

STATE OF TEXAS

COUNTY OF TITUS

CITY OF MOUNT PLEASANT

The City Council of the City of Mount Pleasant, Texas, after notice posted in the manner, form and contents as required by law, met in Regular Session August 2, 2016 at 6:00 p.m. in the Council Chambers located at City Hall at 501 North Madison with the following members present:

Dr. Paul O. Meriwether	-	Mayor
Robert Nance	-	Mayor Pro-Tem
Erman Hensel	-	Council Member
Tim Dale	-	Council Member
Brian Heavner	-	Council Member
Michael McGahee	-	Council Member
Kerry Wootten	-	City Attorney
Mike Ahrens	-	City Manager
Darleen Denman	-	City Secretary

Pledge of Allegiance led by Tim Dale

Prayer by Dr. Paul Meriwether

CONSIDER APPROVAL OF MINUTES OF JUNE 21, 2016 REGULAR SESSION AND THE JULY 18, 2016 SPECIAL SESSION.

Motion was made by Council Member Dale, second by Council Member Nance to approve the Minutes of the June 21, 2016 Regular Session and the July 18, 2016 Special Session. Upon a vote, motion carried unanimously.

CONSIDER ACCEPTANCE OF LOCAL OPTION PETITION.

Motion was made by Council Member Hensel, second by Council Member Nance to accept the local option petition for the legal sale of beer and wine for off-premise consumption only. The signatures were verified and all timelines have been met. Upon a vote, motion carried unanimously.

CONSIDER CALLING A SPECIAL ELECTION FOR NOVEMBER 8, 2016 TO CONSIDER LEGALIZING THE FOLLOWING ISSUE: THE LEGAL SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION ONLY.

Motion was made by Council Member Hensel, second by Council Member Heavner to call a Special Election for the Legal Sale of Beer and Wine for Off-Premise Consumption only. Upon a vote, motion carried unanimously.

CONSIDER AWARD OF BID FOR NW 12 PHASE 2 TO H. H. HOWARD & SONS.

Motion was made by Council Member Dale, second by Council Member Hensel to award the bid for NW 12 Phase 2 to H. H. Howard & Sons in the amount of \$1,929,702.50. Upon a vote, motion carried unanimously.

CONSIDER APPROVAL OF PAYMENT REQUEST NO. 2, FINAL FOR STREETS IMPROVEMENT PROJECT BID NO. E3-1516 TO CDM HOLDINGS, LLC. IN THE AMOUNT OF \$36,409.29.

Motion was made by Council Member Dale, second by Council Member Hensel to approve payment to CDM Holdings. Upon a vote, motion carried unanimously.

CONSIDER AN AMENDMENT TO ORDINANCE 2015-18 CREATING MOUNT PLEASANT REINVESTMENT ZONE 2015-2 AND A TAX ABATEMENT AGREEMENT FOR PRIEFERT MANUFACTURING.

Motion was made by Council Member McGahee, second by Council Member Nance to approve amendment to Ordinance 2015-18 adding a parcel of land that was inadvertently omitted on original reinvestment zone and tax abatement agreement. Charles Smith, EDC Executive Director addressed the Council. Upon a vote, motion carried unanimously.

PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE NO. 2016-5 AMENDING THE CITY OF MOUNT PLEASANT CODE OF ORDINANCES, SECTION 155.48, (G) BILLBOARDS TO ALLOW (EMC) ELECTRONIC MESSAGE CENTER SIGNAGE FOR BILLBOARDS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

The Mayor opened the Public Hearing and the City Manager gave a summary of the proposed amendments. The Mayor asked for comments and no one addressed the Council. The Mayor then closed the public hearing. Motion was made by Council Member McGahee, second by Council Member Hensel to approve Ordinance No. 2016-5 to allow electronic message center signage for billboards. Upon a vote, motion carried unanimously.

PUBLIC HEARING AND CONSIDER APPROVAL OF A REQUEST FROM WILLIAM D. PRIEFERT TO REZONE PARCELS 103577, 3646, 3649, 7060, 7062, 7064, 10049 AND 292962 OF ABSTRACT 231, J. GREENWOOD SURVEY FROM ITS CURRENT FUTURE DEVELOPMENT ZONING CLASSIFICATION TO A HEAVY INDUSTRIAL CLASSIFICATION. ALSO, PARCEL 3710 OF ABSTRACT 232, W. H. GILBERT SURVEY BE REZONED FROM COMMERCIAL TO HEAVY INDUSTRIAL.

