

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 March 19, 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
Annie Trout	-	Administrative Office Manager
Absent: Candias Webster	-	City Secretary

CONSIDER APPROVAL OF MINUTES OF MARCH 5,2024 REGULAR SESSION.

Motion was made by Council Member Adams, Second by Council Member Chappell to Approve of Minutes of March 5, 2024 Regular Session. Upon a vote, motion carried unanimously.

CONSIDER ORDINANCE 2024-3 AUTHORIZING THE ISSUANCE AND SALE OF CITY OF MOUNT PLEASANT, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.

Motion was made by Council Member Dale, Second by Council Member Spruill to Approve Ordinance 2024-3 Authorizing the issuance and sale of City of Mount Pleasant, Texas, Combination Tax and Revenue Certificates Of Obligation, Series 2024; levying an annual ad valorem tax and providing for the security for and payment of the certificates; approving an official statement; providing an effective date; and enacting other provisions relating to the subject. Upon a vote, motion carried unanimously.

CONSIDER ORDINANCE 2024-9 AUTHORIZING THE ISSUANCE AND SALE OF CITY OF MOUNT PLEASANT, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2024; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF THE BONDS; APPROVING AN OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.

Motion was made by Council Member Spruill, Second by Council Member Chappell to Approve Ordinance 2024-9 Authorizing the issuance and sale of City of Mount Pleasant, Texas, General Obligation Refunding Bonds, Series 2024; levying an annual ad valorem tax and providing for the security for and payment of the bonds; approving an official statement; providing an effective date; and enacting other provisions relating to the subject. Upon a vote, motion carried unanimously.

CONSENT AGENDA

Motion was made by Council Member Dale, Second by Council Member Chappell to Approve of the following items in the Consent Agenda. Upon a vote, motion carried unanimously.

Pay Request from Wicker Construction for work on Sports Complex Regional Lift Station in the amount of \$202,945.02, Pay Request #10 from Heritage Constructors, Inc. for work on Southside WWTP Improvements in the amount of \$1,283,935.08, and Pay Request #1 from Schneider Electric for work on Water Meter Optimization Project in the amount of \$320,969.85.

CONSIDER A REQUEST FROM LESLIE FORD ON BEHALF OF DANNY CRUMP, PROPERTY OWNER, FOR THE APPROVAL OF A FINAL PLAT ESTABLISHING A SUBDIVISION AND CREATING LOT 1, BLOCK A, CRUMP ADDITION, FOR THE PURPOSE OF DEVELOPMENT, AND BEING A 1.116-ACRE TRACT OF LAND SITUATED IN THE RICHARD MOORE SURVEY, ABSTRACT NO. 390, TITUS COUNTY, TEXAS, AND DESCRIBED AS TRACT ONE IN THE WARRANTY TO DANNY CRUMP, AS RECORDED IN VOLUME NUMBER 1590, PAGE 265, DEED RECORDS OF TITUS COUNTY, TEXAS, CITY OF MOUNT PLEASANT, TEXAS, AND IS LOCATED AT THE NORTHWEST CORNER OF PECAN STREET AND S. JEFFERSON AVENUE.FP-2024-01

Motion was made by Council Member Adams, Second by Council Member Dale to Approve of a request from Leslie Ford on behalf of Danny Crump, property owner, for the approval of a Final Plat establishing a subdivision and creating Lot 1, Block A, Crump Addition, for the purpose of development, and being a 1.116-acre tract of land situated in the Richard Moore Survey, Abstract No. 390, Titus County, Texas, and described as tract one in the warranty to Danny Crump, as recorded in Volume Number 1590, Page 265, Deed Records of Titus County, Texas, City of Mount Pleasant, Texas, and is located at the northwest corner of Pecan Street and S. Jefferson Avenue.FP-2024-01. Upon a vote, motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER ORDINANCE 2024-6 A REQUEST FROM JON ANDERSON OF ATC PARTNERS, LLC, FOR THE APPROVAL OF AN AMENDMENT TO PD-2 (PLANNED DEVELOPMENT DISTRICT NO. 2) THAT WOULD ALLOW FOR THE ADDITION OF A 3.505-ACRE TRACT OF LAND BY AMENDING SECTION X. APPENDIX B, F AND G (PLANNED DEVELOPMENT CONCEPT PLAN) AND ADDING HOSPITAL AS A BY-RIGHT LAND USE, UNDER SECTION III. USE AND BUILDING ENVELOPE STANDARDS, AND SECTION IX. DEFINITIONS OF THE PD DEVELOPMENT REGULATIONS. THE SUBJECT PROPERTY IS GENERALLY LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF TANKERSLEY ROAD AND W. FERGUSON ROAD [HWY 271]. Z-2024-02

