIAL JURISDICTION; PROVIDING PROCEDURES FOR PLATTING; ESTABLISHING DESIGN AND INFRASTRUCTURE STANDARDS; REQUIRING PUBLIC IMPROVEMENTS; ESTABLISHING SOLID WASTE REQUIREMENTS IN THE ETJ; PROVIDING FOR DEVELOPMENT AGREEMENTS; PROVIDING FOR FINANCIAL GUARANTEES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR VARIANCES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HAWLEY, TEXAS:

ARTICLE 1. GENERAL PROVISIONS

Section 1.01 Title

This Ordinance shall be known as the "Hawley Subdivision Ordinance."

Section 1.02 Purpose

The purpose of this Ordinance is to promote the public health, safety, and general welfare by ensuring the orderly development of land; providing adequate infrastructure; preventing substandard subdivisions; and ensuring compliance with applicable state law.

Section 1.03 Authority

This Ordinance is adopted pursuant to applicable Texas law, including Chapters 212, 242, and 42 of the Texas Local Government Code, as amended.

Section 1.04 Applicability

These regulations shall apply to all land within the corporate limits of the City and within its extraterritorial jurisdiction (ETJ) as defined in Article 2 of this Ordinance.

ARTICLE 2. EXTRATERRITORIAL JURISDICTION (ETJ)

Section 2.01 Establishment

The extraterritorial jurisdiction ("ETJ") of the City of Hawley is hereby established and shall consist of the unincorporated area contiguous to the corporate boundaries of the City, extending outward in accordance with state law.

Section 2.02 ETJ Distance

The ETJ shall extend from the City limits as follows:

- One-half (½) mile for cities with fewer than 5,000 inhabitants
- One (1) mile for cities with 5,000–24,999 inhabitants
- Two (2) miles for cities with 25,000–49,999 inhabitants
- Three and one-half (3.5) miles for cities with 50,000–99,999 inhabitants
- Five (5) miles for cities with 100,000 or more inhabitants

Section 2.03 ETJ Map

The City shall maintain an official ETJ map on file with the City Secretary, which is incorporated by reference.

Section 2.04 Authority in ETJ

Within the ETJ, the City shall regulate subdivision, platting, and development as authorized by state law and coordinated with the County.

Section 2.05 Limitations

City ordinances shall apply in the ETJ only to the extent authorized by state law.

ARTICLE 3. DEFINITIONS

“Subdivision” means the division of land into two or more parts for the purpose of sale or development.

“Plat” means a map or drawing of a subdivision.

“Developer” means any person or entity subdividing land.

“Public Improvements” include streets, utilities, drainage, sidewalks, and related infrastructure.

“Minor Plat” means a subdivision of four (4) or fewer lots not requiring new public improvements.

ARTICLE 4. PLATTING REQUIREMENTS

Section 4.01 Plat Required

No land shall be subdivided without an approved plat.

Section 4.02 Types of Plats

- (a) Preliminary Plat
- (b) Final Plat
- (c) Replat
- (d) Amending Plat
- (e) Minor Plat

Section 4.03 Approval Authority

The Planning and Zoning Commission shall review plats and make recommendations. The City Council shall have final approval authority.

Section 4.04 Approval Timeline

All plats shall be approved, conditionally approved, or denied within thirty (30) days as required by law.

Section 4.05 Additional Application Requirements (ETJ)

All applications for subdivision within the ETJ shall include a Solid Waste Collection Plan in accordance with Article 7.

ARTICLE 5. DESIGN STANDARDS

Section 5.01 Lots

- (a) Minimum lot width shall be sixty (60) feet unless otherwise approved.
- (b) All lots must front on a public street.

Section 5.02 Street Layout

- (a) Streets shall connect with existing or planned streets.
- (b) Dead-end streets are discouraged.
- (c) Cul-de-sacs shall not exceed six hundred (600) feet.

ARTICLE 6. ENGINEERING AND INFRASTRUCTURE STANDARDS

Section 6.01 General

All improvements shall be constructed at the developer's expense and approved by the City.