The Mayor opened the Public Hearing and the City Manager gave a description of the rezoning request. The Mayor asked for comments and no one addressed the Council. The Mayor then closed the public hearing. Motion was made by Council Member Dales, second by Council Member Nance to approve the rezoning request. Upon a vote, motion carried unanimously.

CONSIDER APPROVAL OF ORDINANCE NO. 2016-6 REVISING CITY OF MOUNT PLEASANT ORDINANCE TITLE IX, CHAPTER 91: CEMETERIES, ARTICLES NO. 91.44 AND NO. 91.45.

Motion was made by Council Member Dale, second by Council Member Nance to approve Ordinance No. 2016-6. Council Member Hensel asked that one revision be made to say the “City Manager or his designee”, regarding authorization. Upon a vote, motion carried unanimously.

CONSIDER APPROVAL FOR NORTHEAST TEXAS COMMUNITY COLLEGE TO CONNECT A SEWER LINE TO THE CITY WASTEWATER SYSTEM.

Motion was made by Council Member McGahee, second by Council Member Hensel to allow Northeast Texas Community College to connect a sewer line to the City wastewater system. This line will be installed and paid for the College with no cost to the City. Upon a vote, motion carried unanimously.

CONSIDER APPROVAL OF ORDINANCE NO. 2016-7 TO AMEND SECTION 51.60 OF THE CODE OF ORDINANCES RELATING TO OUT-OF-CITY SEWER RATES FOR EDUCATIONAL INSTITUTIONS.

Motion was made by Council Member Hensel, second by Council Member Dale to approve Ordinance No. 2016-7. This will change the out-of-city sewer rates for educational institutions only and exempt them from the current 1 ½ times the current in-city rates. The City will take ownership of 3,775 feet of force main, 2,785 feet of the gravity line and one lift station. Upon a vote, motion carried unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. 2016-10 AUTHORIZING APPROVAL OF A LOAN TO TRM SENIOR APARTMENTS, L.P.

Motion was made by Council Member Nance, second by Council Member Dale to approve a loan to TRM Senior Apartments, L.P. in the amount of \$66,000 with a 5 year term. Upon a vote, motion carried unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. 2016-11 FOR THE SALE OF LOTS 7-12B, ANDERSON ADDITION, IN THE CITY OF MOUNT PLEASANT TO ARELI MARTINEZ LEDEZMA.

Motion was made by Council Member Dale, second by Council Member Nance to approve Resolution No. 2016-11 allowing for the sale of Lots 7-12B, Anderson Addition in the amount of \$6,000 . The original judgement amount was \$7,033.23. Upon a vote, motion carried unanimously.

CONSIDER AND POSSIBLY APPROVE A CONTRACT TO PURCHASE BLOCK 12, LOT 1C, 4C, 5B AND 8B CONSISTING OF 0.4959 ACRES IN THE CITY OF MOUNT PLEASANT.

Motion was made by Council Member Nance, second by Council Member Heavner to approve a contract to purchase Block 12, Lot 1C, 4C, 5B and 8B which is the parking lot behind the 100 Block of North Jefferson. Upon a vote, motion carried unanimously.

CONSIDER AND POSSIBLY APPROVE OBTAINING QUIT CLAIM DEEDS TO ACQUIRE OWNERSHIP OF THE ALLEY ON BLOCK 8 OF WEST 3RD STREET BETWEEN LOTS 1A AND 2A.

Motion was made by Council Member Dale, second by Council Member Heavner to approve obtaining a quit claim deed to acquire ownership of alley on West 3rd Street. Upon a vote, motion carried unanimously.

PUBLIC COMMENT.

CITY MANAGER'S REPORT.

- I. Monthly Departmental Reports
- II. Titus County Appraisal District Report
- III. Financial Report
- IV. Quarterly Investment Report
- V. Sales Tax Analysis
- VI. Presentation of the 2016-2017 Budget.

551.072 'REAL PROPERTY'; DISCUSS PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY.

No action was taken on this item.

ADJOURN: 6:45 P.M.

DR. PAUL O. MERIWETHER, MAYOR

ATTEST:

DARLEEN DENMAN, CITY SECRETARY