



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

Tuesday, July 1, 2025 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/@thecityofmountpleasanttxa1157/streams>

### **CALL TO ORDER**

Roll Call and Certification of a Quorum

Mount Pleasant City Council

Invocation

Pledge of Allegiance

### **OPEN SESSION**

#### **PUBLIC COMMENTS**

*The City Council welcomes citizen participation and comments at all Council meetings. Citizen comments are limited to three 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.*

#### **CONSENT AGENDA**

**ITEMS ON THE CONSENT AGENDA ARE APPROVED THROUGH A SINGLE COUNCIL MOTION, WHICH APPLIES TO ALL ITEMS LISTED. CONSENT AGENDA ITEMS ARE CONSIDERED ROUTINE, NOT LIKELY TO REQUIRE DISCUSSION OR DELIBERATION, AND MAY BE DISCUSSED PRIOR TO MAKING A MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY.**

1. Consider Approval of the June 17, 2025, Regular Meeting Minutes.
2. Consider pay request #1 for J2 Construction Services for work performed at the Industrial Lift Station and force main.
3. Consider pay request #8 for Wicker Construction, Inc. for work performed on the West Loop Wastewater Collection Project.
4. Consider pay request #25 from Heritage Construction LLC for work performed at the Southside Wastewater Treatment Plant.

#### **MOTION TO APPROVE ALL CONSENT AGENDA ITEMS AS PRESENTED**

#### **REGULAR AGENDA**

5. Consider Responses to Request for Bids on Street Work #1-2025 and possible action on contract award(s).
6. Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 604 E 8th St within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 604 E 8th, Mt Pleasant City block 159 Lot 3A.



7. Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 401 E 14th St within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 401 E 14th, Mt Pleasant City block 334A Lot 1.
8. Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of two dilapidated structure at 1200 Blk of Rhambeau Parcel 11654 within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 1200 Blk of Rhambeau, Mt Pleasant City block 237B LOT 15C
9. Consider approving a Temporary Construction Access License Agreement with Jon Anderson to allow the transportation of construction fill material across a vacant city-owned tract adjacent to the Anderson Towne Crossing multi-family project.
10. City Manager's Report

#### **COUNCIL COMMENTS**

*Council Comments are limited to announcements of upcoming events, recent Council Member activities, or requests to add agenda items for an upcoming meeting (2 minutes per Council Member).*

#### **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:**

**Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074)** related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: (1) Discussion of application for City Manager and (2) Municipal Judge

**Deliberations Regarding Real Property (Tex. Gov't Code §551.072) to deliberate the purchase, exchange lease, or value of real property; Deliberations Regarding Economic Development Negotiations (Tex. Gov't Code §551.087) and (Tex. Gov't Code §551.072); and Consultation with Attorney (Tex. Gov't Code §551.071)** concerning Performance Agreement between the City and the MPEDC relating to the lease agreement for Project Elixir Pro.

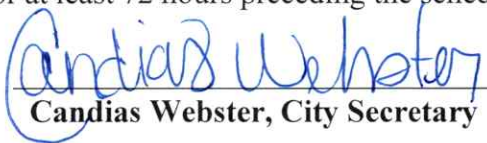
#### **RECONVENE INTO THE REGULAR SESSION**

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

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

#### **ADJOURN**

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00 pm on the 27<sup>th</sup> of June 2025 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 01 2025

**Staff Contact:** Candias Webster, City Secretary

**Department:** Administration

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**Subject:** Consider Approval of the June 17, 2025 Regular Meeting Minutes.

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**Item Summary:**

This is a typed copy of the minutes from the June 17, 2025 Regular Meeting

**Financial Impact:**

N/A.

