



NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT CITY COUNCIL

Tuesday, July 16, 2024 at 6:00 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

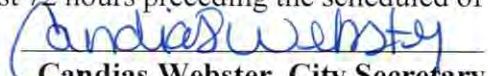
REGULAR AGENDA

1. Consider Approval of July 2, 2024 Regular Session and July 9, 2024 Special Session Minutes.
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. Proclamation to Citizens who assisted in Shark Attack. **MAYOR**
4. Consider Ordinance 2024-14 Amending the 2023-2024 Budget to Increase the General Fund Balance. **BECKY**
5. Consider Ordinance 2024-15 Amending the 2023-2024 Budget to budget the Intrafund Grant Fund 473. **BECKY**
6. Hold a Public Hearing and Presentation on 2023 Drinking Water Quality Report. **ANTHONY**
7. Hold a public hearing and Consider Ordinance 2024-13, being a request from Pann Sribhen, P.E. of PSA Engineering for the approval of a zoning change from SF-1 (Single-Family Residential District) to SF-2 (Single-Family Residential District) and amending the Future Land Use Plan Map of the Mount Pleasant 2050 Comprehensive Plan, and being situated in the John H. Ore Survey, Abstract No. 432 and the William Porter Survey, Abstract No. 437, and containing 20.059-acre tracts of land conveyed from certain property owners (as identified in the metes and bounds description) to Texas Utilities Mining Company, by Warranty Deeds, as recorded in certain Volume and Page (as identified in the metes and bounds description), of the Real Property Records, Titus County, City of Mount Pleasant, Texas and generally located north of Breezeway Drive [CR 1317] and the junction of N. US Hwy 271 and US Hwy 271 BR. Z-2024-07
8. Consider Pay Request #6 from Wicker Construction for work on the Sports Complex Regional Lift Station. **ANTHONY**
9. Consider Pay Request #14 from Heritage Construction LLC for work Performed at the Southside Wastewater Treatment Plant. **ANTHONY**
10. Topics from Charter Amendment Workshop. **GREG**
11. Consider Resolution 2024-10 Changing Columbus Day for Patriot Day on City Observed Holidays. **GREG**
12. City Manager's Reports

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 12th of July 2024 and remained so posted for at least 72 hours preceding the scheduled of said meeting.


Candias Webster, City Secretary



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: Consider Approval of July 2, 2024 Regular Session and July 9, 2024 Special Session Minutes.

Item Summary:

This is a typed copy of the minutes from the July 2 and July 9 Meetings. The minutes will be placed on the City's website once approved by Council

Financial Impact:

N/A

Recommendation(s):

Approve the July 2, 2024 and July 9, 2024 meeting minutes

Attachments:

[2024.07.02 Regular](#)

[2024.07.09 Special](#)

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 July 2, 2024, at 6:00PM. at the Council Chambers located at 501 North Madison with the following members present:

	Tracy Craig	-	Mayor
	Carl Hinton	-	Mayor Pro-Tem
	Sherry Spruill	-	Council Member
	Kelly Redfearn	-	Council Member
	Candias Webster	-	City Secretary
	Kerry Wootten	-	City Attorney
Absent:	Jonathan Hageman	-	Council Member

CONSIDER APPROVAL OF JUNE 18, 2024 REGULAR SESSION MINUTES.

Motion was made by Council Member Redfearn, Second by Council Member Hinton to Approve of June 18, 2024 Regular Session Minutes. Upon a vote, motion carried unanimously.

CONSIDER RESOLUTION 2024-9 SUPPORTING SUBMISSION OF APPLICATION FOR STATE FUNDING FOR TRACK AND BRIDGE REHABILITATION.

Motion was made by Council Member Hinton, Second by Council Member Spruill to Approve of Resolution 2024-9 Supporting Submission of Application for State Funding for Track and Bridge Rehabilitation. Upon a vote, motion carried unanimously.

CONSIDER RESOLUTION 2024-8 AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS RELATING TO IMPROVEMENTS AT THE MOUNT PLEASANT REGIONAL AIRPORT.

Motion was made by Council Member Redfearn, Second by Council Member Hinton to Approve of Resolution 2024-8 Authorizing the City Manager to Execute documents relating to Improvements at the Mount Pleasant Regional Airport. Upon a vote, motion carried unanimously.

CONSIDER PAY REQUEST #2 FROM SCHNEIDER ELECTRIC FOR WORK ON THE WATER METER REPLACEMENT PROJECT.

Motion was made by Council Member Spruill, Second by Council Member Hinton to Approve of Pay Request #2 from Schneider Electric for work on the Water Meter Replacement Project in the amount of \$129,450.49. Upon a vote, motion carried unanimously.

CONSIDER TASK ORDER FROM KSA FOR WORK ON THE HOUSING AUTHORITY WATER IMPROVEMENTS.

Motion was made by Council Member Hinton, Second by Council Member Redfearn to Approve Task Order from KSA for work on the Housing Authority Water Improvements in the amount of \$522,250.00. Upon a vote, motion carried unanimously.

CITY MANAGER'S REPORTS

ADJOURN: 7:00PM

Mayor Adjourned the Meeting.

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 Special Session July 9, 2024, at 6:00PM. at the Council Chambers located at 501 North Madison with the following members present:

- | | | |
|-----------------------|---|----------------|
| Tracy Craig | - | Mayor |
| Carl Hinton | - | Mayor Pro-Tem |
| Sherri Spruill | - | Council Member |
| Kelly Redfearn | - | Council Member |
| Jonathan Hageman | - | Council Member |
| Candias Webster | - | City Secretary |
| Absent: Kerry Wootten | - | City Attorney |

WORKSHOP-CHARTER ELECTION

Citizens were present to give their input

ADJOURN: 8:47PM

Mayor Adjourned the Meeting.

TRACY CRAIG, MAYOR

ATTEST:

CANDIAS WEBSTER, CITY SECRETARY



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Department:

Subject: **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.



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Staff Contact: Tracy Craig, Mayor

Department: Mayor

Subject: Proclamation to Citizens who assisted in Shark Attack.

Item Summary:

This is to give recognition to those who stepped up and helped during a shark attack

Financial Impact:

N/A

Recommendation(s):

N/A

Attachments:

[Shark Attack June 2024](#)



CITY OF MOUNT PLEASANT, TEXAS

Proclamation

***Whereas** the City of Mount Pleasant benefits from a community spirit in which neighbors, friends and co-workers value each other and care for each other; and*

***Whereas**, each day citizens exemplify this spirit in small acts and large acts; and*

***Whereas**, on the day of June 7, Carson Zachry, Conlee Zachry, Ella Cross, Ali Fair Cheek, and Abigail Gutierrez all Mt. Pleasant High School graduates demonstrated leadership and courage upon noticing someone needing assistance after being attacked by a shark; and*

***Whereas**, these ladies acted swiftly to help pull one of the victims from the water and render aid until First Responders arrived on the scene; and*

***Whereas**, their instinct and nature to help those in distress saved and changed the lives of more than just the victims;*

***NOW, THEREFORE**, I, Tracy Craig Sr., by virtue of the authority and power vested in me as Mayor of the City of Mount Pleasant, Texas, do hereby today proclaim our deepest gratitude Carson Zachry, Conlee Zachry, Ella Cross, Ali Fair Cheek, and Abigail Gutierrez for their heroic actions on Rosemary Beach.*

IN WITNESS THEREOF, I have hereunto set my hand and have caused the Seal of the City of Mount Pleasant, Texas, to be affixed this 16th day of July 2024.

Tracy Craig, Sr., Mayor



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Staff Contact: Elaine Roe, Finance Director

Department: Finance

Subject: Consider Ordinance 2024-14 Amending the 2023-2024 Budget to Increase the General Fund Balance.

Item Summary:

Ordinance 2024-14 is to transfer funds into the Fund 100 and increase the Fund Balance.

Financial Impact:

increase General Fund Balance budget by \$185,112

Recommendation(s):

Approve Ordinance 2024-14 to increase the General fund balance

Attachments:

[Ordinance 2024-14 Amending General Fund](#)

ORDINANCE 2024-14

AN ORDINANCE OF THE CITY OF MOUNT PLEASANT, TEXAS, AMENDING ORDINANCE 2023-20, AMENDING THE FISCAL YEAR 2023-2024 OFFICIAL BUDGET, APPROPRIATING FUNDS TO INCREASE REVENUE WITHIN THE GENERAL FUND 100. PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR BE MADE IN ACCORDANCE WITH SAID AMENDED BUDGET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Pleasant, Texas is a home rule city under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Mount Pleasant previously approved Ordinance 2023-20 on September 19, 2023, officially adopting the Official Budget of the City for Fiscal Year 2023–2024; and

WHEREAS, the City Council of the City of Mount Pleasant desires to amend Ordinance 2023-20, thereby amending the 2023-2024 Official Budget of the City, as attached hereto as Exhibit A.

WHEREAS, the City Council of the City of Mount Pleasant desires to amend fund 100 General Fund.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

SECTION 1. That the 2023-2024 Official Budget, adopted by Ordinance 2023-20, is hereby amended by the City Council of the City of Mount Pleasant, by the amounts attached hereto in Exhibit A.

SECTION 2. That except as amended hereby, or as heretofore amended, the provisions of Ordinance 2023-20 shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part decided to be invalid, illegal or unconstitutional.

DULY PASSED AND APPROVED by the City Council of the City of Mount Pleasant, Texas, on the 16th day of July 2024.

APPROVED:

ATTEST:

TRACY CRAIG, MAYOR

CANDIAS WEBSTER, CITY SECRETARY

**BUDGET AMENDMENT
2023/2024 Adopted Budget**

I am requesting the following Budget Amendments to the 2023/2024 Budget:

REVENUE: FUND 100

ACCOUNT NO.	ORIGINAL BUDGET	ACCOUNT TITLE	AMOUNT	ENDING BUDGET
52400	10,000	Zoning & Platting	7,000	17,000
53100	3,000	Electrical Permits	6,000	9,000
53200	1,500	Mechanical Permits	8,000	9,500
532501	80,000	Other Permits & Licenses	11,000	91,000
53350	2,000	Inspection Fees	5,500	7,500
56070	-	Insurance Proceeds	39,300	39,300
57350	5,000	Miscellaneous Revenue	31,692	36,692
56055	-	TML Workers Comp Proceeds	6,000	6,000
56100	-	Robit Grant Proceeds	44,000	44,000
56100	-	Reimb. For Firefighters	172,520	172,520
			-	-
			-	-
			-	-
			-	-
TOTAL REVENUE	101,500		331,012	432,512

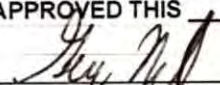
EXPENSES FUND 100

ACCOUNT NO.	ORIGINAL BUDGET	ACCOUNT TITLE	AMOUNT	ENDING BUDGET
101-65110	8,100	Contractural & Fee Service	5,500	13,600
213-66110	-	Capt.Outlay Machinery/Equip	44,000	44,000
109-65130	227,950	Data Processing Maintenance	12,000	239,950
417-63010	260,000	Bulding & Grounds	1,085	261,085
321-64040	135,000	Automotive Equipment	28,405	163,405
103-65110	101,500	Contractural & Fee Service	55,000	156,500
			145,990	878,540

Net Effect added to Fund Balance **185,112**

Signature of Department Director Date Signed *Department*

I FIND THAT THIS TRANSFER OF FUNDS IS FOR CITY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS 9th DAY OF July, ~~2023~~/2024
 City Manager

Approved by Interim Finance Director: _____

Posted by Finance



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Staff Contact: Elaine Roe, Finance Director

Department: Finance

Subject: Consider Ordinance 2024-15 Amending the 2023-2024 Budget to budget the Intrafund Grant Fund 473.

Item Summary:

Ordinance 2024-15 is to budget the expenditures of this fund. The Grant fund was budgeted, but not the expenditures which this amendment will correct.

Financial Impact:

There is no impact to the budget as this was a budgeted item.

Recommendation(s):

Approve Ordinance 2024-15 to increase the General fund balance

Attachments:

[Ordinance 2024-14 Amending General Fund](#)

ORDINANCE 2024-14

AN ORDINANCE OF THE CITY OF MOUNT PLEASANT, TEXAS, AMENDING ORDINANCE 2023-20, AMENDING THE FISCAL YEAR 2023-2024 OFFICIAL BUDGET, APPROPRIATING FUNDS TO INCREASE REVENUE WITHIN THE GENERAL FUND 100. PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR BE MADE IN ACCORDANCE WITH SAID AMENDED BUDGET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Pleasant, Texas is a home rule city under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Mount Pleasant previously approved Ordinance 2023-20 on September 19, 2023, officially adopting the Official Budget of the City for Fiscal Year 2023–2024; and

WHEREAS, the City Council of the City of Mount Pleasant desires to amend Ordinance 2023-20, thereby amending the 2023-2024 Official Budget of the City, as attached hereto as Exhibit A.

WHEREAS, the City Council of the City of Mount Pleasant desires to amend fund 100 General Fund.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

SECTION 1. That the 2023-2024 Official Budget, adopted by Ordinance 2023-20, is hereby amended by the City Council of the City of Mount Pleasant, by the amounts attached hereto in Exhibit A.

SECTION 2. That except as amended hereby, or as heretofore amended, the provisions of Ordinance 2023-20 shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part decided to be invalid, illegal or unconstitutional.

DULY PASSED AND APPROVED by the City Council of the City of Mount Pleasant, Texas, on the 16th day of July 2024.

APPROVED:

ATTEST:

TRACY CRAIG, MAYOR

CANDIAS WEBSTER, CITY SECRETARY

**BUDGET AMENDMENT
2023/2024 Adopted Budget**

I am requesting the following Budget Amendments to the 2023/2024 Budget:

REVENUE: FUND 100

ACCOUNT NO.	ORIGINAL BUDGET	ACCOUNT TITLE	AMOUNT	ENDING BUDGET
52400	10,000	Zoning & Platting	7,000	17,000
53100	3,000	Electrical Permits	6,000	9,000
53200	1,500	Mechanical Permits	8,000	9,500
532501	80,000	Other Permits & Licenses	11,000	91,000
53350	2,000	Inspection Fees	5,500	7,500
56070	-	Insurance Proceeds	39,300	39,300
57350	5,000	Miscellaneous Revenue	31,692	36,692
56055	-	TML Workers Comp Proceeds	6,000	6,000
56100	-	Robit Grant Proceeds	44,000	44,000
56100	-	Reimb. For Firefighters	172,520	172,520
			-	-
			-	-
			-	-
			-	-
			-	-
TOTAL REVENUE	101,500		331,012	432,512

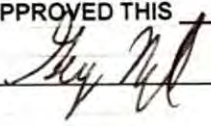
EXPENSES FUND 100

ACCOUNT NO.	ORIGINAL BUDGET	ACCOUNT TITLE	AMOUNT	ENDING BUDGET
101-65110	8,100	Contractural & Fee Service	5,500	13,600
213-66110	-	Capt.Outlay Machinery/Equip	44,000	44,000
109-65130	227,950	Data Processing Maintenance	12,000	239,950
417-63010	260,000	Bulding & Grounds	1,085	261,085
321-64040	135,000	Automotive Equipment	28,405	163,405
103-65110	101,500	Contractural & Fee Service	55,000	156,500
			145,990	878,540

Net Effect added to Fund Balance **185,112**

Signature of Department Director *Date Signed* *Department*

I FIND THAT THIS TRANSFER OF FUNDS IS FOR CITY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS 9th DAY OF July, ~~2023~~ 2024
 City Manager

Approved by Interim Finance Director: _____

Posted by Finance



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Staff Contact: Anthony Rasor, Utilities Director

Department: Utilities

Subject: Hold a Public Hearing and Presentation on 2023 Drinking Water Quality Report.

Item Summary:

This is a public hearing on the 2023 Drinking Water Quality Report. We are required by EPA to prepare and distribute the report annually by placing this information on the City's website, insert in monthly billing and City Hall. We are also required by EPA to have an opportunity for the public to participate in the presentation of the report.

Financial Impact:

N/A

Recommendation(s):

accept the presentation of the water quality report

Attachments:

[Understanding your Water Quality Report](#)
[2023 Drinking Water Quality Report English](#)
[2023-CCR-Spanish](#)



Understanding Your **WATER QUALITY REPORT**

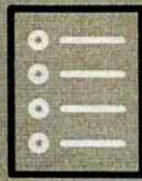
The Consumer Confidence Report (CCR) is an annual water quality report that a community water system is required by law to provide to its customers each year by July 1st. Your CCR can help you make informed choices about the water you drink.

