

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

**Tuesday, March 19, 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 March 5, 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. Consider Ordinance 2024-3 Authorizing the issuance and sale of City of Mount Pleasant, Texas, Combination Tax and Revenue Certificates Of Obligation, Series 2024; levying an annual ad valorem tax and providing for the security for and payment of the certificates; approving an official statement; providing an effective date; and enacting other provisions relating to the subject.
4. Consider Ordinance 2024-9 Authorizing the issuance and sale of City of Mount Pleasant, Texas, General Obligation Refunding Bonds, Series 2024; levying an annual ad valorem tax and providing for the security for and payment of the bonds; approving an official statement; providing an effective date; and enacting other provisions relating to the subject.

CONSENT AGENDA

Consider Approval of Consent Agenda Items 5-7

5. Consider Pay Request from Wicker Construction for work on Sports Complex Regional Lift Station.
6. Consider Pay Request #10 from Heritage Contractors, Inc. for work on Southside WWTP Improvements.
7. Consider Pay Request #1 from Schneider Electric for work on Water Meter Optimization Project.

REGULAR AGENDA

8. Consider a request from Leslie Ford on behalf of Danny Crump, property owner, for the approval of a Final Plat establishing a subdivision and creating Lot 1, Block A, Crump Addition, for the purpose of development, and being a 1.116-acre tract of land situated in the Richard Moore Survey, Abstract No. 390, Titus County, Texas, and described as tract one in the warranty to Danny Crump, as recorded in Volume Number 1590, Page 265, Deed Records of Titus County, Texas, City of Mount Pleasant, Texas, and is located at the northwest corner of Pecan Street and S. Jefferson Avenue.FP-2024-01
9. Hold a public hearing and Consider Ordinance 2024-6 a request from Jon Anderson of ATC Partners, LLC, for the approval of an amendment to PD-2 (Planned Development District No. 2) that would allow for the addition of a 3.505-acre tract of land by amending Section X. Appendix B, F and G (Planned Development Concept Plan)

and adding Hospital as a by-right land use, under Section III. Use and Building Envelope Standards, and Section IX. Definitions of the PD Development Regulations. The subject property is generally located at the northwest quadrant of the intersection of Tankersley Road and W. Ferguson Road [Hwy 271]. Z-2024-02

10. Hold a public hearing and Consider Ordinance 2024-7 a request from Jonathan Cardenas for the approval of a zoning change from SF-2 (Single-Family Residential District) to TF (Two-Family Residential District) for the property located at 501 N. Johnson Avenue. The subject property is described as Lot 2B & 3D, Block 4, Caldwell Addition, City of Mount Pleasant, Texas and is a vacant 0.1865-acre parcel of land. The subject property is generally located at the northwest corner of W. 5th Street and N. Johnson Avenue. Z-2024-03
11. Hold a public hearing and Consider Ordinance 2024-8 a request from Will Burrows, of Huey's Coffee, for the approval of an Specific Use Permit (SUP) to allow for a sign not specifically addressed by the City of Mount Pleasant Sign Regulations, and more specifically to allow for a Huey UH-1 Helicopter to be erected atop the building, which is generally located at the southwest corner of W. 16th Street [U.S. Hwy 67] and North Mulberry Avenue, and is addressed as 301 W. 16th Street. Z-2024-04
12. 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 and consultation with legal counsel regarding the purchase or value of real property for the Mount Pleasant West Loop Collection System Improvements Project to the Southside Wastewater Treatment Plant and on the south side from the Southside Wastewater Treatment Plant to Big Cypress Creek. (Tex. Gov't Code 551.071 and 551.072)

Litigation/Legal Advice: Consultation with legal counsel regarding the Anderson Towne Crossing Development Agreement with Anderson Towne Partners, LLC.(Tex. Gov't Code 551.071)

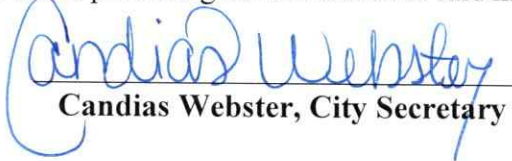
RECONVENE INTO THE REGULAR SESSION

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 15th of March 2024 and remained so posted for at least 72 hours preceding the scheduled of said meeting.


Candias Webster, City Secretary