**Recommendation(s):**

Motion to approve the June 17, 2025 meeting minutes

**Attachments:**

[2025.06.17 Regular](#)

**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 on June 17, 2025, at 6:00 PM. at the Council Chambers located at 501 North Madison with the following members present:

|                  |   |                                       |
|------------------|---|---------------------------------------|
| Wesley Lyon      | - | Mayor                                 |
| Carl Hinton      | - | Mayor Pro-Tem                         |
| Melanie Knight   | - | Council Member                        |
| Jonathan Hageman | - | Council Member                        |
| Kelly Redfearn   | - | Council Member                        |
| Debbie Corbell   | - | Council Member                        |
| Greg Nyhoff      | - | City Manager                          |
| Candias Webster  | - | Assistant City Manager/City Secretary |
| Lea Ream         | - | City Attorney                         |

**CONSIDER APPROVAL OF THE MAY 29, 2025, JUNE 3, 2025, AND JUNE 12, 2025 REGULAR MEETING MINUTES.**

Motion was made by Council Member Hinton and seconded by Council Member Redfearn to consider approval of May 29, 2025, June 3, 2025, and June 12, 2025 Meeting Minutes. Upon a vote, the motion carried unanimously.

**MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT**

No action was taken by the Council

**MONTHLY FINANCIAL REPORT FOR MONTH ENDED MAY 31, 2025.**

No action was taken by the Council

**CONSIDER AND POSSIBLY APPROVE ORDINANCE 2025-12 IDC/EDC FY 2025 BUDGET AMENDMENT.**

Motion was made by Council Member Redfearn and seconded by Council Member Hinton to approve Ordinance 2025-12 IDC/EDC FY 2025 budget amendment. Council Member Hageman recused from voting. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER ORDINANCE 2025-11 UPDATING USER FEES FOR CIVIC CENTER.**

Motion was made by Council Member Hageman and seconded by Council Member Corbell to approve Ordinance 2025-11 Updating User Fees for Civic Center, giving all non-profit 5013C a 30% discount. Upon a vote, the motion carried unanimously.

**CONSIDER PAY REQUEST #1 FOR DRAKE PAVING, LLC, FOR WORK PERFORMED AT THE MOUNT PLEASANT REGIONAL AIRPORT SOUTHWEST SITE DEVELOPMENT AND DRAINAGE IMPROVEMENTS.**

Motion was made by Council Member Hageman and seconded by Council Member Redfearn to approve pay request #1 for Drake Paving, LLC, for work performed at the Mount Pleasant Regional Airport Southwest Site Development and Drainage Improvements. Upon a vote, the motion carried unanimously.

**HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FOUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER A DECLARATION OF A DILAPIDATED STRUCTURE AT 508 HAGGARD AVE WITHIN THE CITY OF MOUNT PLEASANT.**



**TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 508 HAGGARD AVE, ANDERSON BLK D LOT 5.**

The Mayor opened the Public hearing, and no citizens commented, then the Mayor closed the public hearing. Motion was made by Council Member Hinton and Seconded by Council Member Corbell to approve Order 25-001 to declare the building at 201 E Pecan substandard and order it to be demolished by the owner within 30 days and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute. Upon a vote, the motion carried unanimously

**CITY MANAGER'S REPORT**

**ADJOURN 7:02 PM**

\_\_\_\_\_  
WESLEY LYON, MAYOR

ATTEST:

\_\_\_\_\_  
CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY



# AGENDA ITEM REPORT

**Meeting:** City Council - Jul 01 2025

**Staff Contact:** Erin Marshall, Utilities Director

**Department:** Utilities

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**Subject:** Consider pay request #1 for J 2 Construction Services for work performed at Industrial Lift Station and force main.

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**Item Summary:**

Pay Request #1 is in the amount of \$242,303.68. This pay request is for mobilization, clearing, and laying approximately 1750 ft of 8-inch sewer force main.