Your CCR Provides Need-To-Know Information

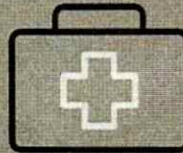
SUCH AS:



Where your **water comes from**—such as an aquifer, lake, river, or other source.



A list of **regulated contaminants** that the CWS detected and the level.



Potential **health effects** from consuming contaminated water and additional safeguards against water-related illnesses.



Contaminant levels in your CCR compared to national standards and any violations of health-based standards.

Sample Water Quality Data Table

Your CCR will also include a water quality data table that may look similar to this:

1

Maximum Contaminant Level Goal (MCLG):
If the value in the “Your Water” column is below this MCLG there is no known or expected risk to your health.

2

Maximum Residual Disinfection Level Goal (MRDLG): If the value in the “Your Water” column is below the MRDLG there is no known or expected risk to your health.

3

Maximum Contaminant Level (MCL): If the value in the “Your Water” column is above the MCL, the system is in violation of EPA’s regulations.

4

Treatment Technique (TT): A required process intended to reduce the level of a contaminant in drinking water.



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Staff Contact: David Gonzales, Director of Development Services

Department: Planning

Subject: Hold a public hearing and Consider Ordinance 2024-13, being a request from Pann Sribhen, P.E. of PSA Engineering for the approval of a zoning change from SF-1 (Single-Family Residential District) to SF-2 (Single-Family Residential District) and amending the Future Land Use Plan Map of the Mount Pleasant 2050 Comprehensive Plan, and being situated in the John H. Ore Survey, Abstract No. 432 and the William Porter Survey, Abstract No. 437, and containing 20.059-acre tracts of land conveyed from certain property owners (as identified in the metes and bounds description) to Texas Utilities Mining Company, by Warranty Deeds, as recorded in certain Volume and Page (as identified in the metes and bounds description), of the Real Property Records, Titus County, City of Mount Pleasant, Texas and generally located north of Breezeway Drive [CR 1317] and the junction of N. US Hwy 271 and US Hwy 271 BR. Z-2024-07

Item Summary:

On April 16, 2024, the City Council approved a zoning change requested by the applicant to allow for the development of 52 single-family residential lots and a general retail component for the subject property. The single-family lots were zoned as SF-1 (Single-Family Residential District), which require a minimum of 10,000 SF for each lot and meets the recommendations of the Future Land Use Plan. The applicant is now requesting to reduce the size of the lots by adding 20 more lots for a total of 72 single-family lots for the development. This will require a zoning change to allow for SF-2 (Single-Family Residential District), which require a minimum of 7,000 SF for each lot; however, the applicant has indicated the average lot size will be 8,345 SF. Additionally, this will require approval of an amendment to the Future Land Use Plan Map should the zoning be approved. It should be noted that the general retail component will remain as was originally approved.

Financial Impact:

The applicant is providing all the infrastructure (i.e. residential roads, water, sewer) necessary for the development of the site with no financial impact to the city.

Recommendation(s):

Approval of the zoning change and amendment to the Future Land Use Plan map of the comprehensive plan is discretionary to the City Council pending a recommendation from the

Planning and Zoning Commission. On July 9, 2024, the Planning and Zoning Commission held a public hearing and is recommending approval of the request by a vote of 4-0, with one (1) vacancy.

Attachments:

[Packet CC \[Z-2024-07\] \(07.16.2024\)](#)

CITY OF MOUNT PLEASANT

CITY COUNCIL MEMORANDUM

PLANNING DEPARTMENT

TO: Mayor and City Council
CC: Greg Nyhoff, *Interim City Manager*
FROM: David Gonzales, *Director of Development Services*
DATE: July 16, 2024
SUBJECT: Zoning Change: From SF-1 (Single-Family Residential District) to SF-2 (Single-Family Residential District)

An application has been submitted by Pann Sribhen, P.E. of PSA Engineering for a zoning change from SF-1 (*Single-Family Residential District*) to SF-2 (*Single-Family Residential District*) for the 20.059-acre tracts of land that is situated in the John H. Ore Survey, Abstract No. 432 and the William Porter Survey, Abstract No. 437, conveyed from certain property owners (as identified in the metes and bounds description) to Texas Utilities Mining Company, by Warranty Deeds, as recorded in certain Volume and Page (as identified in the metes and bounds description), of the Real Property Records, Titus County, Texas, City of Mount Pleasant, Texas. The *subject property* is generally located north of Breezeway Drive [CR 1317] and the junction of N. US Hwy 271 and US Hwy 271 BR.

The *subject property* was annexed on July 19, 2022, by Ordinance No. 2022-10 and subsequently zoned as FD (*Future Development District*), which is a temporary classification until permanent zoning is established. On April 16, 2024, the City Council approved by Ordinance No. 2024-10 for a zoning change requested by the applicant from FD (*Future Development District*) to a SF-1 (*Single-Family Residential District*) and a GR (*General Retail District*) for the site. At that time, the applicant provided a concept plan indicating 52 single-family residential lots that meet the minimum 10,000 SF requirement for the SF-1 (*Single-Family Residential District*) land use. The applicant is requested to rezone the 20.059-acre residential portion from SF-1 (*Single-Family Residential District*) to SF-2 (*Single-Family Residential District*) to accommodate an additional 20 residential lots. If approved, this will reduce the lot size for a residential home from a minimum of 10,000 SF to a minimum of 7,000 SF, and totaling 72 residential lots for the development. The concept plan provided by the applicant indicates the average size of the lots for this development will equal approximately 8,345 SF. As a note, the convenience store (*i.e. c-store*) with gasoline sales and the 11,200 SF retail/restaurant facility are to remain as planned within the general retail tract with no change to this portion of the concept plan.

The *Future Land Use Plan* designates this area as Community Residential which is characterized by single-family detached homes with lot sizes that are typically ¼-acre to 2-acres in size, and retail and commercial land uses that support the neighborhood. With this being said, the applicant's proposed land uses are compatible with the recommendations of the *Mount Pleasant 2050 Comprehensive Plan*, with the exception of the proposed lot sizes being less than ¼-acre in size. This would require a change to the *Future Land Use Plan* designation as Compact Residential, which supports the smaller single-family detached home lot size of less than ¼-acre. It should be noted that the *Future Land Use Plan* does not contain zoning regulations or establish zoning boundaries, rather it is intended to guide policy and zoning decisions and should be flexible in determining compatibility with adjacent land uses and consistency with the overall vision of Mount Pleasant. Should the City Council choose to approve the zoning change request, staff has provided a condition of approval that would make the required changes from a Community Residential designation to a Compact Residential designation by amending the *Future Land Use Plan Map*. Approval of the zoning change request is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

On June 19, 2024, staff mailed 5 public notices to all property owners within 200 feet of the *subject property* that are located within the corporate limits of the city. Additionally, the notice was published in the Mount Pleasant Tribune and posted on the City's website as required by state statute. On June 26, 2024, staff mailed to the same property owners, published, and posted a corrected public notice for the purpose of including a proposed amendment to the Future Land Use Plan Map and Mount Pleasant 2050 Comprehensive Plan. As of the date of this report, staff have not received any notices regarding the applicant's request. The approval of this zoning change request requires approval of a simple majority vote of the City Council pending a recommendation from the Planning and Zoning Commission. Staff will be available at the meeting to answer questions.

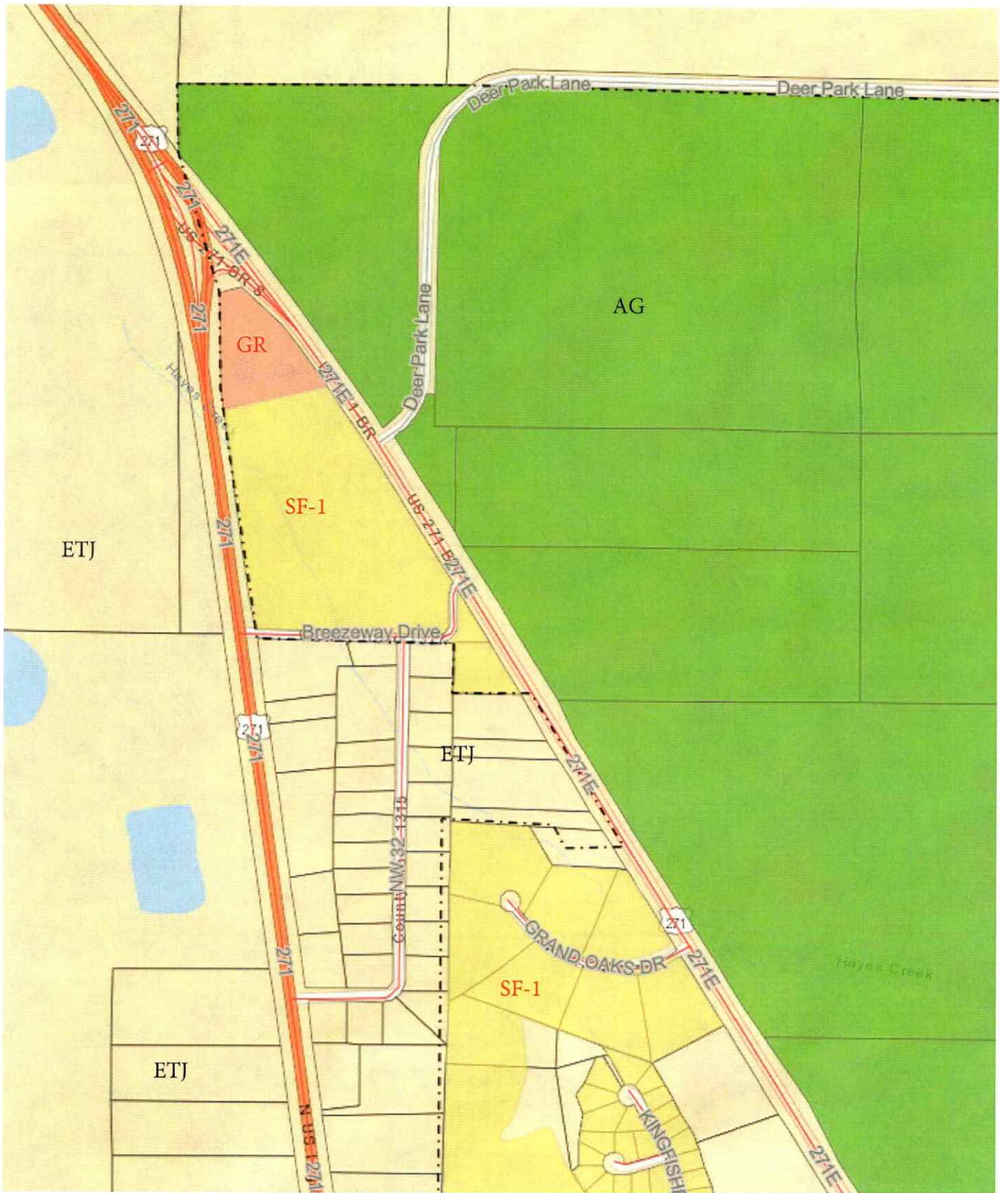
Condition of Approval

(1) By approving this zoning change request, the City Council will effectively be approving changes to the *Future Land Use Plan Map* of the *Mount Pleasant 2050 Comprehensive Plan*. Specifically, this will change the designation of the subject property from *Community Residential* designation to a *Compact Residential* designation.

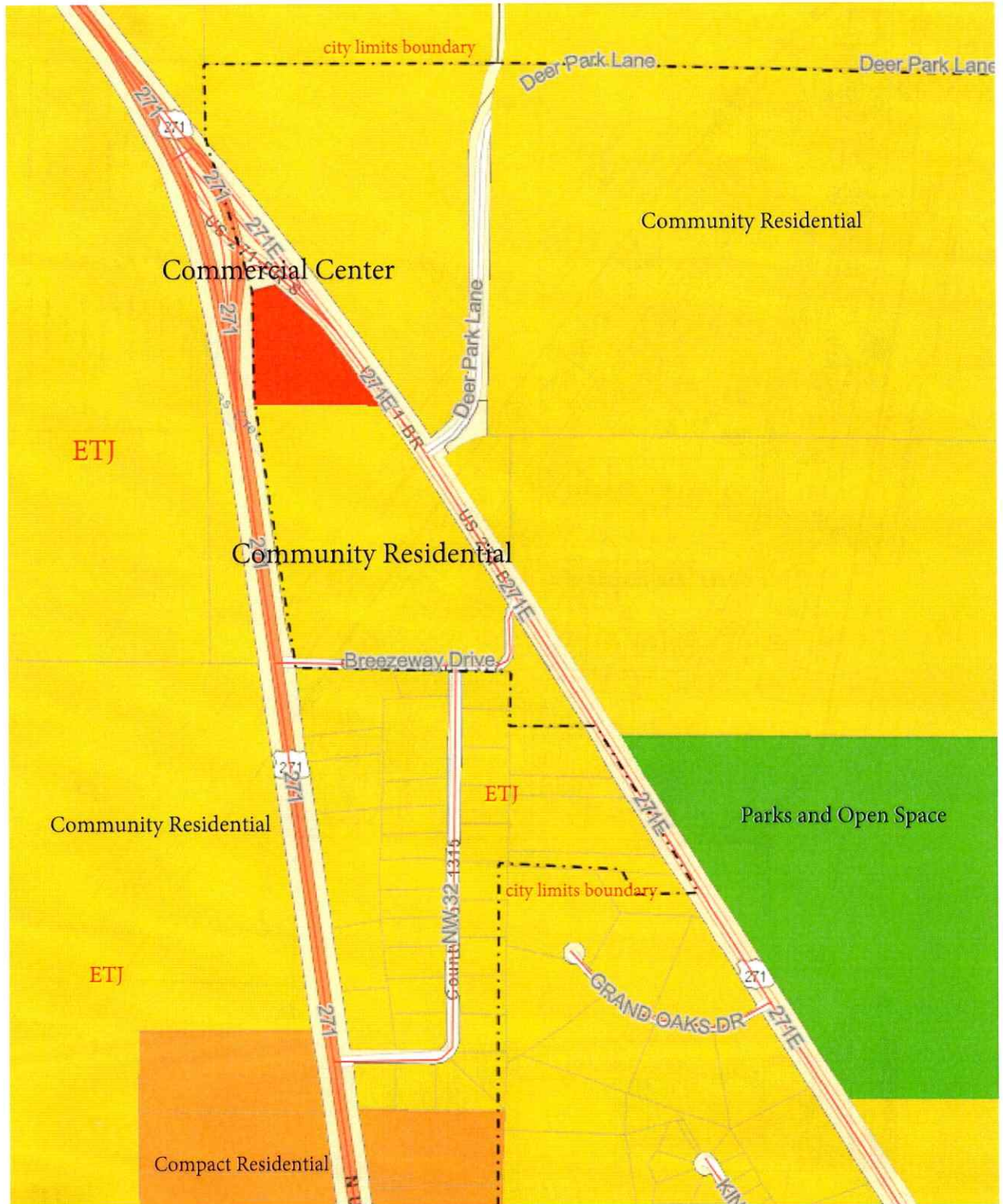
On July 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change request by a vote of 4-0.



