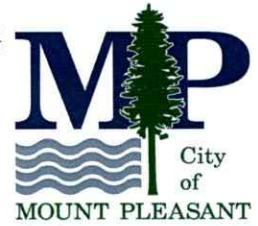




**NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT CITY COUNCIL**

**Tuesday, February 20, 2024 at 6:30 P.M.
501 North Madison, Mount Pleasant, Texas**



PURSUANT TO CHAPTER 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCIL MEMBERS MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Upon request, agencies must provide auxiliary aids and services, such as interpreters for the deaf and hearing impaired, readers, large print or Braille documents. In determining the type of auxiliary aid or services, agencies must give primary consideration to the individual's request. Those requesting auxiliary aids or services should notify the contact person listed on the meeting several days before the meeting by mail, telephone, or RELAY Texas. TTY: 7-1-1.

The public may participate by joining YouTube: <https://www.youtube.com/@thecityofmountpleasanttexas1157/streams>

CALL TO ORDER

REGULAR AGENDA

1. Consider Approval of Minutes of February 6, 2024 Workshop and February 6, 2024 Regular Session.
2. Public Comments:
The City Council welcomes citizen participation and comments at all Council meetings. Citizen comments are limited to two minutes out of respect for everyone's time. The Council is not permitted to respond to your comments. The Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meetings. If your comments relate to a topic that is on the agenda, the Council will discuss the topic on the agenda at the time that the topic is discussed and deliberated.
3. City Manager update on the withdrawal of the Development Agreement submitted at the last meeting by John Anderson.
4. Presentation by Jim Sabonis from Hilltop Securities.
5. Consider and act on Ordinance 2024-3 Authorizing the Issuance of Certificates of Obligation.
6. Consider designating State Right of Way at the NE corner of 67 and Business 271 as a City Park; and Accepting a donation of park equipment from the Lion's Club; and naming the park "Lion's Park".
7. Consider Ordinance 2024-5 Amending Chapter 97 Animals of Code of Ordinance.
8. Hold a public hearing and Consider Ordinance 2024-2 from Alfredo Chanez Perez and Maria Magdalena Ramirez Balderas requesting the approval of a zoning change from SF-2 (Single-Family Residential District) to NS (Neighborhood Services District), being a 0.339-acre tract of land situated in the Henry W. Jones Survey, Abstract No. 306, Titus County, Texas, conveyed in a Deed known as Instrument No. 20211436 of the Public Records of Titus County, Texas, City of Mount Pleasant, Texas, and is addressed as 801 S. Florey Avenue and 902 Tabb Street. Z-2024-01
9. Consider a request from James Arledge of A&C Investments, LLC for the approval of a preliminary plat for The Urbans on 17th Addition, being a 0.62-acre tract of land situated in the B. Merchant Survey, Abstract No. 358, and being described in the deed from McGuire-Dyke Ventures to S. Clements Homes, as recorded in Document Number 20221797 of the Public Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northeast corner of West 17th Street and North Johnson Avenue. PP-2024-01
10. Consider Ordinance 2024-4 Amending Section 154.83 Standards for Design of Development within Subdivisions by Modifying Certain Sections for the Engineering and Design Standards Manual.
11. City Manager's Report

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:

Real Property: discuss purchase, exchange, lease or value of real property (Tex Gov't Code 551.072):

Personnel Matters'; discuss, the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. (Tex Gov't Code 551.074) City Manager

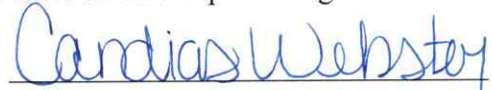
RECONVENE INTO THE REGULAR SESSION

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.

The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, (Deliberations about Security Devices), §551.087, (economic development negotiations), or any other exception authorized by Chapter 551 of the Texas Government Code.

ADJOURN

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00pm on the 16th of February 2024 and remained so posted for at least 72 hours preceding the scheduled of said meeting.



Candias Webster, City Secretary