**Financial Impact:**

Original Construction \$1,440,424.00

The amount of this pay request is \$242,303.68

Percentage time complete 7%

Percent money 9%

**Recommendation(s):**

Recommend a motion to pay "Pay Request #1 in the amount of \$242,303.68

**Attachments:**

[102055 PE No.1 MOH](#)

[102055 PE No. 1](#)

## MATERIALS ON HAND

Estimate No.: 1

Date: April 30, 2025

Project: Industrial Lift Station and Force Main

| INVOICE #:    | Vendor                | Unit of Meas. | ORIGINAL INVOICE AMOUNT | AMOUNT INSTALLED TO DATE | VALUE OF INVOICED MATERIAL |
|---------------|-----------------------|---------------|-------------------------|--------------------------|----------------------------|
| 455481        | R.K. HALL LLC         | LS            | \$2,397.18              | -\$2,397.18              | \$0.00                     |
| 455482        | R.K. HALL LLC         | LS            | \$2,329.82              | -\$1,882.17              | \$447.65                   |
| 457026        | R.K. HALL LLC         | LS            | \$4,403.09              | \$0.00                   | \$4,403.09                 |
| 116284172.1   | Coburn Supply Company | LS            | \$2,265.56              | \$0.00                   | \$2,265.56                 |
| 116284172.2   | Coburn Supply Company | LS            | \$2,351.28              | \$0.00                   | \$2,351.28                 |
| 116284172.3   | Coburn Supply Company | LS            | \$8,340.19              | \$0.00                   | \$8,340.19                 |
| 116287469.1   | Coburn Supply Company | LS            | \$848.19                | \$0.00                   | \$848.19                   |
| 116287520.1-1 | Coburn Supply Company | LS            | \$4,023.60              | \$0.00                   | \$4,023.60                 |
| 116287520.1   | Coburn Supply Company | LS            | \$66,256.10             | -\$12,467.17             | \$53,788.93                |
| 116287520.2   | Coburn Supply Company | LS            | \$18,498.36             | \$0.00                   | \$18,498.36                |
| 116287520.3   | Coburn Supply Company | LS            | \$22,175.00             | -\$21,951.65             | \$223.35                   |
| 116287610.1   | Coburn Supply Company | LS            | \$58.38                 | -\$58.38                 | \$0.00                     |
| 116288090.1-1 | Coburn Supply Company | LS            | \$8,950.65              | \$0.00                   | \$8,950.65                 |
| 116288090.1   | Coburn Supply Company | LS            | \$292.50                | \$0.00                   | \$292.50                   |
| 116288090     | Coburn Supply Company | LS            | \$5,967.10              | \$0.00                   | \$5,967.10                 |
| 116288800.1   | Coburn Supply Company | LS            | \$672.80                | -\$672.80                | \$0.00                     |
| 116289262     | Coburn Supply Company | LS            | \$200.00                | -\$25.00                 | \$175.00                   |
| 1162899.45    | Coburn Supply Company | LS            | \$1,628.56              | \$0.00                   | \$1,628.56                 |
|               |                       |               |                         |                          |                            |
|               |                       |               |                         |                          |                            |
|               |                       |               |                         |                          |                            |
|               |                       |               |                         |                          |                            |

Total Material on Hand Amount \$112,204.01





# INVOICE

|                      |           |
|----------------------|-----------|
| <b>Invoice:</b>      | 455481    |
| <b>Date:</b>         | 04/14/25  |
| <b>Customer:</b>     | 700228    |
| <b>PO:</b>           | 0         |
| <b>Job:</b>          |           |
| <b>Project Name:</b> |           |
| <b>Project:</b>      | 700228-17 |
| <b>Location:</b>     | Sawyer    |
|                      | 1 of 1    |

J2 Construction Services  
3603 Brent Rd  
Longview, TX 75604

**Remit To:**  
SCS Materials  
PO BOX 843222  
Dallas, TX 75284-3222  
903-782-8100

| Ticket                                   | Date     | Product Code | Product                 | Units        | UM  | Unit Price | Material Total    | Freight Rate | Freight Total     | Env Fee       | Tax Total     | Total             |
|------------------------------------------|----------|--------------|-------------------------|--------------|-----|------------|-------------------|--------------|-------------------|---------------|---------------|-------------------|
| 100617863                                | 04/14/25 | 00069        | 1" #57 Rock - SB Sawyer | 26.63        | TON | 22.00      | 585.86            | 22.31        | 594.12            | 0.00          | 0.00          | 1,179.98          |
| 100617878                                | 04/14/25 | 00069        | 1" #57 Rock - SB Sawyer | 27.47        | TON | 22.00      | 604.34            | 22.31        | 612.86            | 0.00          | 0.00          | 1,217.20          |
| <b>Subtotal: 1" #57 Rock - SB Sawyer</b> |          |              |                         | <b>54.10</b> |     |            | <b>\$1,190.20</b> |              | <b>\$1,206.98</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$2,397.18</b> |
| <b>Totals :</b>                          |          |              |                         |              |     |            | <b>\$1,190.20</b> |              | <b>\$1,206.98</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$2,397.18</b> |