Zoning Map [Z-2024-07]



Future Land Use Plan Map [Z-2024-07]

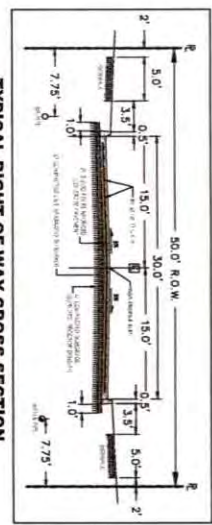




LEGEND

- PROPERTY LINE
- OUTSIDE LINE
- BOUNDARY LINE
- 30' R/W
- EDGE OF ASPHALT PAVEMENT
- PROPERTY CORNER
- R.O.W.
- TOTAL EXTENT OF TRANSPORTATION

- ZONE SF-3 LOT
- LANDSCAPE/OPEN SPACE
- IMPROVED ROADWAY
- LOT DRIVE PAVEMENT
- MINIMAL LOT PAVEMENT
- HEAVY DUTY PAVEMENT
- IMPROVED PAVEMENT DRIVE
- PAVEMENT DRIVE



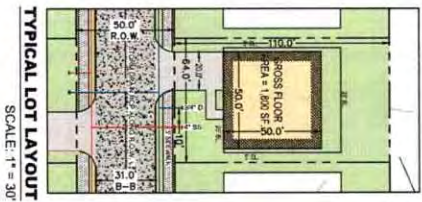
TYPICAL RIGHT-OF-WAY CROSS SECTION
PER CITY'S STANDARD, LOCAL (RESIDENTIAL STREET)
SCALE: 1" = 30'



SUMMARY TABLE	
LOT	SF ACRES
RETAIL-1	3,873 0.09
RETAIL-2	4,324 0.09
TOTAL RETAIL	8,201 0.18
RESIDENTIAL AREA	613,386 14.07
TOTAL SF OF LOTS	621,587 14.25
RESIDENTIAL DENSITY (LOT/ACRE)	2.85
RESIDENTIAL LOT DIMENSION	
WIDTH (FT)	60.0
LENGTH (FT)	100.0
LOT AREA (SF)	7,150 0.16



DETAIL A: BLOCK C LOT 1 OPEN SPACE
SCALE: 1" = 20'



TYPICAL LOT LAYOUT
SCALE: 1" = 30'



DATE: 7/1/2024
SHEET: G-2

ASO ENGINEERING
17818 SHREPPORT KING, SUITE 215
DALLAS, TEXAS 75282
(972) 242-8851 FAX (972) 242-8861



OWNER/DEVELOPER
SINGHA GROUP
121 CHAMPLAIN DRIVE
PROSPER, TX 75075
5626548@SINGHA.COM

CONCEPT PLAN
FOR
THE JUNCTION CENTER
TRACT 3901, JOHN H. CRIF SURVEY, ABS, NO. 432

ZONING

NO.	DATE	REVISION

Newspaper Notice of Public Hearing

Case No: Z-2024-07 Corrected Notice of Public Hearing

Hold a public hearing and consider a request from Pann Sribhen, P.E. of PSA Engineering for the approval of a zoning change from SF-1 (Single-Family Residential District) to SF-2 (Single-Family Residential District) and amending the Future Land Use Plan Map of the Mount Pleasant 2050 Comprehensive Plan, and being situated in the John H. Ore Survey, Abstract No. 432 and the William Porter Survey, Abstract No. 437, and containing 20.059-acre tracts of land conveyed from certain property owners (as identified in the metes and bounds description) to Texas Utilities Mining Company, by Warranty Deeds, as recorded in certain Volume and Page (as identified in the metes and bounds description), of the Real Property Records, Titus County, City of Mount Pleasant, Texas and generally located north of Breezeway Drive [CR 1317] and the junction of N. US Hwy 271 and US Hwy 271 BR, and take any action necessary.

Hearing Date and Location

Planning & Zoning Commission:	6:00 p.m., Tuesday, July 9, 2024
City Council:	6:00 p.m., Tuesday, July 16, 2024
Location of Hearings:	Mount Pleasant City Hall 501 N. Madison, Mount Pleasant, Texas



Public Notice – Corrected Notice

The City of Mount Pleasant Planning and Zoning Commission will hold a public hearing on **Tuesday, July 9, 2024, at 6:00 p.m.** and the City Council will hold a public hearing on **Tuesday, July 16, 2024, at 6:00 p.m.** in the Council Chambers at Mount Pleasant City Hall, 501 N Madison, Mount Pleasant, Texas to consider the following item(s):

Case No: Z-2024-07:

Hold a public hearing and consider a request from Pann Sribhen, P.E. of PSA Engineering for the approval of a zoning change from SF-1 (Single-Family Residential District) to SF-2 (Single-Family Residential District) and amending the Future Land Use Plan Map of the Mount Pleasant 2050 Comprehensive Plan, and being situated in the John H. Ore Survey, Abstract No. 432 and the William Porter Survey, Abstract No. 437, and containing 20.059-acre tracts of land conveyed from certain property owners (as identified in the metes and bounds description) to Texas Utilities Mining Company, by Warranty Deeds, as recorded in certain Volume and Page (as identified in the metes and bounds description), of the Real Property Records, Titus County, City of Mount Pleasant, Texas and generally located north of Breezeway Drive [CR 1317] and the junction of N. US Hwy 271 and US Hwy 271 BR.

As an interested property owner, you are invited to attend this meeting and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission and/or the City Council please return the completed form below no later than **July 16, 2024.**

David Gonzales, AICP
Director of Development Services
500 N Madison
Mount Pleasant, TX 75455

Email: dgonzales@mpcity.org
Phone: (903) 575-4149

(Please return portion of form below the dotted line)

Case number: Z-2024-07

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

Comments:

Name: _____

Signature: _____

Address: _____

Z-2024-07 The Junction Center

7121
LUMINANT MINING CO
VISTRA CORP
ATTN PROPERTY TAX DEPT
6555 SIERRA DR
IRVING, TX 75039

341461 / 341462
CAPPS PROPERTIES LTD
1610 SHADYWOOD LN
MT. PLEASANT, TX 75455

341442
MP CONSTRUCTION
3313 N JEFFERSON
MT. PLEASANT, TX 75455

342737
GARRETT GRICEL
120 S CHURCH AVE
MT. PLEASANT, TX 75455

342049
GARRETT GRICEL
3455 M JEFFERSON AVE
MT. PLEASANT, TX 75455

CITY OF MOUNT PLEASANT

ORDINANCE 2024-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, AMENDING THE CODE OF ORDINANCES CHAPTER 155 ZONING CODE OF THE CITY OF MOUNT PLEASANT, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM SF-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO SF-2 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND AMENDING THE FUTURE LAND USE PLAN MAP OF THE MOUNT PLEASANT 2050 COMPREHENSIVE PLAN, AND BEING A 20.059-ACRE TRACTS OF LAND SITUATED IN THE JOHN H. ORE SURVEY, ABSTRACT NO. 432 AND WILLIAM PORTER SURVEY, ABSTRACT NO. 437, CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS, AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A1'* AND *EXHIBIT 'A2'*, AND AS DEPICTED IN *EXHIBIT 'B' CONCEPT PLAN* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Pann Sribhen, P.E. of PSA Engineering for a zoning change from SF-1 (*Single-Family Residential District*) to SF-2 (*Single-Family Residential District*) and amending the Future Land Use Plan Map of the Mount Pleasant 2050 Comprehensive Plan, for a 20.059-acre tracts of land being conveyed from certain property owners as identified in the metes and bounds description to Texas Utilities Mining Company, by Warranty Deeds, as recorded in certain Volume and Page as identified in the metes and bounds description, of the Real Property Records, Titus County, Texas, situated in the John H. Ore Survey, Abstract No. 432 and William Porter Survey, Abstract No. 437, City of Mount Pleasant, Titus County, Texas, generally located north of Breezeway Drive [CR 1317] and the junction of N. US Hwy 271 and US Hwy 271 BR, and being more fully described in *Exhibit 'A1'* and *Exhibit 'A2'* and as depicted in *Exhibit 'B' Concept Plan* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Mount Pleasant and the governing body of the City of Mount Pleasant in compliance with the laws of the State of Texas and the ordinances of the City of Mount Pleasant have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Ordinance No. 2024-10 and the *Subject Property's* zoning should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements for *Section 155.21, SF-1 (Single-Family Residential District)* stipulated in *Ordinance No. 2024-10*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by the Mount Pleasant Code of Ordinances Chapter 155, Zoning Code, and the land uses specifically defined in *Section 155.22, SF-2 (Single-Family Residential District)* as heretofore amended, and as amended herein, by granting this zoning change, and as maybe amended in the future;

SECTION 3. That the *Subject Property* generally conform to the *Concept Plan* as depicted in *Exhibit "B"* of

this ordinance;

SECTION 4. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Hundred Dollars* (\$200.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Code of Ordinances and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 7. That the Future Land Use Plan Map of the Mount Pleasant 2050 Comprehensive Plan be corrected to reflect the changes as described herein from Community Residential designation to Compact Residential designation.

SECTION 8. That all ordinances of the City of Mount Pleasant in conflict with the provisions of this ordinance be, and the same hereby repealed to the extent of that conflict.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED BY AN AFFIRMATIVE VOTE OF THE CITY COUNCIL, GOVERNING BODY OF THE CITY OF MOUNT PLEASANT, TEXAS, THIS THE 16TH DAY OF JULY 2024.

APPROVED:

TRACY CRAIG, MAYOR

ATTEST:

CANDIAS WEBSTER, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

KERRY WOOTTEN, CITY ATTORNEY

METES & BOUNDS DESCRIPTION

20.06 ACRES TRACT OF LAND (SF-2)

Hohn H. Ore Survey, Abstract No. 432

In City of Mount Pleasant

Titus County, Texas

Being a tract of land situated in the John H. Ore Survey, Abstract No. 432, and the William Porter Survey, Abstract No. 437, Titus County, Texas; and Being all of that certain tract of land conveyed to Texas Utilities Mining Company, by Warranty Deeds, as recorded in Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found (busted) at the Northeast corner of said 1.395 acre tract, and an ell corner of U.S. Highway No. 271, (Variable Width R.O.W);

THENCE, South 49°25'35" East, a distance of 261.05 feet to a 1/2 inch iron rod found (marked Longview Survey) in the intersection of East ROW line of said US Highway 271, with the West ROW line of US Highway 271 (Business), aka North Jefferson Avenue, a variable width ROW;

THENCE at the beginning of said curve to the right, with a radius of 8,534.37 feet, a delta angle of 01 °06 ' 02", the chord of which bears South 39 ° 23 ' 53" Seconds East, for a chord distance of 163.91 feet to a 5/8-inch iron rod set for corner, same being the **POINT OF BEGINNING** of herein described tract;

THENCE, continuing along curve to the right, with a radius of 8,534.37 feet, a delta angle of 04 ° 42 ' 32 ", the chord of which bears South 36 ° 29 ' 34 " East, for a chord distance of 701.19 feet to a concrete monument found for corner;

THENCE, South 34 ° 12 ' 15 " East, a distance of 535.47 feet to a point for corner;

THENCE, South 01 ° 47 ' 57 " East, leaving the West right-of-way line of said US Highway 271 (Business), a distance of 228.25 feet to a point of corner;

THENCE, South 89 ° 11' 50 "West, South line of herein described tract and the North line, and County Road 1317, and continuing the same course in all a total distance of 832.58 feet to a mag nail found at the intersection of said County Road 1317, with an East ROW line of said US Highway 271;

THENCE, along the East ROW line of US Highway 271, the following four (4) courses and distances;

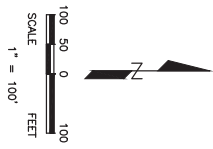
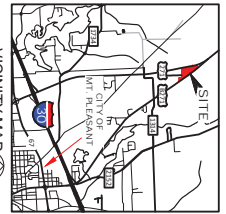
1. North 10 ° 18 ' 17" West, continuing along an East ROW line of said US Highway 271, a distance of 20.50 feet to a concrete monument found;

2. North $41^{\circ} 52' 29''$ West, along the East ROW line of said US Highway 271, a total distance of 151.31 feet to a concrete monument found ;
3. North $10^{\circ} 07' 45''$ West, continuing along an East ROW line of US Highway 271, a distance of 958.10 feet to a concrete monument found;
4. North $02^{\circ} 40' 30''$ West, a distance of 70.32 feet to a 5/8 inch iron rod set for corner;

THENCE, North $89^{\circ} 11' 50''$ East, leaving the East ROW line of U. S. Highway 271, a distance of 236.02 feet to a 5/8-inch iron rod set for corner;

THENCE, along curve to the right, with a radius of 80.00 feet, a delta angle of $17^{\circ} 05' 23''$, the chord of which bears South $82^{\circ} 15' 29''$ East, for a chord distance of 23.77 feet, an arc distance of 23.86 feet to a 5/8-inch iron rod set for corner;

THENCE, North $51^{\circ} 09' 10''$ East, a distance of 159.49 feet to the **POINT OF BEGINNING** and containing 873,747 square feet or 20.058 acres of land, more or less.



LEGEND

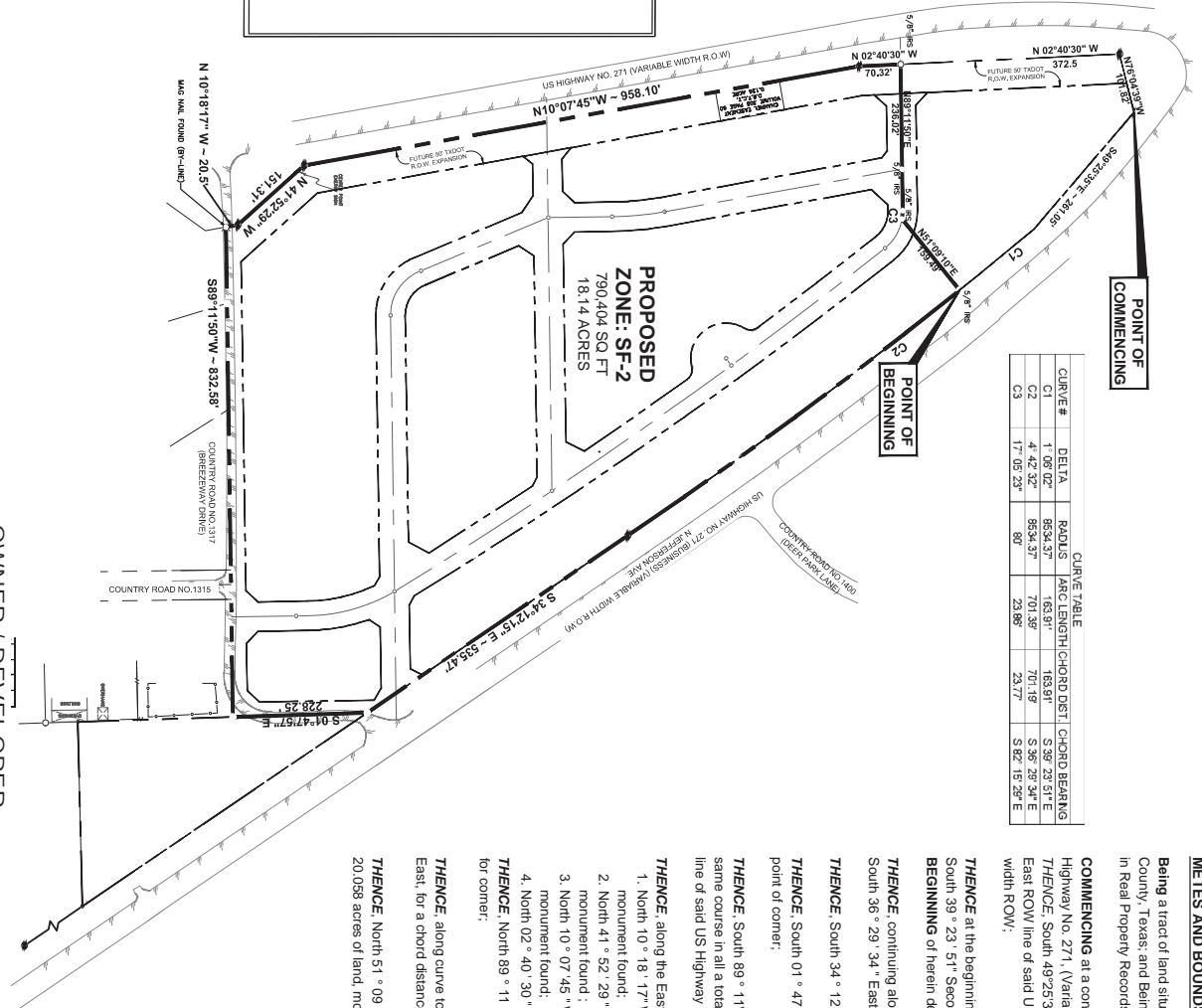
- PROPERTY LINE
- EXISTING LINE
- RIGHT-OF-WAY CENTERLINE
- BUILDING SETBACK LINE (AS NOTED IN TEXT)
- 3/4" IRON ROD
- EDGE OF ASPHALT PAVEMENT
- PROPERTY CORNER
- CONCRETE RIGHT-OF-WAY MONUMENT
- CONTROLLING MONUMENT
- IRON ROD FOUND/SET
- IRON PIPE FOUND
- RIGHT-OF-WAY
- ROAD
- RIGHT-OF-WAY
- REMARKS: FIELD PROPERTY RECORDS
- S.L.T. SAFETY DOD TREATMENT
- T.M.O.T. TEXAS DEPARTMENT OF TRANSPORTATION

PREPARED BY:
ASA ENGINEERING
 17879 DANFORTH ROAD, SUITE 215
 DALLAS, TEXAS 75228
 (972) 268-9661 FAX (972) 268-9661
 TX 18181 REGISTRATION # 0066714
 18 P.L.S. FIRM REGISTRATION # 004263

FLOODPLAIN NOTE:
 FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 46460Z0200, AND MAP NO. 46460Z0200, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C., 1981, WITH A 100-YEAR FLOOD PLAN.

