

**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 February 20th, 2024, at 6:30PM. at the Council Chambers located at 501 North Madison with the following members present:

Tracy Craig	-	Mayor
Tim Dale	-	Mayor Pro-Tem
Galen Adams	-	Council Member
Henry N Chappell II	-	Council Member
Jerry Walker	-	Council Member
Sherri Spruill	-	Council Member
Ed Thatcher	-	City Manager
Kerry Wootten	-	City Attorney
Candias Webster	-	City Secretary

**CONSIDER APPROVAL OF MINUTES OF FEBRUARY 6, 2024 WORKSHOP AND FEBRUARY 6, 2024 REGULAR SESSION.**

Motion was made by Council Member Dale, Second by Council Member Chappell to Approve of Minutes of February 6, 2024 Workshop and February 6, 2024 Regular Session. Upon a vote, motion carried unanimously.

**PRESENTATION BY JIM SABONIS FROM HILLTOP SECURITIES.**

Jim Sabonis was present.

**CONSIDER AND ACT ON ORDINANCE 2024-3 AUTHORIZING THE ISSUANCE OF CERTIFICATES OF OBLIGATION.**

Motion was made by Council Member Dale, Second by Council Member Chappell to Table this item until the March 19, 2024 Council Meeting. Upon a vote, motion carried unanimously.

**CONSIDER DESIGNATING STATE RIGHT OF WAY AT THE NE CORNER OF 67 AND BUSINESS 271 AS A CITY PARK; AND ACCEPTING A DONATION OF PARK EQUIPMENT FROM THE LION'S CLUB; AND NAMING THE PARK "LIONS PARK".**

Motion was made by Council Member Walker, Second by Council Member Chappell to Approve designating State Right of Way at the NE corner of 67 and Business 271 as a City Park; and Accepting a donation of park equipment from the Lion's Club and naming the park "Lion's Park". Upon a vote, motion carried unanimously.

**CONSIDER ORDINANCE 2024-5 AMENDING CHAPTER 97 ANIMALS OF CODE OF ORDINANCE.**

Motion was made by Council Member Chappell, Second by Council Member Walker to Approve Ordinance 2024-5 Amending Chapter 97 Animals of Code of Ordinance. Upon a vote, motion carried unanimously.

**HOLD A PUBLIC HEARING AND CONSIDER ORDINANCE 2024-2 FROM ALFREDO CHANEZ PEREZ AND MARIA MAGDALENA RAMIREZ BALDERAS REQUESTING THE APPROVAL OF A ZONING CHANGE FROM SF-2 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO NS (NEIGHBORHOOD SERVICES DISTRICT), BEING A 0.339-ACRE TRACT OF LAND SITUATED IN THE HENRY W. JONES SURVEY, ABSTRACT NO. 306, TITUS COUNTY, TEXAS, CONVEYED IN A DEED KNOWN AS INSTRUMENT NO. 20211436 OF THE PUBLIC RECORDS OF TITUS COUNTY, TEXAS, CITY OF MOUNT PLEASANT, TEXAS, AND IS ADDRESSED AS 801 S. FLOREY AVENUE AND 902 TABB STREET. Z-2024-01.**

Mayor opened and closed the public hearing. Motion was made by Council Member Dale, Second by Council Member Spruill to Approve Ordinance 2024-2 from Alfredo Chanez Perez and Maria Magdalena Ramirez Balderas requesting the approval of a zoning change from SF-2 (Single-Family Residential District) to NS (Neighborhood Services District), being a 0.339-acre tract of land situated in the Henry W. Jones Survey, Abstract No. 306, Titus County, Texas, conveyed in a Deed known as Instrument No. 20211436 of the Public Records of Titus County, Texas, City of Mount Pleasant, Texas, and is addressed as 801 S. Florey Avenue and 902 Tabb Street. Z-2024-01. Upon a vote, motion carried unanimously.

**CONSIDER A REQUEST FROM JAMES ARLEDGE OF A&C INVESTMENTS, LLC FOR THE APPROVAL OF A PRELIMINARY PLAT FOR THE URBANS ON 17TH ADDITION, BEING A 0.62-ACRE TRACT OF LAND SITUATED IN THE B. MERCHANT SURVEY, ABSTRACT NO. 358, AND BEING DESCRIBED IN THE DEED FROM MCGUIRE-DYKE VENTURES TO S. CLEMENTS HOMES, AS RECORDED IN DOCUMENT NUMBER 20221797 OF THE PUBLIC RECORDS OF TITUS COUNTY, TEXAS, CITY OF MOUNT PLEASANT, TEXAS, AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF WEST 17TH STREET AND NORTH JOHNSON AVENUE. PP-2024-01**

Motion was made by Council Member Adams, Second by Council Member Chappell to Approve a Request from James Arledge of A&C Investments of a preliminary plat for The Urbans on 17th Addition, being a 0.62-acre tract of land situated in the B. Merchant Survey, Abstract No. 358, and being described in the deed from McGuire-Dyke Ventures to S. Clements Homes, as recorded in Document Number 20221797 of the Public Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northeast corner of West 17th Street and North Johnson Avenue. PP-2024-01. Upon a vote, motion carried unanimously.

**CONSIDER ORDINANCE 2024-4 AMENDING SECTION 154.83 STANDARDS FOR DESIGN OF DEVELOPMENT WITHIN SUBDIVISIONS BY MODIFYING CERTAIN SECTIONS FOR THE ENGINEERING AND DESIGN STANDARDS MANUAL.**

Motion was made by Council Member Dale, Second by Council Member Chappell to table item to another meeting. Upon a vote, motion carried unanimously.

**CITY MANAGER'S REPORT.**

**EXECUTIVE SESSION.**

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

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

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

**RECONVENE INTO THE REGULAR SESSION.**

*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: 8:59PM**

Mayor Adjourned the Meeting.

---

TRACY CRAIG, MAYOR

ATTEST:

---

CANDIAS WEBSTER, CITY SECRETARY