Mayor opened and closed the public hearing. Motion was made by Council Member Adams, Second by Council Member Chappell to Approve Ordinance 2024-6 a request from Jon Anderson of ATC Partners, LLC, for the approval of an amendment to PD-2 (Planned Development District No. 2) that would allow for the addition of a 3.505-acre tract of land by amending Section X. Appendix B, F and G (Planned Development Concept Plan) and adding Hospital as a by-right land use, under Section III. Use and Building Envelope Standards, and Section IX. Definitions of the PD Development Regulations. The subject property is generally located at the northwest quadrant of the intersection of Tankersley Road and W. Ferguson Road [Hwy 271]. Z-2024-02

Upon a vote, motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER ORDINANCE 2024-7 A REQUEST FROM JONATHAN CARDENAS FOR THE APPROVAL OF A ZONING CHANGE FROM SF-2 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO TF (TWO-FAMILY RESIDENTIAL DISTRICT) FOR THE PROPERTY LOCATED AT 501 N. JOHNSON AVENUE. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 2B & 3D, BLOCK 4, CALDWELL ADDITION, CITY OF MOUNT PLEASANT, TEXAS AND IS A VACANT 0.1865-ACRE PARCEL OF LAND. THE SUBJECT PROPERTY IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF W. 5TH STREET AND N. JOHNSON AVENUE. Z-2024-03.

Mayor opened and closed the public hearing. Motion was made by Council Member Dale, Second by Council Member Walker to Approve Ordinance 2024-7 a request from Jonathan Cardenas for the approval of a zoning change from SF-2

(Single-Family Residential District) to TF (Two-Family Residential District) for the property located at 501 N. Johnson Avenue. The subject property is described as Lot 2B & 3D, Block 4, Caldwell Addition, City of Mount Pleasant, Texas and is a vacant 0.1865-acre parcel of land. The subject property is generally located at the northwest corner of W. 5th Street and N. Johnson Avenue. Z-2024-03. Upon a vote, motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER ORDINANCE 2024-8 A REQUEST FROM WILL BURROWS, OF HUEY’S COFFEE, FOR THE APPROVAL OF AN SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A SIGN NOT SPECIFICALLY ADDRESSED BY THE CITY OF MOUNT PLEASANT SIGN REGULATIONS, AND MORE SPECIFICALLY TO ALLOW FOR A HUEY UH-1 HELICOPTER TO BE ERECTED ATOP THE BUILDING, WHICH IS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF W. 16TH STREET [U.S. HWY 67] AND NORTH MULBERRY AVENUE, AND IS ADDRESSED AS 301 W. 16TH STREET. Z-2024-04.

Mayor opened and closed the public hearing. Motion was made by Council Member Chappell, Second by Council Member Adams to Approve Ordinance 2024-8 a request from Will Burrows, of Huey’s Coffee, for the approval of an Specific Use Permit (SUP) to allow for a sign not specifically addressed by the City of Mount Pleasant Sign Regulations, and more specifically to allow for a Huey UH-1 Helicopter to be erected atop the building, which is generally located at the southwest corner of W. 16th Street [U.S. Hwy 67] and North Mulberry Avenue, and is addressed as 301 W. 16th Street. Z-2024-04. 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 and consultation with legal counsel regarding the purchase or value of real property for the Mount Pleasant West Loop Collection System Improvements Project to the Southside Wastewater Treatment Plant and on the south side from the Southside Waste Water Treatment Plant to Big Cypress Creek. (Tex. Gov’t Code 551.071 and 551.072)

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

RECONVENE INTO THE REGULAR SESSION

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

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

ADJOURN: 9:09PM

Mayor Adjourned the Meeting.

TRACY CRAIG, MAYOR

ATTEST:

ANNIE TROUT, ADMINISTRATIVE OFFICE MANAGER