OWNER / DEVELOPER
SINGHA GROUP
 121 CHAPEL HILL DRIVE
 PROSPER, TX 75078
 SINGHASAJIB@YAHOO.COM
 (214) 934-6251

SF-2 ZONING METES AND BOUNDS
 BENJAMIN PATRICK THAMMATHI
 144 ACRES SITUATED IN THE JOHN H ONE SURVEY ABSTRACT NO. 432 CITY OF MOUNT PLEASANT COUNTY, TEXAS
 DATE: 05.20.2024



CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIST.	CHORD BEARING
C1	1° 06' 02"	8534.37'	163.91'	163.91'	S 39° 23' 51" E
C2	4° 42' 32"	8534.37'	701.19'	701.19'	S 36° 29' 34" E
C3	17° 05' 23"	80'	23.85'	23.77'	S 82° 15' 29" E

METES AND BOUNDS DESCRIPTION

Being a tract of land situated in the John H. One Survey, Abstract No. 432, and the William Porter Survey, Abstract No. 437, Tarrant County, Texas; and being all of that certain tract of land conveyed to Texas Utilities Mining Company, by Warranty Deeds, as recorded in Real Property Records, Tarrant County, Texas; and being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found (located) at the Northeast corner of said 1.395 acre tract and an ell corner of U.S. Highway No. 271, (Variable Width R.O.W.);
THENCE, South 49°25'35" East, a distance of 261.05 feet to a 1/2 inch iron rod found (marked Longview Survey) in the intersection of East ROW line of said US Highway 271, with the West ROW line of US Highway 271 (Business), aka North Jefferson Avenue, a variable width ROW;

THENCE at the beginning of said curve to the right, with a radius of 8,534.37 feet, a delta angle of 01° 06' 02", the chord of which bears South 39° 23' 51" East, for a chord distance of 163.91 feet to a 5/8-inch iron rod set for corner, same being the **POINT OF BEGINNING** of herein described tract;

THENCE, continuing along curve to the right, with a radius of 8,534.37 feet, a delta angle of 04° 42' 32", the chord of which bears South 36° 29' 34" East, for a chord distance of 701.19 feet to a concrete monument found for corner;

THENCE, South 34° 12' 15" East, a distance of 535.47 feet to a point for corner;

THENCE, South 01° 47' 57" East, leaving the West right-of-way line of said US Highway 271 (Business), a distance of 228.25 feet to a point of corner;

THENCE, South 89° 11' 50" West, South line of herein described tract and the North line, and County Road 1317, and continuing the same course in all a total distance of 832.58 feet to a mag nail found at the intersection of said County Road 1317, with an East ROW line of said US Highway 271;

THENCE, along the East ROW line of US Highway 271, the following four (4) courses and distances:

1. North 10° 18' 17" West, continuing along an East ROW line of said US Highway 271, a distance of 20.50 feet to a concrete monument found;
2. North 41° 52' 29" West, along the East ROW line of said US Highway 271, a total distance of 151.31 feet to a concrete monument found;
3. North 10° 07' 45" West, continuing along an East ROW line of US Highway 271, a distance of 968.10 feet to a concrete monument found;
4. North 02° 40' 30" West, a distance of 70.32 feet to a 5/8 inch iron rod set for corner;

THENCE, North 89° 11' 50" East, leaving the East ROW line of U. S. Highway 271, a distance of 236.02 feet to a 5/8-inch iron rod set for corner;

THENCE, along curve to the right, with a radius of 800.00 feet, a delta angle of 17°05' 23", the chord of which bears South 82° 15' 29" East, for a chord distance of 23.77 feet, an arc distance of 23.86 feet to a 5/8-inch iron rod set for corner;

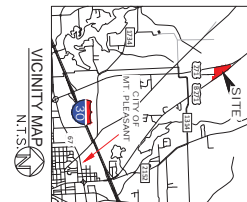
THENCE, North 51° 09' 10" East, a distance of 159.49 feet to the **POINT OF BEGINNING** and containing 873,747 square feet or 20.058 acres of land, more or less.

RESIDENTIAL LOT DIMENSION

	MIN.	AVG.
WIDTH (FT.)	62.5	66.62
LENGTH (FT.)	105	125.83
LOT SIZE(SF.)	7,150	8,345

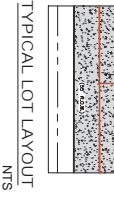
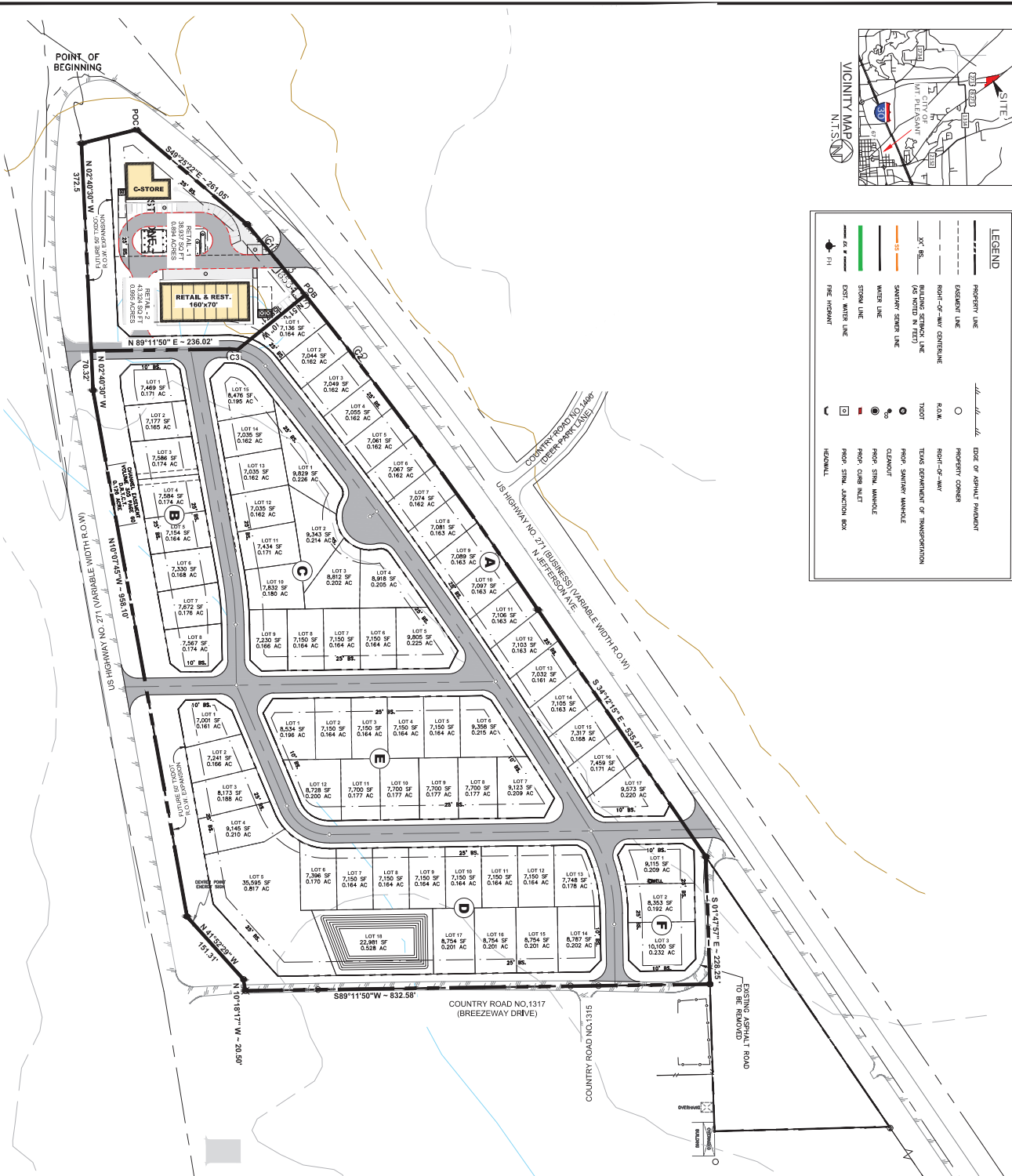
SUMMARY TABLE

LOT	SF	ACRES
RESIDENTIAL AREA LESS FUT TxDOT ROW	813,385	18.67
TOTAL SF-2 LOTS	72	
RESIDENTIAL DENSITY(LOTS/ACRE)	3.85	



LEGEND

[Symbol: Dashed line]	PROPERTY LINE	[Symbol: Dashed line]	EDGE OF ASPHALT PAVEMENT
[Symbol: Solid line]	EASEMENT LINE	[Symbol: Circle with dot]	PROPOSED CORNER
[Symbol: Dotted line]	RIGHT-OF-WAY CENTERLINE	[Symbol: Circle]	RIGHT-OF-WAY
[Symbol: Solid line]	BOUNDARY STRUCK LINE (AS SHOWN BY FIELD)	[Symbol: Arrow]	TRAFFIC SEPARATION OF TRANSPORTATION
[Symbol: Solid line]	SEWER MAIN LINE	[Symbol: Arrow]	FROM SANITARY MANHOLE
[Symbol: Solid line]	WATER MAIN	[Symbol: Arrow]	CLEARCUT
[Symbol: Solid line]	STORM LINE	[Symbol: Arrow]	FROM STORM MANHOLE
[Symbol: Solid line]	EXIST. WATER LINE	[Symbol: Arrow]	FROM CURB INLET
[Symbol: Solid line]	FIRE HYDRANT	[Symbol: Square]	FROM STORM JUNCTION BOX
[Symbol: Solid line]		[Symbol: Square]	REGULATORY



LOT	AREA (SQ FT)	ACRES
LOT 1	8,534	0.195
LOT 2	7,150	0.164
LOT 3	7,150	0.164
LOT 4	7,150	0.164
LOT 5	7,150	0.164
LOT 6	7,150	0.164
LOT 7	7,150	0.164
LOT 8	7,150	0.164
LOT 9	7,150	0.164
LOT 10	7,150	0.164
LOT 11	7,150	0.164
LOT 12	7,150	0.164
LOT 13	7,150	0.164
LOT 14	7,150	0.164
LOT 15	7,150	0.164
LOT 16	7,150	0.164
LOT 17	7,150	0.164
LOT 18	7,150	0.164
LOT 19	7,150	0.164
LOT 20	7,150	0.164
LOT 21	7,150	0.164
LOT 22	7,150	0.164
TOTAL RESIDENTIAL AREA	813,385	18.67

SUMMARY TABLE

LOT	AREA (SQ FT)	ACRES
RETAIL - 1	38,237	0.88
RETAIL - 2	43,224	0.99
TOTAL RETAIL	82,261	1.87
TOTAL RESIDENTIAL	813,385	18.67
TOTAL	895,646	20.54

RESIDENTIAL LOT DIMENSION

WIDTH (FT.)	MIN.	AVG.
WIDTH (FT.)	62.5	66.62
LENGTH (FT.)	105	125.83
LOT AREA (SF.)	7,150	8,345

TOTAL RESIDENTIAL DENSITY (LOTS/ACRE) 3.85



DATE: 03/09/24
 SHEET: G-2

ASA ENGINEERING
 17819 DWYPORE ROAD, SUITE 210
 DALLAS, TEXAS 75240
 (972) 246-9651 FAX (972) 246-9681
 TX T&P REGISTRATION # 8-008974
 T.A.P.L.S. FIRM REGISTRATION # 100433

ENGINEER OF RECORD

SINGHA GROUP

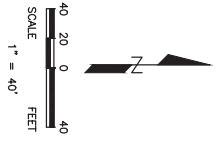
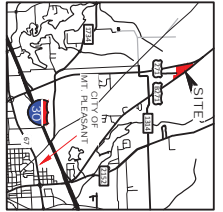
OWNER/ DEVELOPER
 SINGHA GROUP
 121 CHAPEL HILL DRIVE
 PROSPER, TX 75078
 SINGHASUBJ@YAHOO.COM
 (214) 934-6251

CONCEPT PLAN V.3

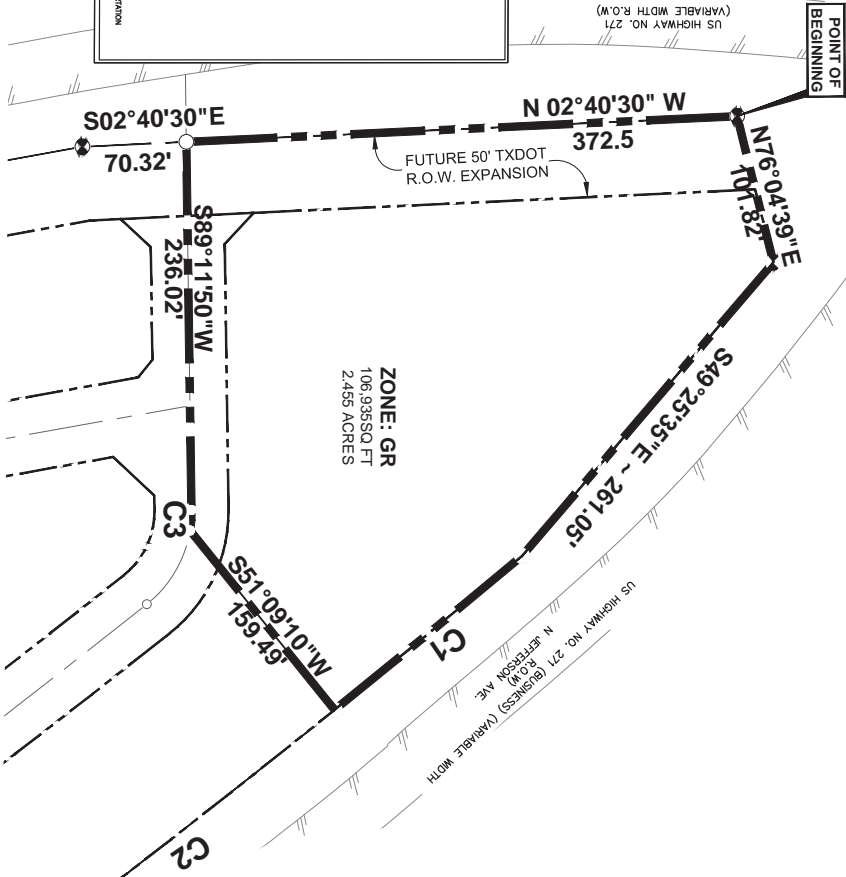
FOR
 THE JUNCTION CENTER
 TRACT 390.1, JOHN H. ORE SURVEY, ABS. NO. 432
 CITY OF MOUNT PLEASANT, TEXAS

PRELIM CIVIL

NO.	DATE	DESCRIPTION



LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY CENTERLINE
---	BUILDING SETBACK LINE
---	30' R.S. (AS NOTED IN FEET)
---	EDGE OF ASPHALT PAVEMENT
○	PROPERTY CORNER
○	CONCRETE RIGHT-OF-WAY MONUMENT
○	CONCRETE MONUMENT
○	CONTROLLING MONUMENT
○	IRI/RES IRON ROD FOUND/SET
○	IRI IRON PIPE FOUND
○	RIGHT-OF-WAY
○	REMARKS: REAL PROPERTY RECORDS, S.E.T., SAFETY DATA TREATMENT, TEXAS DEPARTMENT OF TRANSPORTATION TRIBUT



CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIST.	CHORD BEARING
C1	1 06 02"	8534.37'	163.91'	163.91'	S 39° 23' 51\" E
C2	4 42 32"	8534.37'	701.39'	701.19'	S 36° 29' 34\" E
C3	17 05 23"	80'	23.95'	23.77'	N 82° 15' 29\" W