**Delivered To:** Mt. Pleasant Lift St

**TOTAL DUE: \$2,397.18**

Terms: Net 30 days. Past due amounts may be subject to finance charge.



# INVOICE

|                      |           |
|----------------------|-----------|
| <b>Invoice:</b>      | 455482    |
| <b>Date:</b>         | 04/14/25  |
| <b>Customer:</b>     | 700228    |
| <b>PO:</b>           | 12        |
| <b>Job:</b>          |           |
| <b>Project Name:</b> |           |
| <b>Project:</b>      | 700228-17 |
| <b>Location:</b>     | Sawyer    |
|                      | 1 of 1    |

J2 Construction Services  
3603 Brent Rd  
Longview, TX 75604

**Remit To:**  
SCS Materials  
PO BOX 843222  
Dallas, TX 75284-3222  
903-782-8100

| Ticket                                   | Date     | Product Code | Product                 | Units        | UM  | Unit Price | Material Total    | Freight Rate | Freight Total     | Env Fee       | Tax Total     | Total             |
|------------------------------------------|----------|--------------|-------------------------|--------------|-----|------------|-------------------|--------------|-------------------|---------------|---------------|-------------------|
| 100617729                                | 04/14/25 | 00069        | 1" #57 Rock - SB Sawyer | 25.97        | TON | 22.00      | 571.34            | 22.31        | 579.39            | 0.00          | 0.00          | 1,150.73          |
| 100617743                                | 04/14/25 | 00069        | 1" #57 Rock - SB Sawyer | 26.61        | TON | 22.00      | 585.42            | 22.31        | 593.67            | 0.00          | 0.00          | 1,179.09          |
| <b>Subtotal: 1" #57 Rock - SB Sawyer</b> |          |              |                         | <b>52.58</b> |     |            | <b>\$1,156.76</b> |              | <b>\$1,173.06</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$2,329.82</b> |
| <b>Totals :</b>                          |          |              |                         |              |     |            | <b>\$1,156.76</b> |              | <b>\$1,173.06</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$2,329.82</b> |

**Delivered To:** Mt. Pleasant Lift St

**TOTAL DUE: \$2,329.82**

Terms: Net 30 days. Past due amounts may be subject to finance charge.



# INVOICE

|                      |           |
|----------------------|-----------|
| <b>Invoice:</b>      | 457026    |
| <b>Date:</b>         | 04/29/25  |
| <b>Customer:</b>     | 700228    |
| <b>PO:</b>           | 0         |
| <b>Job:</b>          |           |
| <b>Project Name:</b> |           |
| <b>Project:</b>      | 700228-17 |
| <b>Location:</b>     | Sawyer    |
|                      | 1 of 1    |