Section 6.02 Streets

- (a) All streets shall be asphalt with curb and gutter and sidewalks on both sides.
- (b) Minimum dimensions:
Local: 50' ROW / 28' pavement
Collector: 60' ROW / 36' pavement
- (c) Pavement structure:
6" subgrade
8" flexible base
2" asphalt binder
1.5" asphalt surface
- (d) Sidewalks: minimum 5 feet, ADA compliant

Section 6.03 Water

Minimum 6-inch lines; hydrants every 500 feet; looped systems required where feasible.

Section 6.04 Wastewater

Minimum 6-inch mains; gravity preferred; lift stations require approval.

Section 6.05 Drainage

10-year storm in streets; 25-year system capacity; detention required over 1 acre; minimum 18" RCP.

Section 6.06 Utilities

Underground utilities required; minimum 10-foot easements.

ARTICLE 7. SOLID WASTE REQUIREMENTS (ETJ)

Section 7.01 Applicability

This Article applies to all subdivision within the ETJ.

Section 7.02 Solid Waste Plan

A Solid Waste Collection Plan must be submitted and approved prior to plat approval.

Section 7.03 Required Participation

As a condition of plat approval, the developer shall provide for:

- (a) Participation in the City's contracted solid waste service; or
- (b) Participation in an approved equivalent service

Section 7.04 Development Agreement

A Development Agreement shall be required and shall:

- Require continuous solid waste service
- Be recorded
- Run with the land

Section 7.05 Restrictive Covenants

The developer shall record covenants requiring:

- Participation in solid waste service
- Payment of required fees
- Compliance with service rules

Section 7.06 HOA Option

If an HOA is established, it may be required to administer solid waste service through assessments.

Section 7.07 Enforcement

Requirements shall be enforced through plat denial, agreements, covenants, and other lawful means.

ARTICLE 8. FINANCIAL GUARANTEES

Performance bond, letter of credit, or escrow required at 110% of construction cost.

ARTICLE 9. VARIANCES

City Council may grant variances where hardship exists and public interest is protected.

ARTICLE 10. ENFORCEMENT

Unlawful to subdivide or sell lots without plat approval. Violations subject to legal action.

ARTICLE 11. RECORDING

Approved plats must be recorded prior to sale of lots.

ARTICLE 12. SEVERABILITY

Invalid provisions do not affect remaining sections.

ARTICLE 13. EFFECTIVE DATE

Effective upon adoption.

EXHIBIT A – ENGINEERING STANDARDS

- TxDOT standards apply unless otherwise approved
- Licensed engineer required
- Inspections required
- As-builts required prior to acceptance

EXHIBIT B

DEVELOPMENT AGREEMENT TEMPLATE

STATE OF TEXAS §
COUNTY OF JONES §

This Development Agreement (“Agreement”) is entered into by and between the City of Hawley, Texas (“City”) and _____ (“Developer”).

1. Purpose

To ensure construction of subdivision improvements in compliance with City requirements.

2. Property

The property subject to this Agreement is described as follows: _____

3. Improvements

Developer agrees to construct:

- Asphalt streets with curb, gutter, and sidewalks
- Water and wastewater systems
- Drainage infrastructure

4. Construction Requirements

All improvements shall comply with City-approved plans and specifications and are subject to inspection.

5. Completion Deadline

All improvements shall be completed within _____ months.

6. Financial Guarantee

Developer shall provide a financial guarantee equal to 110% of the estimated construction cost.

7. Maintenance

Developer shall warrant improvements for one (1) year after acceptance.

8. Default

If Developer fails to perform, the City may complete the improvements and draw upon the financial guarantee.

9. ETJ Applicability

This Agreement shall run with the land and apply within the City’s ETJ.

10. Recording

This Agreement shall be recorded in the official public records of Jones County.

11. Governing Law

This Agreement shall be governed by the laws of the State of Texas.

CITY OF HAWLEY, TEXAS

By: _____

DEVELOPER

By: _____