ZONE: GR
106.9355 SQ. FT.
2.455 ACRES

OWNER / DEVELOPER
SINGHA GROUP
121 CHAPEL HILL DRIVE
PROSPER, TX 75078
SINGHASAJIB@YAHOO.COM
(214) 934-6251

FOR REFERENCE ONLY

GR ZONING METES
AND BOUNDS

JOHN H. ORE SURVEY, ABSTRACT NO. 432
2.455 ACRES SITUATED IN THE
TITUS COUNTY, TEXAS
JUNE 20, 2024

METES AND BOUNDS DESCRIPTION

Being a tract of land situated in the John H. Ore Survey, Abstract No. 432, and the William Porter Survey, Abstract No. 437, Titus County, Texas, and being all of that certain tract of land conveyed to Texas Utilities Mining Company, by Warranty Deeds, as recorded in Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found (busted) at the Northwest corner of said 1.395 acre tract, and at the corner of U. S. Highway No. 271 (Variable Width R.O.W.):

THENCE, North 76 Degrees 04 Minutes 39 Seconds East, along the North line of said 1.395 acre tract, and a South line of said U. S. Highway No. 271, a distance of 1,019.82 feet to a concrete monument found (busted) at the Northeast corner of said 1.395 acre tract, and at the corner of said U. S. Highway No. 271 (Business, A.K.A. "North Jefferson Avenue"), same being the northernmost corner of herein described tract:

THENCE, along said U. S. Highway No. 271 (North Jefferson Avenue), the following two (2) courses and distances:

1. South 49 Degrees 25 Minutes 35 Seconds East, along the East line of said 1.395 acre tract, and a West line of said U. S. Highway No. 271, a distance of 281.05 feet to a 1/2 inch iron rod found marked (Longview Survey) in the East line of said 1.395 acre tract, said point lying at the intersection of a West line of said U. S. Highway No. 271, with the West line of U. S. Highway No. 271 Business, (Variable Width R.O.W.), and at the beginning of a curve to the right:

2. At the beginning of said curve to the right, with a radius of 8,534.37 feet, a delta angle of 01 Degrees 06 Minutes 02 Seconds, the chord of which bears South 39 Degrees 23 Minutes 51 Seconds East, for a chord distance of 163.91 feet to a 5/8 inch iron rod set for corner, same being the easternmost corner of herein described tract:

THENCE, South 51 Degrees 09 Minutes 10 Seconds West, a distance of 159.49 feet to a 5/8 inch iron rod set for corner, said corner being along a curve tangent to the left:

THENCE, along said curve to the left, with a radius of 80.00 feet, a delta angle of 17 Degrees 05 Minutes 23 Seconds, the chord of which bears North 82 Degrees 15 Minutes 29 Seconds West, for a chord distance of 23.77 feet to a 5/8 inch iron rod set for corner:

THENCE, South 89 Degrees 11 Minutes 50 Seconds West, a distance of 236.02 feet to a 5/8 inch iron rod set for corner, same being the southwesternmost corner of herein described tract, from which a concrete monument found for witness bears South 02 Degrees 40 Minutes 30 Seconds East, a distance of 70.32 feet:

THENCE, North 02 Degrees 40 Minutes 30 Seconds West, a distance of 372.50 feet to a 5/8 inch iron rod to the **POINT OF BEGINNING** and containing 106.9355 square feet or 2.455 acres of land, more or less.

PREPARED BY:
ASA ENGINEERING
17879 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75232
(972) 248-9661 FAX (972) 248-9681
TX 181/E REGISTRATION # 006974
181 P.L.S. FIRM REGISTRATION # 00423

FLOODPLAIN NOTE:
THIS AREA IS IN A 100-YEAR FLOOD HAZARD AREA. THE FLOODPLAIN MAP NO. 44000Z02000, AND MAP NO. 44000Z02000, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SHOWS THIS AREA IS IN A 100-YEAR FLOOD PLAN.



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Staff Contact: Anthony Rasor, Utilities Director

Department: Utilities

Subject: Consider Pay Request #6 from Wicker Construction for work on Sports Complex Regional Lift Station.

Item Summary:

Pay request #6 in the amount of \$92,425.50 was sent to Jake of Cobb Fendley on May 2, 2024, but during that time the contracted City engineer was leaving and did not submit it to Council on May 21, 2024 agenda. We did pay request #7 June 18 and was notified a payment was skipped on this project. This project is to provide sewer to Deer Park Subdivision and future growth on the North side of town.

Financial Impact:

Original Contract \$1,791,868.60

Billing to date \$1,570,497.10

Remaining \$221,371.50

Pay Request #6 \$92,425.50

Recommendation(s):

approval of Pay request #6 in the amount of \$92,425.50 to Wicker Construction, Inc.

Attachments:

[Capture](#)

[Pay App #6 Wicker](#)



P.O. BOX 6765
SHREVEPORT, LA. 71136

PROJECT NAME: City of Mount Pleasant, TX--Sports Complex Sewer Improvements

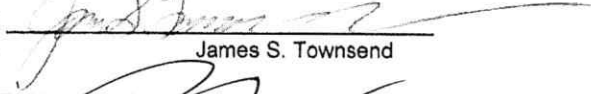

ESTIMATE NO.: SIX

ESTIMATE PERIOD: 3/26/2024 TO: 4/25/2024

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	THIS PERIOD QTY.	TOTAL	TO DATE QTY.	TOTAL
1	MOBILIZATION AND BONDS	1.00	\$ 145,500.00		0.00	1	145,500.00
2	PREP ROW (30' WIDE EASEMENT)	62.00	\$ 600.00		0.00	62	37,200.00
3	12" SDR26 PVC SEWER 0-5	11.00	\$ 69.00		0.00	11	759.00
4	12" SDR26 PVC SEWER 5-7	86.00	\$ 70.00		0.00	86	6,020.00
5	12" SDR26 PVC SEWER 7-9	1,378.00	\$ 71.00		0.00	1378	97,838.00
6	12" SDR26 PVC SEWER 9-11	765.00	\$ 72.00		0.00	765	55,080.00
7	12" SDR26 PVC SEWER 11-13	378.00	\$ 73.00		0.00	378	27,594.00
8	12" SDR26 PVC SEWER 13-15	31.00	\$ 74.00		0.00	31	2,294.00
9	8" SDR26 PVC 0-5	357.00	\$ 52.00		0.00	357	18,564.00
10	8" SDR26 PVC 5-7	561.00	\$ 53.00		0.00	561	29,733.00
11	8" SDR26 PVC 7-9	652.00	\$ 54.00		0.00	652	35,208.00
12	8" SDR26 PVC 9-11	653.00	\$ 55.00		0.00	653	35,915.00
13	8" SDR26 PVC 11-13	976.00	\$ 56.00		0.00	976	54,656.00
14	8" SDR26 PVC 13-15	113.00	\$ 57.00		0.00	113	6,441.00
15	8" SDR26 PVC 15-17	24.00	\$ 58.00		0.00	24	1,392.00
16	4" SDR26 PVC 0-5	39.00	\$ 41.00		0.00		0.00
17	4" SDR26 PVC 5-7	197.00	\$ 42.00		0.00	197	8,274.00
18	4" SDR26 PVC 7-9	89.00	\$ 43.00		0.00	89	3,827.00
19	4" SDR26 PVC 9-11	20.00	\$ 44.00		0.00	20	880.00
20	4" SDR26 PVC 11-13	9.00	\$ 45.00		0.00	9	405.00
21	DIRECTIONAL BORE 18" STEEL CASING WITH 12" SDR26 PVC CARRIER	40.00	\$ 307.00		0.00	40	12,280.00
22	DRY BORE 14" STEEL CASING WITH 8" SDR26 PVC CARRIER	130.00	\$ 330.00		0.00	130	42,900.00
23	DIRECTIONAL BORE 8" STEEL CASING WITH 4" SDR26 PVC CARRIER	40.00	\$ 150.00		0.00	40	6,000.00
24	DIRECTIONAL BORE 14" STEEL CASING WITH 8" SDR26 PVC CARRIER	40.00	\$ 240.00		0.00	40	9,600.00
25	DEMO EXISTING LIFT STATION	2.00	\$ 3,500.00		0.00		0.00
26	MAGNETIC LOCATOR TAPE FOR FORCE MAIN	5,066.00	\$ 0.10		0.00	5066	506.60
27	8" SDR21 PVC SEWER FORCE MAIN	4,535.00	\$ 52.00		0.00	4535	235,820.00
28	DIRECTIONAL BORE 14" PVC SDR35 CASING WITH 8" FORCE MAIN AT DRIVEWAYS	411.00	\$ 220.00		0.00	411	90,420.00
29	DRY BORE 14" STEEL CASING WITH 8" SDR21 PVC FORCE MAIN CARRIER @ FM 1252	60.00	\$ 330.00		0.00	60	19,800.00
30	DIRECTIONAL BORE 14" STEEL CASING WITH 8" SDR21 PVC FORCE MAIN	60.00	\$ 225.00		0.00	60	13,500.00
31	4' DIA. MANHOLE	20.00	\$ 2,600.00		0.00	20	52,000.00
32	4' DIA. MANHOLE (MH-A13) CONSTRUCTED OVER AN EXISTING MAIN	1.00	\$ 4,300.00		0.00	1	4,300.00
33	EXTRA DEPTH SEWER MANHOLE	157.50	\$ 145.00		0.00	157.50	22,837.50
34	4" SEWER CLEANOUTS ON LINE "C"	4.00	\$ 825.00		0.00	4	3,300.00
35	TRENCH SAFETY	6,343.00	\$ 1.00		0.00	6343	6,343.00
36	WOOD PRIVACY FENCE AROUND LIFT STATION WITH GATES	340.00	\$ 45.00		0.00		0.00

37	CONCRETE DRIVE AND PAVING AT LIFT STATION	289.00	\$ 85.00		0.00		0.00	
38	NEW DUPLEX SUBMERSIBLE PUMP LIFT STATION	1.00	\$ 423,000.00	0.23	97,290.00	0.98	414,540.00	
39	REMOVE, SALVAGE & REPLACE EXISTING FENCE	100.00	\$ 25.00		0.00		0.00	
40	SEEDING FOR EROSION CONTROL	200.00	\$ 20.00		0.00		0.00	
41	FERTILIZER AND WATERING FOR EROSION CONTROL(FERTILIZER MUST MEET 15-5-0 AND COST OF WATER WILL BE PAID BY THE OWNER)	350.00	\$ 7.00		0.00		0.00	
42	BLOCK SOD(ST. AUGUSTINE OR CENTIPEDE. COST OF WATER WILL BE PAID BY THE OWNER)	3,060.00	\$ 8.00		0.00		0.00	
43	BARRICADES, SIGNS & TRAFFIC HANDLING	1.00	\$ 2,500.00		0.00	1	2,500.00	
44	SWPPP, MAINTENANCE & RECORD KEEPING	1.00	\$ 1,500.00		0.00	1	1,500.00	
45	EROSION CONTROL/SILT FENCE(WIRE BACKED) INSTALL AND REMOVAL	10,575.00	\$ 2.50		0.00	2500	6,250.00	
46	EROSION CONTROL/ROCK FILTER DAM INSTALL AND REMOVAL	3.00	\$ 550.00		0.00		0.00	
47	EROSION CONTROL/ROCK CONSTRUCTION ENTRANCE/EXIT INSTALL AND REMOVAL	1.00	\$ 1,500.00		0.00		0.00	
48	PROJECT SIGN	1.00	\$ 1,200.00		0.00		0.00	
49	ALLOWANCE FOR CONSTRUCTION CONTINGENCY	1.00	\$ 165,000.00		0.00	0.12954545	21,375.00	
CO#1	ITEM 28 ADD DIRECTIONAL BORE 14" PVC CASING WITH 8" FORCE MAIN)	65.00	\$ 220.00		0.00	65	14,300.00	
CO#1	ITEM 27 DEDUCT (8" SEWER FORCE MAIN)	65.00	\$ (52.00)		0.00	65	(3,380.00)	
CO#1	ITEM 24 ADD (DIRECTIONAL BORE 14" CASING WITH 8" SEWER)	20.00	\$ 240.00		0.00	20	4,800.00	
CO#1	ITEM 21 ADD (DIRECTIONAL BORE 18" CASING WITH 12" SEWER)	20.00	\$ 307.00		0.00	20	6,140.00	
CO#1	ITEM 12 DEDUCT (8" SEWER 9-11)	20.00	\$ (55.00)		0.00	20	(1,100.00)	
CO#1	ITEM 6 DEDUCT (12" SEWER 9-11)	20.00	\$ (72.00)		0.00	20	(1,440.00)	
CO#2	ITEM 11 INCREASE (8" SEWER 7-9)	30.00	\$ 54.00		0.00	30	1,620.00	
CO#2	ITEM 33 INCREASE (EXTRA DEPTH MANHOLE)	3.00	\$ 145.00		0.00	3	435.00	

See Bid Item "Allowance for Construction Contingency" Claimed above for CO#1 Items							\$	21,375.00

PREPARED BY: 
DATE: 5/1/2024 James S. Townsend
PERCENT COMPLETE: 95%
APPROVED BY: 
APPROVED BY: _____

TOTAL WORK COMPLETE 1,533,352.10
MATERIAL ON HAND 0.00
SUBTOTAL 1,533,352.10
RETAINAGE 0.05 76,667.60
LESS PREVIOUS PAYMENTS 1,364,258.99
TOTAL AMOUNT DUE \$92,425.50

Original Contract Price \$1,791,868.60
Change Order No. 1
Change Order No. 2

New Contract Price \$1,791,868.60



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Staff Contact: Anthony Rasor, Utilities Director

Department: Utilities

Subject: Consider Pay Request #14 from Heritage Construction LLC for work Performed at the Southside Wastewater Treatment Plant.

Item Summary:

Consider approval of Pay Request No. 14 from Heritage Constructors LLC for work performed at the Southside Wastewater Treatment Plant

Financial Impact:

Amount Payable is \$1,637,803.11

Amount of Contract as Awarded: \$40,549,300

Payments Previously Authorized: \$21,635,773.56

% Complete (Time): 54.27%

% Complete (\$): 42.33%

Recommendation(s):

Recommend approval of payment to Heritage Constructors LLC in the amount of \$1,637,803.11

Attachments:

[MP160 PE No. 14](#)

[MP160 PE No. 14 MOH](#)

PROGRESS ESTIMATE

KSA ENGINEERS, INC.
140 E. TYLER ST., SUITE 600
LONGVIEW, TX 75601

Estimate No.: 14

Notice to Proceed Date:	May 15, 2023
Contract Time:	750 Days
% Complete (Time)	54.27%
% Complete (\$)	42.33%
Project No:	MP.160

Date: June 25, 2024
 Project: Southside WWTP Improvements
 Period: From: 05/26/2024 To: 06/25/2024
 Contractor: Heritage Constructors, Inc.
 Address: 3737 Lamar Ave., Suite 700, Paris, TX 75460
 Amount of Contract as Awarded: \$40,549,300.00

PREVIOUS PAYMENTS AUTHORIZED			
#1	957,462.01	#10	1,283,935.08
#2	1,209,182.80	#11	1,100,742.51
#3	688,474.06	#12	2,050,106.13
#4	2,058,401.54	#13	2,417,335.80
#5	2,689,314.43	#14	
#6	1,866,120.33	#15	
#7	1,577,364.80	#16	
#8	2,609,927.09	#17	
#9	1,127,406.98	#18	
Total Payments		Previously Authorized:	\$21,635,773.56

Change Orders:

# 1 \$	_____	# 6 \$	_____
# 2 \$	_____	# 7 \$	_____
# 3 \$	_____	# 8 \$	_____
# 4 \$	_____	# 9 \$	_____
# 5 \$	_____	#10 \$	_____