J2 Construction Services  
3603 Brent Rd  
Longview, TX 75604

**Remit To:**  
SCS Materials  
PO BOX 843222  
Dallas, TX 75284-3222  
903-782-8100

| Ticket                                   | Date     | Product Code | Product                 | Units        | UM  | Unit Price | Material Total    | Freight Rate | Freight Total     | Env Fee       | Tax Total     | Total             |
|------------------------------------------|----------|--------------|-------------------------|--------------|-----|------------|-------------------|--------------|-------------------|---------------|---------------|-------------------|
| 100622841                                | 04/29/25 | 00069        | 1" #57 Rock - SB Sawyer | 24.80        | TON | 22.00      | 545.60            | 22.31        | 553.29            | 0.00          | 0.00          | 1,098.89          |
| 100622904                                | 04/29/25 | 00069        | 1" #57 Rock - SB Sawyer | 25.16        | TON | 22.00      | 553.52            | 22.31        | 561.32            | 0.00          | 0.00          | 1,114.84          |
| 100623027                                | 04/29/25 | 00069        | 1" #57 Rock - SB Sawyer | 24.34        | TON | 22.00      | 535.48            | 22.31        | 543.03            | 0.00          | 0.00          | 1,078.51          |
| 100623060                                | 04/29/25 | 00069        | 1" #57 Rock - SB Sawyer | 25.07        | TON | 22.00      | 551.54            | 22.31        | 559.31            | 0.00          | 0.00          | 1,110.85          |
| <b>Subtotal: 1" #57 Rock - SB Sawyer</b> |          |              |                         | <b>99.37</b> |     |            | <b>\$2,186.14</b> |              | <b>\$2,216.95</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$4,403.09</b> |
| <b>Totals :</b>                          |          |              |                         |              |     |            | <b>\$2,186.14</b> |              | <b>\$2,216.95</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$4,403.09</b> |

**Delivered To:** Mt. Pleasant Lift St

**TOTAL DUE: \$4,403.09**

Terms: Net 30 days. Past due amounts may be subject to finance charge.



PO BOX 99001  
DENHAM SPRINGS, LA. 70727-9001

SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116284172.1                                                                   |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/09/25                                                                      | 02/27/25   | 04/09/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO#                  | Job Name         |
|---------------|--------------|--------------|-------------------------------|------------------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | DUCTILE FITTINGS & RESTRAINTS | IND LIFT STATION |

| Line# | Qty. | Ord. | Ship | PartNumber<br>Description                                                                 | Unit Price | Per | Ext. Price |
|-------|------|------|------|-------------------------------------------------------------------------------------------|------------|-----|------------|
| 1     | 2    | 2    |      | 683NS10821<br>P401 LINED DMB822                                                           | 544.63     | EA  | 1089.26    |
| 2     | 10   | 10   |      | 683NS10845<br>TGP8S LF TRANS GASKET WITH SS BOLTS<br>Compliant with Lead Free Regulations | 55.54      | EA  | 555.40     |
| 3     | 10   | 10   |      | TYL602010<br>602010 IMP GLAND TUFGRIP 8 MJ C153 FOR DW-ND                                 | 62.09      | EA  | 620.90     |

All products listed as Lead Free are compliant to NSF/ANSI 372. Any item not specifically designated as lead free should be considered to be non-compliant with lead free regulations.

We have a new remittance address:



**PO Box 669259**  
**Dallas, Texas 75266-9259**

Please update your records.

We at Coburn's do appreciate your business.  
GO PAPERLESS! Decide how your invoices should be sent.  
Please visit <http://www.coburns.com/options>

COBURN'S Standard Terms: NET 25th

**Remit To: PO Box 669259**  
**Dallas, TX 75266-9259**

|                 |                   |
|-----------------|-------------------|
| Subtotal        | 2265.56           |
| Freight         | 0.00              |
| Handling        | 0.00              |
| Sales Tax       | 0.00              |
| Tax Rate: 0.000 |                   |
| Tax Code: EX-TX |                   |
| <b>TOTAL</b>    | <b>\$2,265.56</b> |





PO BOX 99001  
DENHAM SPRINGS, LA. 70727-9001

SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116284172.2                                                                   |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/14/25                                                                      | 02/27/25   | 04/14/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO#                  | Job Name         |
|---------------|--------------|--------------|-------------------------------|------------------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | DUCTILE FITTINGS & RESTRAINTS | IND LIFT STATION |

| Line# | Qty. | Ord. | Ship | PartNumber<br>Description                                                                 | Unit Price | Per | Ext. Price |
|-------|------|------|------|-------------------------------------------------------------------------------------------|------------|-----|------------|
| 1     | 2    | 2    |      | 683NS10818<br>P401 LIND DMB845                                                            | 555.37     | EA  | 1110.74    |
| 2     | 1    | 1    |      | 683NS10820<br>P401 LINED DMB811                                                           | 534.76     | EA  | 534.76     |
| 3     | 6    | 6    |      | 683NS10845<br>TGP8S LF TRANS GASKET WITH SS BOLTS<br>Compliant with Lead Free Regulations | 55.54      | EA  | 333.24     |
| 4     | 6    | 6    |      | TYL602010<br>602010 IMP GLAND TUFGRIP 8 MJ C153 FOR DW-ND                                 | 62.09      | EA  | 372.54     |