Total Change Orders: \$0.00
 Total Adjusted Contract: \$40,549,300.00

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
SCHEDULE 1.0 - BASE BID								
1.01	Mobilization, Insurance, and Bonds	LS	1	1.00		1.00	\$1,900,000.00	\$1,900,000.00
1.02	Stormwater Pollution Prevention	LS	1	0.65	0.05	0.70	\$15,000.00	\$10,500.00
1.03	Headworks Facility							
1.03A	Excavation, Embedment, & Backfill	LS	1	0.95	0.03	0.98	\$290,000.00	\$284,200.00
1.03B	Concrete	LS	1	0.95	0.03	0.98	\$250,000.00	\$245,000.00
1.03C	Pipe & Valves	LS	1	0.40	0.10	0.50	\$750,000.00	\$375,000.00
1.03D	Major Equipment	LS	1	0.00		0.00	\$1,400,000.00	\$0.00
1.04	Aeration System							
1.04A	Excavation, Embedment, & Backfill	LS	1	0.97		0.97	\$900,000.00	\$873,000.00
1.04B	Drilled Piers	LS	1	1.00		1.00	\$600,000.00	\$600,000.00
1.04C	Concrete	LS	1	0.75	0.20	0.95	\$1,100,000.00	\$1,045,000.00
1.04D	Pipe & Valves	LS	1	0.45	0.10	0.55	\$900,000.00	\$495,000.00
1.04E	Major Equipment	LS	1	0.05	0.05	0.10	\$1,200,000.00	\$120,000.00
1.05	Final Clarifiers 3 & 4							
1.05A	Excavation, Embedment, & Backfill	LS	1	0.95	0.03	0.98	\$515,000.00	\$504,700.00
1.05B	Drilled Piers	LS	1	1.00		1.00	\$375,000.00	\$375,000.00
1.05C	Concrete	LS	1	0.60	0.30	0.90	\$1,000,000.00	\$900,000.00
1.05D	Pipe & Valves	LS	1	0.55	0.10	0.65	\$750,000.00	\$487,500.00
1.05E	Major Equipment	LS	1	0.05		0.05	\$1,200,000.00	\$60,000.00
1.06	RAS/WAS Pump Station	LS	1	0.00		0.00	\$703,000.00	\$0.00
1.07	Tertiary Filter Improvements	LS	1	0.00		0.00	\$530,600.00	\$0.00
1.08	Disinfection System							
1.08A	Excavation, Embedment, & Backfill	LS	1	0.00		0.00	\$368,000.00	\$0.00
1.08B	Concrete	LS	1	0.00		0.00	\$1,100,000.00	\$0.00
1.08C	Pipe, Valves, & Appurtenances	LS	1	0.00		0.00	\$100,000.00	\$0.00
1.08D	Major Equipment	LS	1	0.00		0.00	\$600,000.00	\$0.00
1.09	Effluent Lift Station							
1.09A	Excavation, Embedment, & Backfill	LS	1	0.00		0.00	\$271,000.00	\$0.00
1.09B	Concrete	LS	1	0.00		0.00	\$600,000.00	\$0.00
1.09C	Pumps, Pipe, & Valves	LS	1	0.00		0.00	\$200,000.00	\$0.00
1.10	Outfall Pipeline	LS	1	1.00		1.00	\$6,207,000.00	\$6,207,000.00
1.11	Sludge Dewatering Building	LS	1	0.02	0.03	0.05	\$773,000.00	\$38,650.00
1.12	Yard Piping and Plant Drain Lift Station							
1.12A	Yard Piping	LS	1	0.25	0.10	0.35	\$853,472.00	\$298,715.20
1.12B	Plant Drain Lift Station: Excavation, Embedment & Backfill	LS	1	0.00		0.00	\$100,000.00	\$0.00
1.12C	Plant Drain Lift Station: Concrete	LS	1	0.00		0.00	\$200,000.00	\$0.00
1.12D	Plant Drain Lift Station: Major Equipment	LS	1	0.00		0.00	\$200,000.00	\$0.00

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
1.13	Sitework							
1.13A	Demolition & Disposal	LS	1	0.85	0.05	0.90	\$129,000.00	\$116,100.00
1.13B	Trucking & Stockpiling	LS	1	0.80	0.05	0.85	\$685,000.00	\$582,250.00
1.13C	Fence & Gate	LS	1	0.00		0.00	\$75,000.00	\$0.00
1.13C	Miscellaneous Metals	LS	1	0.00		0.00	\$340,000.00	\$0.00
1.13E	Pavement	LS	1	0.00		0.00	\$400,000.00	\$0.00
1.14	SCADA and Power System Study Allowance	AL	1	0.00		0.00	\$200,000.00	\$0.00
1.15	Electrical and Controls							
1.15A	Temporary Power & Dewatering	LS	1	0.65	0.10	0.75	\$440,000.00	\$330,000.00
1.15B	MCC Improvements	LS	1	0.00	0.05	0.05	\$1,850,000.00	\$92,500.00
1.15C	Generator & ATS	LS	1	0.01	0.04	0.05	\$1,350,000.00	\$67,500.00
1.15D	Above Ground Wiring & Conduits	LS	1	0.08	0.02	0.10	\$1,500,000.00	\$150,000.00
1.15E	Below Grade & Ductbanks	LS	1	0.10	0.02	0.12	\$1,800,000.00	\$216,000.00
1.15F	Lighting	LS	1	0.00		0.00	\$500,000.00	\$0.00
1.15G	Devices, Panels, Flow Meters & Fire Alarm	LS	1	0.02		0.02	\$1,000,000.00	\$20,000.00
1.16	Trench and Excavation Safety	LS	1	0.85	0.05	0.90	\$5,500.00	\$4,950.00
1.17	Miscellaneous Allowance	AL	1	0.00		0.00	**\$489,458.59	\$0.00
1.18	Tertiary Filter Allowance	AL	1	0.00		0.00	\$1,362,333.00	\$0.00
1.19	Care of Water During Construction	LS	1	0.65	0.02	0.67	\$1,142,095.00	\$765,203.65
SCHEDULE 2.0 - BID ALTERNATES								
2.01	Clarifier No. 2 Rehabilitation	LS	1	0.00		0.00	\$345,300.00	\$0.00
2.02	Bar Screens No. 1 and No. 2	LS	1	0.00		0.00	\$476,000.00	\$0.00
2.03	Dewatering Press No. 2	LS	1	0.00		0.00	\$498,000.00	\$0.00
FIELD WORK ORDER No. 1								
*WO1.1	Temporary Electric Conduit Reroute for Sludge Valves	LS	1	0.00		0.00	\$5,424.41	\$0.00
FIELD WORK ORDER No. 2								
**WO2.1	Dewatering Press Modifications to Add a Circuit and Booster	LS	1	0.00		0.00	\$5,117.00	\$0.00

*Per FWO No. 1; ** Per FWO No. 2

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer represents to the Owner that to the best of the Engineer's knowledge, information and belief, the Work (excluding trench safety) has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **AMOUNT PAYABLE**. The Contractor is solely responsible for trench safety and as such, the Engineer makes no representation that this pay item has been performed in a manner consistent with the Contract Documents.

KSA ENGINEERS, INC.

By		Total Amount to Date	\$17,163,768.85
Date	June 25, 2024	Material on Hand	\$7,334,732.91
Approved:	CITY OF MOUNT PLEASANT	Less 5% Retainage	\$1,224,925.09
By		Net Total	\$23,273,576.67
Date		Less Previous Payments	\$21,635,773.56
		Amount Payable to Contractor This Estimate	\$1,637,803.11



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: Topics from Charter Amendment Workshop.

Item Summary:

We plan to publish this list on Facebook, the City's website, and the newspaper so citizens who could not attend the July 9, 2024 workshop can see the changes discussed. This is a narrowed-down list of the changes discussed.

Financial Impact:

N/A

Recommendation(s):

we recommend allowing us to publish this finalized list to the public before the next workshop on July 30.

Attachments:

[Charter Topics](#)

Article VI. Officers

Section 2. Terms of office

Current

The mayor and each council member shall serve a **term of two (2) years** and until his or her successor is elected and qualified.

Discussion

term of two (2) years **and no more than 3 consecutive terms**
term of three (3) years **no more than 4 consecutive terms**

Section 3. Vacancies

Current

Vacancies in the office of mayor or council shall be filled by a special election for the remainder of the unexpired term as provided by this charter

Discussion

Vacancies **of more than six (6) months** in the office of mayor or council shall be filled by a special election for the remainder of the unexpired term as provided by this charter or Texas law. **For vacancies of mayor or council of less than six (6) months, the vacancy shall be filled by council appointment for the remainder of the unexpired term.**

Section 4. Qualifications

Current

The mayor and each council member shall be residents of the City of Mount Pleasant and have the qualifications of electors therein. The mayor, council members, and officers and employees shall not hold any other public office of emolument; and shall not be interested in the benefits of emoluments of any contract, job, work, or service for the city, or interested in the sale to the city of any supplies, equipment, material or articles purchased. Any officer or employee of the city, who shall cease to possess any of the qualifications herein required, shall forfeit his office or position.

Discussion

The mayor and each council member shall be a bona fide resident of the City of Mount Pleasant **for at least six (6) months as required by the Texas Election Code** and have the qualifications of electors therein. **The City Council may adopt an ordinance requiring documentation for candidates and officeholders to prove they meet residency requirements.** The mayor, council members, and officers and employees shall not hold any other public office of emolument **in violation of Texas Constitution**; and shall not be interested in the benefits of emoluments of any contract, job, work or service for the city, or interested in the sale to the city of any supplies, equipment, material or articles purchased. Any officer or employee of the city, who shall cease to possess any of the qualifications herein required, shall forfeit his office or position.

Section 12. Salary of elective officers

Current

The monthly salary of the mayor shall not exceed fifty dollars (\$50.00) and the monthly salary of each council member shall not exceed twenty-five dollars (\$25.00).

Discussion

The monthly salary of the mayor shall not exceed **six hundred dollars (\$600.00)** and the monthly salary of each council member shall not exceed **five hundred dollars (\$500.00)**.

Section 15. Duties of mayor

Current

The mayor shall preside at meetings of the council, but **shall not vote except to break a tie**, and shall be recognized as head of the city government for all purposes. At its first regular meeting after the city election each year, the council shall elect a mayor pro-tem who shall act as mayor in the absence or disability of the mayor. While acting in such capacity, the mayor pro-tem shall not vote except to break a tie. In the event of a vacancy in the office of mayor, the mayor pro-tem shall become mayor until the next mayoral election, whether a regular election or a special election, at which election a mayor shall be elected to fill the unexpired term, if any.

Discussion

The mayor shall preside at meetings of the council, and **vote on all matters**, and shall be recognized as head of the city government for all purposes. At its first regular meeting after the city election each year, the council shall elect a mayor pro-tem who shall act as mayor in the absence or disability of the mayor. While acting in such capacity, the mayor pro-tem **shall vote on all matters**. In the event of a vacancy in the office of mayor, the mayor pro-tem shall become mayor until the next mayoral election, whether a regular election or a special election, at which election a mayor shall be elected to fill the unexpired term, if any.

Article XI. City Manager

Section 2. Residence of city manager

Current

The city manager need not be a resident of the city at the time of appointment but shall maintain a residence inside the city while in office.

Discussion

The city manager need not be a resident of the city at the time of appointment **but shall be a bona fide resident of the City of Mount Pleasant, within six (6) months after such appointment**, and maintain a residence inside the city while in office.



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Department: Administration

Subject: Consider Resolution 2024-10 Changing Columbus Day for Patriot Day on City observed Holidays.

Item Summary:

We wish to remove Patriot Day (September 11) and add Columbus Day. We had Patriot Day approved on January 16, 2024, but changing this City Holiday to Columbus Day will serve the citizens and businesses we deal with better. We are not adding a day just swapping them for one that will be a better fit for customers and the city.

Financial Impact:

N/A

Recommendation(s):

We recommend approval of Resolution 2024-10 adding Columbus Day and removing Patriot Day as approved City Holiday.

Attachments:

[Resolution 2024-10 Holiday - Columbus Day](#)

RESOLUTION 2024-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS ESTABLISHING THE HOLIDAYS OBSERVED BY CITY EMPLOYEES.

WHEREAS, the City Council of the City of Mount Pleasant acknowledges certain days for employees as City Holidays; and

WHEREAS, the City Council of the City of Mount Pleasant approved Patriot Day on January 2024 as City Holidays; and

WHEREAS, the City Council of the City of Mount Pleasant choose to replace Patriot Day with Columbus Day as a City observed Holidays;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS;

Supports the changing of Columbus Day (2nd Monday of the October) for Patriots Day as City observed holiday.

City Staff will observe the following holidays:

New Year's Day, Martin Luther King, Presidents' Day, Good Friday, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving (2 days), Christmas Eve & Christmas Day.

APPROVED AND PASSED THIS THE 16TH DAY OF JULY 2024.

TRACY CRAIG, SR., MAYOR

ATTEST:

CANDIAS WEBSTER, CITY SECRETARY



AGENDA ITEM REPORT

Meeting: City Council - Jul 16 2024

Department:

Subject: City Manager's Reports

Item Summary:

These are monthly reports from each department.

Financial Impact:

N/A

Recommendation(s):

No approval is needed at this time

Attachments:

[Airport June 2024](#)

[Animal Control June 2024](#)

[Buiding, Planning,& Zoning June 2024](#)

[Court June 2024](#)

[Police June 2024](#)

[Fire June 2024](#)

[Library June 2024](#)

[Public Works June 2024](#)

[Utilities June 2024](#)

AIRPORT MONTHLY REPORT

Jun-24

Item/Activity	This month	Total YTD	This Month Year Ago	Total Year Ago
AIRPORT OPERATIONS	690	6000	642	5946
Fixed Wing Reciprocating - Single	476	3954	388	3800
Fixed Wing Reciprocating - Twin	70	486	58	838
Fixed Wing Turboprop	24	270	8	204
Fixed Wing Jet	58	726	94	451
Helicopter	62	564	94	653
BASED AIRCRAFT				
	141		130	
SALES				
Total Fuel Sale (Gals)	15,496	141,531	20,396	147,845
100LL Fuel Sold (Gals)	4,943	41,064	6,361	48,983
Jet Fuel Sold (Gals)	10,553	100,467	14,035	98,862
Revenue	\$91,085.46	\$878,006.03	\$109,444.20	\$945,563.13
Total Fuel Sale (\$)	\$76,789.47	\$701,894.37	\$94,447.65	\$764,914.44
Aviation Oil w/o tax(\$)	\$840.83	\$6,633.99	\$856.56	\$7,903.17
Misc Sales w/o tax(\$)	\$10.16	\$330.93	\$45.03	\$427.91
Rental / Lease Income (\$)	\$13,445.00	\$169,146.75	\$14,094.96	\$172,317.61
Accounting		COMMENTS		
Sales Tax Collected (\$)	\$70.21			
Cash Sales Including Tax (\$)	\$994.69			
Deposits (\$)	\$994.69			
Cash on Hand (\$)	\$100.00			

PRINT DATE: 1-Jul-24




CITY OF MT. PLEASANT ANIMAL CONTROL CALENDAR MONTHLY REPORT 2024

June

AC Officer Activity	2024 This Month	Prior Month	Month to Month % Change	2024 Total YTD	2023 This Month	2023 Total YTD	# YTD + or -	2024 % Change YTD From 2023
Calls for Service	163	105	55%	511	74	582	-71	-12%
Animal Bite Reports	4	7	-43%	28	6	20	8	40%
Warnings Issued	12	0	1200%	36	6	40	-4	-10%
Citations Issued	27	11	145%	67	5	53	14	26%
Complaints filed with Court	0	0	0%	0	0	126	-126	-100%
Animals Delivered to Shelter	2024 This Month	Prior Month	2024 Total YTD	% of all Impounds for all 2024 Year	2023 This Month	2023 Total YTD	# YTD + or -	2024 % Change YTD From 2023
Animal Control	42	33	215	18%	52	263	-48	-18%
Mount Pleasant Public	102	79	322	27%	76	363	-41	-11%
Titus County Public	118	66	474	40%	107	403	71	18%
Pittsburg Public	16	26	86	7%	11	38	48	126%
Gilmer Public	31	14	97	8%	17	111	-14	-13%
Total Delivery Activity	309	218	1194	92%	263	1178	16	1%
Animal Disposition From Shelter	2024 This Month	Prior Month	Month to Month % Change	2024 Total YTD	2023 This Month	2023 Total YTD	# YTD + or -	2024 % Change YTD From 2023
Animals Reclaimed by Owner	13	10	30%	68	19	81	-13	-16%
Animals Adopted	33	33	0%	226	26	255	-29	-11%
Animals given to Rescue Org's	91	87	5%	384	65	426	-42	-10%
Animals Euthanized	172	96	79%	513	113	338	175	52%
Animal Died Natural Causes	2	0	200%	5	6	11	-6	-55%
Total Animals Released	311	226	38%	1196	229	1111	85	8%
Animals Chipped	45	44	2%	280	48	313	-33	-11%
Adoption without Fee	2	2	N/A	27	1	41	-14	-34%
Adoption Fees Received	\$2,147	\$ 2,001	N/A	\$13,353	\$1,572	\$14,836	-\$1,483	-10%

PLANNING & ZONING
MONTHLY REPORT
JUNE 2023-2024

Type	Case #	Name	Property	Fees Due	Date Paid
Minor Plats					
Total					
Site Plans					
Total					
Final Plat	FP-2024-03	Barbara Caldwell	205/207 E 3rd St	\$ 250.00	
Filing Fee				\$ 120.00	
Total	1			\$ 370.00	6/27/2024
Replat					
Filing Fee					
Total					
Zoning					
Total					
Variances & Appeals					
Total					
Street Closure					
Total					
Preliminary Pre-plat	PP-2024-03	MCGDE ATC LLC	NE Corner 1020 & Tankersley Rd	\$ 250.00	
Total	1			\$ 250.00	6/27/2024
Grand Total	2			\$ 620.00	


 Director of Development Services

BUILDING/PLANNING & DEVELOPMENT MONTHLY REPORT
JUNE 2023-2024

ITEM--ACTIVITY	THIS MONTH	TOTAL YTD	THIS MO YR AGO	TOTAL YR AGO
* PERMITS *				
New Residential	1	18	4	25
New Commercial	0	9	2	12
New Multi-Family	0	3	0	0
Other Permits	68	494	62	487
Certificates of Occupancy	3	43	3	48
Licenses	0	9	1	10
Non Profit Special Event Permits	1	18	1	10
Special Event Permits	0	0	0	1
TOTAL PERMITS / LICENSES	73	594	73	593
VALUE				
Residential Value	0	0	0	0
Commercial Value	\$ -	\$ 8,749,580.00	\$ 58,000,000.00	\$ 80,952,644.00
New Multi-Family	\$ -	\$ 9,827,000.00	\$ -	\$ -
TOTAL VALUE	\$ -		\$ 58,000,000.00	\$ 80,952,644.00
* INSPECTIONS *				
Residential Bldg	102	939	144	1096
Commercial Bldg	56	536	61	676
New Multi-Family	2	48	0	0
Other Inspections	33	142	34	406
Grease Traps	26	340	27	284
Re-inspections	0	0	0	0
TOTAL INSPECTIONS	219	2005	266	2462
REVENUE				
New Residential Bldg	\$ 1,885.50	\$ 21,559.00	\$ 4,335.00	\$ 28,362.00
New Commercial Bldg	\$ -	\$ 38,268.17	\$ 215,640.50	\$ 330,718.81
New Multi-Family	\$ -	\$ 38,959.93	\$ -	\$ -
Other Permits	\$ 14,113.98	\$ 92,158.35	\$ 4,596.13	\$ 47,718.13
Certificates of Occupancy	\$ 150.00	\$ 2,150.00	\$ 150.00	\$ 2,300.00
Licenses & Exams	\$ -	\$ 400.00	\$ 50.00	\$ 115.00
Special Event Permits	\$ -	\$ -	\$ -	\$ 250.00
TOTAL REVENUE	\$ 16,149.48	\$ 193,495.45	\$ 224,771.63	\$ 409,463.94



 Building Official

**PERMITS ISSUED
MONTHLY REPORT
JUNE 2023-2024**

Type	Permit #	Name	Address	Fees Due	Date Paid	Valuation
New Res.	24-0366	Texas Yeti	1215 E 9th	\$1,885.50	06/12/24	
Total	1			\$1,885.50		
Residential	24-0342	Mike Price	912 S Lide	\$478.80	06/03/24	
Add-on Remodel	24-0360	Daniel Rodriguez	1104 E 8th	\$264.00	06/11/24	
	24-0372	Eric Lynch	312 E 1st	\$75.00	06/12/24	
	24-0375	Eckstrom Homes	1905 Friendly	\$218.70	06/12/24	
	24-0392	Tania Lugo	1908 Friendly	\$120.00	06/20/24	
Total	5			\$1,156.50		
New Comm.						
Total	0					
Commercial	24-0359	MPISD	2210 N Edwards	\$655.25	06/11/24	\$ 50,000.00
Add-on Remodel	24-0361	Wylie Robbin	2207 W Ferguson	\$865.25	06/11/24	\$ 562,567.50
	24-0370	Rivaldo's Remodeling	1416 N Edwards	\$655.25	06/21/24	\$ 50,000.00
Total	3			\$2,175.75		\$ 662,567.50
Accessory	24-0363	Daniel Rodriguez	1104 E 8th	\$50.00	06/11/24	
Building	24-0403	Gustavo Mendoza	1302 Stephens	\$50.00	06/26/24	
Total	2			\$100.00		
Sign	24-0401	A Golden Estate	3118 Eagle	\$35.00	06/26/24	
	1			\$35.00		
Total						
Electrical	24-0320	TriSmart	1212 Searcy	\$75.00	06/04/24	
	24-0322	TriSmart	1102 S Lide	\$75.00	06/03/24	
	24-0327	TriSmart	901 Tabb	\$75.00	06/03/24	
	24-0332	TriSmart	1201 N Crockett	\$75.00	06/07/24	
	24-0333	TriSmart	404 N Church	\$75.00	06/25/24	
	24-0336	TriSmart	502 N Crockett	\$150.00	06/07/24	
	24-0337	TriSmart	1102 N Johnson	\$75.00	06/11/24	
	24-0338	TriSmart	1302 W 10th	\$75.00	06/07/24	
	24-0340	TriSmart	1217 Lamar	\$75.00	06/11/24	
	24-0341	TriSmart	910 W 10th	\$150.00	06/11/24	
	24-0343	TriSmart	903 E 1st	\$150.00	06/11/24	
	24-0346	Donnie's Electric	1202 Silver Leaf	\$75.00	billed 06/04/24	
	24-0347	TriSmart	1913 Gene	\$75.00	06/18/24	
	24-0349	TriSmart	107 N Florey	\$75.00	06/18/24	
	24-0351	ETEX	1905 Friendly	\$75.00	billed 06/11/24	
	24-0364	Brown's Electrical	703 W 11th	\$75.00	06/11/24	
	24-0381	Salinas Electric	201 W Cross	\$75.00	billed 06/14/24	
	24-0382	Salinas Electric	312 E 1st	\$75.00	billed 06/14/24	
	24-0387	Eubanks Electric	2739 W Ferguson	\$262.75	billed 06/18/24	\$ 15,000.00
	24-0405	Deive Sanches	1001 E 3rd	\$75.00	06/28/24	
Total	20			\$1,912.75		\$ 15,000.00

Plumbing	24-0346	Donnie's Electric	1202 Silver Leaf	\$75.00	billed 06/04/24	
	24-0348	Cowboy Plumbing	1321 E 4th	\$75.00	06/07/24	
	24-0352	Brad Hulse	1606 Memorial	\$75.00	billed 06/11/24	
	24-0369	Brad Hulse	102 Turnberry	\$75.00	billed 06/11/24	
	24-0380	Cowboy Plumbing	825 W 11th	\$75.00	06/14/24	
	24-0388	Wood AC	110 S Riddle #2	\$75.00	billed 06/18/24	
	24-0399	C & D Mechanical	1904 S Jefferson	\$0.00		
	24-0405	Deive Sanches	1001 E 3rd	\$75.00	06/28/24	
Total	8			\$525.00		
Demo	24-0358	H & M Properties	1314 W Ferguson	\$0.00		
Total	1			\$0.00		
Fence	24-0344	Ryan Russell	200 Devonshire	\$50.00	06/03/24	
	24-0350	ACH	105 Arledge	\$50.00	06/07/24	
	24-0378	ACH	109 Arledge	\$50.00	06/14/24	
	24-0402	Jose Gonzalez	1508 W 8th	\$50.00	06/26/24	
Total	4			\$200.00		
Misc.	24-0329	Windows USA	912 S Lide	\$50.00	06/11/24	
Total	1			\$50.00		
CO	24-0368	P & G Tire Shop	1223 N Jefferson	\$50.00	06/11/24	
	24-0383	Toad Auto Sales	1706 W Ferguson	\$50.00	06/14/24	
	24-0385	KOS of MP	210 Patrick	\$50.00	06/17/24	
Total	3			\$150.00		
Concrete	24-0360	Daniel Rodriguez	1104 E 8th	\$50.00	06/11/24	
	24-0393	Jose Galvan	1609 E 9th	\$50.00	06/20/24	
	24-0395	Christina Ortega	703 E 11th	\$50.00	06/20/24	
	24-0400	Ricardo Sosi	1632 W 16th	\$192.75	06/25/24	\$ 10,000.00
Total	4			\$342.75		\$ 10,000.00
Roof	24-0353	Double M Roofing	619 S Florey	\$50.00	06/11/24	
	24-0356	Angels Roofing	106 Codee	\$50.00	06/11/24	
	24-0357	INM Jobsite	403 W 12th	\$50.00	06/11/24	
	24-0371	Vicente Trejo	122 S Lide	\$50.00	06/11/24	
	24-0374	RAM Roofing	1006 Stone Bridge	\$50.00	06/12/24	
	24-0384	Stansell Construction	102 Turnberry	\$50.00	06/14/24	
	24-0389	TEMO Roofing	803 W 12th	\$50.00	06/24/24	
Total	7			\$350.00		
Mechanical	24-0306	DEEM	2311 S Jefferson	\$6,350.25	06/11/24	\$ 1,200,000.00
	24-0345	Donnie's Electric	2717 Greenhill	\$94.75	billed 06/04/24	\$ 3,000.00
	24-0354	Humphrey Air	902 S Florey	\$75.00	06/11/24	
	24-0367	Pepe Heating/Air	703 W 11th	\$75.00	06/11/24	
	24-0376	Donnie's Electric	2927 Old Paris	\$75.00	billed 06/13/24	
	24-0377	White's Contracting	2102 Wilson #2016	\$75.00	billed 06/14/24	
	24-0390	Donnie's Electric	405 Penney	\$75.00	billed 06/20/24	
	24-0394	Wood AC	106 S Jefferson	\$161.73	billed 06/20/24	\$ 7,784.00
	24-0396	Clubb AC	820 N Van Buren	\$94.75	06/21/24	\$ 3,000.00
	24-0397	White's Contracting	1722 W 16th #2	\$75.00	billed 06/24/24	

	24-0404	Donnie's Electric	2717 Greenhill	\$94.75	billed 06/27/24	\$ 3,000.00
Total	11			\$7,246.23		\$ 1,216,784.00
Irrigation						
Total	0					
Pool / Spa	24-0402	Jose Gonzalez	1508 W 8th	\$20.00	06/26/24	
Total	1			\$20.00		
Licenses						
Total	0					
Special Event	24-0373	Richard Bonney	1800 N Jefferson	\$0.00		
Total	1			\$0.00		
TOTAL	73			\$16,149.48		\$ 1,904,351.50



THE TEXAS OFFICE OF COURT ADMINISTRATION
Court Activity Reporting and Directory System

Build Version I.1.8377.29713

Last Login: 9/6/2022 4:31:25 PM

[Home](#) [Logout](#) [Help](#)

Municipal Court: Mount Pleasant

Judge: Kay McNutt

Clerk:

Municipal Main Menu > Monthly Report Search > Monthly Report

Criminal

Civil

Juvenile

Additional

722250100, Titus County, Mount Pleasant: June 2024

Report was Entered Successfully

CASES ON DOCKET	TRAFFIC MISDEMEANORS			NON-TRAFFIC MISDEMEANORS		
	Non-Parking	Parking	City Ordinance	Penal Code	Other State Law	City Ordinance
1. CASES PENDING FIRST OF MONTH <i>(Equals total cases pending end of previous month.)</i>	2407	0	0	2019	665	338
DOCKET ADJUSTMENTS	0	0	0	0	0	0
2. CASES PENDING FIRST OF MONTH (Adjusted)	2407	0	0	2019	665	338
a. Active Cases	225	0	0	337	70	128
b. Inactive Cases	2182	0	0	1682	595	210
No Activity <input type="checkbox"/>						
3. NEW CASES FILED <i>(Include all new cases filed, including those that may also have been disposed this month.)</i>	289	0	0	41	39	24
4. CASES REACTIVATED	47	0	0	33	14	5
5. ALL OTHER CASES ADDED	0	0	0	0	0	0
6. TOTAL CASES ON DOCKET <i>(Sum of Lines 1a, 2, 3 & 4.)</i>	561	0	0	411	123	157
DISPOSITIONS						
7. DISPOSITIONS PRIOR TO COURT APPEARANCE OR TRIAL						
a. Uncontested Dispositions <i>(Disposed without appearance before a judge (CCP Art. 27.14).)</i>	165	0	0	44	34	11
b. Dismissed by Prosecution	0	0	0	0	0	0
8. DISPOSITIONS AT TRIAL						
a. Convictions						
1) Guilty Plea or Nolo Contendere	31	0	0	4	3	2
2) By the Court	0	0	0	0	0	0
3) By the Jury	0	0	0	0	0	0
b. Acquittals						
1) By the Court	0	0	0	0	0	0
2) By the Jury	0	0	0	0	0	0
c. Dismissed by Prosecution	0	0	0	0	0	0
9. COMPLIANCE DISMISSALS						



THE TEXAS OFFICE OF COURT ADMINISTRATION
Court Activity Reporting and Directory System

Build Version 1.1.8377.29713

Last Login: 9/6/2022 4:31:25 PM

[Home](#) | [Logout](#) | [Help](#)

Municipal Court: Mount Pleasant

Judge: Kay McNutt

Clerk:

[Municipal Main Menu](#) > [Monthly Report Search](#) > [Monthly Report](#)

Criminal

Civil

Juvenile

Additional

722250100, Titus County, Mount Pleasant: June 2024

Report was Entered Successfully

No Activity

	TOTAL CASES
1. TRANSPORTATION CODE CASES FILED	7
2. NON-DRIVING ALCOHOLIC BEVERAGE CODE CASES FILED	0
3. DRIVING UNDER THE INFLUENCE OF ALCOHOL CASES FILED	0
4. DRUG PARAPHERNALIA CASES FILED <i>(HSC, Ch. 481)</i>	2
5. TOBACCO CASES FILED <i>(HSC, Sec. 161.252)</i>	1
6. TRUANT CONDUCT CASES FILED <i>(Family Code, Sec.65.003(a))</i>	0
7. EDUCATION CODE (Except Failure to Attend) CASES FILED	0
8. VIOLATION OF LOCAL DAYTIME CURFEW ORDINANCE CASES FILED <i>(Local Govt. Code, Sec. 341.905)</i>	0
9. ALL OTHER NON-TRAFFIC, FINE-ONLY CASES FILED	1
10. TRANSFER TO JUVENILE COURT	
a. Mandatory Transfer <i>(Fam. Code, Sec. 51.08(b)(1))</i>	0
b. Discretionary Transfer <i>(Fam. Code, Sec. 51.08(b)(2))</i>	0
11. ACCUSED OF CONTEMPT AND REFERRED TO JUVENILE COURT (DELINQUENT CONDUCT) <i>(CCP, Art. 45.050(c)(1))</i>	0
12. HELD IN CONTEMPT BY CRIMINAL COURT (FINED AND/OR DENIED DRIVING PRIVILEGES) <i>(CCP, Art. 45.050(c)(2))</i>	0
13. JUVENILE STATEMENT MAGISTRATE WARNING	
a. Warnings Administered	0
b. Statements Certified <i>(Fam. Code, Sec. 51.095)</i>	0
14. DETENTION HEARINGS HELD <i>(Fam. Code, Sec. 54.01)</i>	0
15. ORDERS FOR NON-SECURE CUSTODY ISSUED	0
16. PARENT CONTRIBUTING TO NONATTENDANCE CASES FILED <i>(Ed. Code, Sec. 25.093)</i>	0

Notes:



THE TEXAS OFFICE OF COURT ADMINISTRATION
Court Activity Reporting and Directory System

Build Version 1.1.8377.29713

Last Login: 9/6/2022 4:31:25 PM

[Home](#) [Logout](#) | [Help](#)

Municipal Court: Mount Pleasant

Judge: Kay McNutt

Clerk:

[Municipal Main Menu](#) > [Monthly Report Search](#) > [Monthly Report](#)

Criminal

Civil

Juvenile

Additional

722250100, Titus County, Mount Pleasant: June 2024

Report was Entered Successfully

No Activity

	NUMBER GIVEN	NUMBER REQUESTS FOR COUNSEL
1. MAGISTRATE WARNINGS		
a. Class C Misdemeanors	0	
b. Class A and B Misdemeanors	0	0
c. Felonies	0	0
		TOTAL
2. ARREST WARRANTS ISSUED		
a. Class C Misdemeanors		134
b. Class A and B Misdemeanors		0
c. Felonies		0
3. CAPIASES PRO FINE ISSUED		163
4. SEARCH WARRANTS ISSUED		0
5. WARRANTS FOR FIRE, HEALTH AND CODE INSPECTIONS FILED <i>(CCP, Art. 18.05)</i>		0
6. EXAMINING TRIALS CONDUCTED		0
7. EMERGENCY MENTAL HEALTH HEARINGS HELD		0
8. MAGISTRATE'S ORDERS FOR EMERGENCY PROTECTION ISSUED		0
9. MAGISTRATE'S ORDERS FOR IGNITION INTERLOCK DEVICE ISSUED <i>(CCP, Art. 17.441)</i>		0
10. ALL OTHER MAGISTRATE'S ORDERS ISSUED REQUIRING CONDITIONS FOR RELEASE ON BOND		0
11. DRIVER'S LICENSE DENIAL, REVOCATION OR SUSPENSION HEARINGS HELD <i>(TC, Sec. 521.300)</i>		0
12. DISPOSITION OF STOLEN PROPERTY HEARINGS HELD <i>(CCP, Ch. 47)</i>		0
13. PEACE BOND HEARINGS HELD		0
14. CASES IN WHICH FINE AND COURT COSTS SATISFIED BY COMMUNITY SERVICE		
a. Partial Satisfaction		2
b. Full Satisfaction		3

MOUNT PLEASANT POLICE DEPARTMENT MONTHLY REPORT 2024

NIBRS-JUNE	2024 This Month	Prior Month	Month to Month % Change	2024 Total YTD	2023 Year Ago This Month	2023 Total Prior YTD	2023/2024 # YTD + or -	2024 % Change YTD From 2023
CRIMINAL HOMICIDE	0	0	0%	1	0	2	-1	-50%
MANSLAUGHTER BY NEGLIGENCE	0	0	0%	0	0	1	-1	-100%
FORCIBLE RAPE	2	1	100%	3	1	4	-1	-25%
RAPE BY FORCE	2	1	100%	3	1	4	-1	-25%
ATTEMPTS TO COMMIT	0	0	0%	0	0	0	0	0%
ROBBERY	0	0	0%	2	1	3	-1	-33%
FIREARM	0	0	0%	1	1	1	0	0%
KNIFE OR CUTTING INSRT.	0	0	0%	0	0	0	0	0%
OTHER DANGEROUS WEAPON	0	0	0%	0	0	1	-1	-100%
STRONG ARM	0	0	0%	1	0	1	0	0%
ASSAULT	7	6	17%	56	24	109	-53	-49%
FIREARM	0	0	0%	1	8	19	-18	-95%
KNIFE OR CUTTING INSRT.	0	0	0%	3	0	4	-1	-25%
OTHER DANGEROUS WEAPON	1	0	100%	2	0	2	0	0%
HANDS, FIST, FEET-AGG INJ	0	0	0%	0	2	3	-3	-100%
OTHER ASSAULT NOT AGG	6	6	0%	50	14	81	-31	-38%
BURGLARY	3	6	-50%	23	6	36	-13	-36%
RESIDENTIAL	0	1	-100%	6	1	7	-1	-14%
NON RESIDENTIAL	0	0	0%	0	1	6	-6	-100%
VEHICLE	3	5	-40%	17	4	23	-6	-26%
THEFT (NOT VEHICLE)	9	20	-55%	97	7	74	23	31%
MOTOR VEHICLE THEFT	2	3	-33%	17	3	13	4	31%
AUTO	2	3	-33%	14	3	13	1	8%
TRUCKS AND BUSES	0	0	0%	1	0	0	1	100%
OTHER VEHICLES	0	0	0%	2	0	0	2	200%
Total UCR	23	36	-36%	199	42	242	-43	-18%

MOUNT PLEASANT POLICE DEPARTMENT MONTHLY REPORT 2024

TRAFFIC	2024 This Month	Prior Month	Month to Month % Change	2024 Total YTD	2023 Year Ago This Month	2023 Total Prior YTD	2023/2024 # YTD + or -	2024 % Change YTD From 2023
CITATIONS ISSUED	286	276	4%	1711	367	1740	-29	-2%
WARNINGS ISSUED	570	446	28%	2757	421	2199	558	25%
TOTAL ACCIDENTS	44	57	-23%	272	57	291	-19	-7%
FATAL ACCIDENTS	1	0	100%	2	0	0	2	200%
INJURY ACCIDENTS	13	12	8%	65	19	85	-20	-24%
DWI CASES	9	8	13%	43	12	64	-21	-33%

911 CENTER	2024 This Month	Prior Month	Month to Month % Change	2024 Total YTD	2023 Year Ago This Month	2023 Total Prior YTD	2023/2024 # YTD + or -	2024 % Change YTD From 2023
911 CALLS RECEIVED	1489	1395	7%	8384	2158	10333	-1949	-19%
FAMILY VIOLENCE	5	6	-17%	41	8	53	-12	-23%

*TOTAL ACCIDENT NUMBERS ARE SUBJECT TO CHANGE



Mount Pleasant Fire Department Monthly Report June 2024

Incident Type	Reported Month 23-24	YTD 23-24	Reported Month 22-23	FY 22-23 Year End
Fires				
100-Fire, other			1	2
111-Building Fire	4	31	3	23
112-Fire in structure other than building				1
113-Cooking fire, confined to container		3		4
114- Chimney or flue fire, contained to chimney				2
118-Trash or rubbish fire, contained		4		
121-Fire in mobile home		3		4
122-Fire in motor home, camper, rec vehicle		2		
130-Mobile property fire, other	1	1	1	1
131-Passenger vehicle fire	3	18	4	14
132-Road freight or transport vehicle fire		2		3
134-Water vehicle fire				
135-Aircraft Fire		1		
137-Camper or RV fire		2		
138-Off road/heavy equipment fire				3
140-Natural vegetation fire, other				
141-Grass fires	1	27	4	41
150-Outside rubbish fire, other				
151-Outside rubbish, trash or waste fire				1
152-Garbage dump or landfill fire				
154-Dumpster fire		1		1
160-Special outside fire, other		1	1	1
161-Outside Storage Fire				



Mount Pleasant Fire Department Monthly Report June 2024

Incident Type	Reported Month 23-24	YTD 23-24	Reported Month 22-23	FY 22-23 Year End
162-Outside equipment fire		1		1
163-Outside gas or vapor combustion explosion		1		
170- Cultivated vegetation/crop fire				
173-Cultivated trees/nursery fire				
OverPressure Rupture, Explosion, Overheat (NO FIRE)				
220-Overpressure rupture, other				
251-Excessiveheat, scorch burns with no ignition				
Rescue & EMS				
300-Rescue, EMS incident, other				1
311-Vehicle accident, patient care only	18	140	20	151
321-EMS 1st Responder call	8	98	9	58
323-Motor Vehicle/pedestrian accident		1		
324-MVA – no injuries				1
331- Lock-in			1	1
341-Search for person on land				
342-Search for person in water				
350-Extrication, rescue, other		1		
351-Extrication of victim from bldg./structure				
352-Extrication of victim from vehicle	1	9	3	11
353-Removal of victim from stalled elevator		1		2



Mount Pleasant Fire Department Monthly Report June 2024

Incident Type	Reported Month 23-24	YTD 23-24	Reported Month 22-23	FY 22-23 Year End
356-High-Angle Rescue				
363-Swift water rescue	1	3	1	3
361- Swimming / Rec Water Rescue				1
360- Water & Ice Related Rescue				2
365-Water Craft rescue		1		
Hazardous Condition (NO FIRE)				
400-Hazardous condition, other			1	1
411-Gasline or other flammable liquid spill		1	2	3
412-Gas leak	2	21	2	22
413-Oil or other combustible liquid spill				
423-Refrigeration leak				
424-Carbon monoxide incident	2	5	1	9
440-Electrical wiring problem, other		3	2	3
442-Overheated motor	1	1		3
443-Breakdown of light ballast				
444-Power line down	5	22	9	22
445-Arcing, shorted electrical equipment	5	12	6	14
461-Bldg/Structure weakened or collapse				
462-Aircraft standby				
Service Calls				
500-Service call, other				4
511-Lockout				
521-Water evacuation				
522-Water or steam leak				
531-Smoke or odor removal				1
542-Animal rescue	2	5	1	4



Mount Pleasant Fire Department Monthly Report June 2024

Incident Type	Reported Month 23-24	YTD 23-24	Reported Month 22-23	FY 22-23 Year End
550-Public service assistance, other		1	2	2
551-Assist police	1	3		6
552-Police matter				
553-Public Service		2		
554-Assist Invalid		1		
561-Unauthorized burning		16		11
571-Cover assignment, standby, move up				
Good Intent Calls				
600-Good intent call, other	8	98	14	107
611-Dispatched & cancelled enroute	2	15	3	10
622-No incident found at address				1
631-Authorized controlled burn		7		12
641-Vicinity alarm (incident in other location)				
650 – Steam, other gas mistaken for smoke		1		
651-Smoke scare, odor of smoke		9		8
652-Steam or vapor thought to be smoke				1
671-HAZMAT release investigation				
672-Bio hazard investigation, none found				
False Alarms				
700-False alarm or false call, other	3	71	12	95
710-Malicious false alarm				
711-Municipal alarm system, malicious false alarm		1	1	1



Mount Pleasant Fire Department Monthly Report June 2024

Incident Type	Reported Month 23-24	YTD 23-24	Reported Month 22-23	FY 22-23 Year End
721- Bomb Scare - No Bomb				
730-False alarm, or false call, other				
731-Sprinkler activation due to malfunction		1		
733-Smoke detector malfunction		2		1
735-Alarm system malfunction		1		4
736-CO detector malfunction		6	1	4
740-Unintentional transmission of alarm, other				
741-Sprinkler activation, unintentional		3	1	19
743-Smoke detector activation, unintentional		10	1	11
744-Dector activation, unintentional		2		
745-Alarm System activation, unintentional	1	7		2
746-CO detector activation, no CO		1		1
Severe Weather & Natural Disaster				
800-Severe weather or natural disaster, other		1	3	3
814- Lightning strike (no fire)				
Special Incidents				
911-Citizen complaint	2	16	1	17
TOTALS	71	697	111	735

ITEM/ACTIVITY	THIS MONTH	TOTAL YTD	THIS MONTH YEAR AGO	TOTAL YEAR AGO
CIRCULATION OF MATERIALS	8,807	54,598	8,845	49,739
Adult Books	1,506	13,356	1,670	12,614
Youth Books	5,025	22,496	4,774	21,228
Espanol Books	511	2,027	406	1,659
Audio Books -- Adult	84	988	134	1,193
Audio Books -- Juvenile	64	178	55	187
Magazines	33	209	33	242
Videos & DVDs	775	7,331	928	5,786
Uncataloged Items	18	232	57	308
Ebooks (Overdrive+SimplyE)	766	7,614	757	6,363
InterlibraryLoan Requests--Libraries	20	113	5	33
Interlibrary Loan Requests--Patrons	5	54	26	126
COLLECTION DEVELOPMENT	330	1,899	268	1,763
Books Added to Collection	302	1,658	253	1,555
AV Added to Collection	28	241	15	208
Total Number of Items in Collection	31,020	31,020	30,013	30,013
MEMBERSHIP				
Library Membership--County	186	675	203	990
Library Membership--Out-of-County	13	88	13	77
TexShare Membership--County	0	3	0	2
TexShare Membership--Out-of-County	4	20	2	21
Total Number of Registered Borrowers	19,177	19,177	18,414	18,414
FEES COLLECTED	\$2,443.14	\$15,169.79	\$8,252.45	\$38,237.74
Fines Collected for Month	\$502.89	\$2,556.39	\$495.70	\$2,792.68
Out-of-County Membership Fee	\$260.00	\$1,500.00	\$260.00	\$1,700.00
Copies / Misc. / Forms / Coin copier	\$540.75	\$4,710.65	\$610.50	\$5,242.70
Interlibrary Loan Fees Collected for Month	\$16.00	\$214.00	\$27.00	\$186.00
Contributions / Memorials / Summer Programs	\$579.00	\$4,274.25	\$6,454.50	\$9,796.21
Book Replacement & Damage Fees	\$544.50	\$1,914.50	\$404.75	\$2,201.25
LIBRARY SERVICES				
Computer Users-Sessions	611	4,127	637	4,277
TexShare Database Users	0	149	39	1,032
Programs Offered-Children's	13	235	11	54
Programs Offered --Adult	3	66	2	20
Program Attendance-Children	516	2,146	410	1,038
Program Attendance-Adults	33	208	13	253
MISC.				
Patrons Entering Library	4,973	32,763	4,929	30,475
Patrons Entering Museum	210	2,942	780	3,608
Library Website Visits	n/a	n/a	n/a	n/a
Facebook Visits	3,976	33,695	4,340	32,280
Volunteer Hours	54.5	508.75	111	483

Lupe Herrera, Director

Outreach Programs= 9 Attendance= 370

563 Summer Card registrants

337 Registered Participants

**MONTHLY REPORT
PUBLIC WORKS DIVISION
CITY OF MOUNT PLEASANT**

Fiscal Year 2023-2024

Month June 2024

<u>STREET DEPARTMENT</u>	<u>THIS MONTH</u>	<u>TOTAL YTD</u>	<u>MONTH YEAR AGO</u>	<u>TOTAL YEAR AGO</u>
Work Orders Received	32	136	46	91
Work Orders Completed	32	136	46	91
Patching Materials Used (Tons)	30	180	32	187
Hours Mowing	14	72	16	44
Hours Sweeping (320 hrs.)/Edging	160	1400	160	1160
Crack Seal (400 hrs.)	0	0	0	0
Grass Spaying	0	0	0	0

PARKS DEPARTMENT

SOLID WASTE DIVISION

This Month 60,060.25 C.Y. 15,396.84 Tons This Month Year Ago 70,163.00 C.Y. 25,988.85 Tons

Total YTD 436,363.27 C.Y. 134,042.53 Tons Total Year Ago 1,131,375.91 C.Y. 452,020.75 Tons



David Shultice, Director of Public Works

City of Mount Pleasant Utility Department

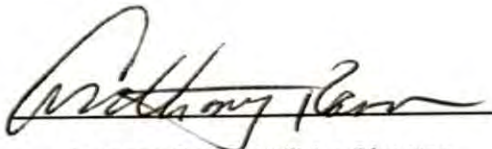
Fiscal Year: 2023-2024

Month: June 2024

<u>Wastewater Treatment Division</u>	This Month	This Month Year Ago
Average Flow Tested	2.745 MGD	2.413 MGD
Maximum Flow Treated	5.995 MGD	5.239 MGD
Comments:		

<u>Water Treatment Division</u>	This Month	This Month Year Ago
300 Lakewood Location:		
Average Flow Treated	5.936 MGD	5.762 MGD
Maximum Flow Treated	9.718 MGD	8.1 MGD
510 CR 2300 Location:		
Average Flow Treated	1.213 MGD	1.208 MGD
Maximum Flow Treated	2.56 MGD	2.22 MGD
Calendar Year Raw Water Usage	AC/FT YTD	AC/FT YTD Year Ago
Lake Bob Sandlin – Allotment 7,000 AC/FT	903.41 acre feet	786.769 acre feet
Lake Cypress Springs – Allotment 3,598 AC/FT	2800 acre feet	2800 acre feet
Lake Tankersley – Allotment 3,000 AC/FT	0 acre feet	0 acre feet
Comments:		

<u>Utility Maintenance Division</u>	This Month	This Month Year Ago
Work Orders		
Water	11	8
Sewer	13	12
Work Orders Completed	24	20



Anthony Rasor, Utilities Director