All products listed as Lead Free are compliant to NSF/ANSI 372. Any item not specifically designated as lead free should be considered to be non-compliant with lead free regulations.

We have a new remittance address:



**PO Box 669259**  
**Dallas, Texas 75266-9259**

Please update your records.

We at Coburn's do appreciate your business.  
GO PAPERLESS! Decide how your invoices should be sent.  
Please visit <http://www.coburns.com/options>

COBURN'S Standard Terms: NET 25th

**Remit To: PO Box 669259**  
**Dallas, TX 75266-9259**

|                 |                   |
|-----------------|-------------------|
| Subtotal        | 2351.28           |
| Freight         | 0.00              |
| Handling        | 0.00              |
| Sales Tax       | 0.00              |
| Tax Rate: 0.000 |                   |
| Tax Code: EX-TX |                   |
| <b>TOTAL</b>    | <b>\$2,351.28</b> |



PO BOX 99001  
DENHAM SPRINGS, LA. 70727-9001

SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116284172.3                                                                   |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/16/25                                                                      | 02/27/25   | 04/16/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO#                  | Job Name         |
|---------------|--------------|--------------|-------------------------------|------------------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | DUCTILE FITTINGS & RESTRAINTS | IND LIFT STATION |

| Line# | Qty. Ord. | Ship | PartNumber Description                                                                    | Unit Price | Per | Ext. Price |
|-------|-----------|------|-------------------------------------------------------------------------------------------|------------|-----|------------|
| 1     | 5         | 5    | 683NS10818<br>P401 LIND DMB845                                                            | 555.37     | EA  | 2776.85    |
| 2     | 1         | 1    | 683NS10822<br>P401 LINED DMB890                                                           | 610.90     | EA  | 610.90     |
| 3     | 2         | 2    | 683NS10823<br>P401 LINED DML8                                                             | 614.27     | EA  | 1228.54    |
| 4     | 1         | 0    | 683NS10843<br>P401 LINED DMR86                                                            | 490.29     | EA  | 0.00       |
| 5     | 2         | 2    | 68610005<br>VB262 24-36 Tall Valve Box With Cover Marked Water                            | 97.50      | EA  | 195.00     |
| 6     | 30        | 30   | 683NS10845<br>TGP8S LF TRANS GASKET WITH SS BOLTS<br>Compliant with Lead Free Regulations | 55.54      | EA  | 1666.20    |
| 7     | 30        | 30   | TYL602010<br>602010 IMP GLAND TUFGRIP 8 MJ C153 FOR DW-ND                                 | 62.09      | EA  | 1862.70    |

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|              |                   |
|--------------|-------------------|
| Subtotal     | 8340.19           |
| Freight      | 0.00              |
| Handling     | 0.00              |
| Sales Tax    | 0.00              |
| <b>TOTAL</b> | <b>\$8,340.19</b> |

Tax Rate: 0.000  
Tax Code: EX-TX



PO BOX 99001  
DENHAM SPRINGS, LA. 70727-9001

SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116287469.1                                                                   |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/09/25                                                                      | 04/01/25   | 04/09/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO# | Job Name     |
|---------------|--------------|--------------|--------------|--------------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | ARV & VALVES | STEVEN HICKS |

| Line# | Qty. | Ord. | Ship | PartNumber<br>Description                                                                         | Unit Price | Per | Ext. Price |
|-------|------|------|------|---------------------------------------------------------------------------------------------------|------------|-----|------------|
| 1     | 3    | 3    |      | ROM286098042<br>286-098042 202NS-9.80 X 1 IP OD RANGE 8.63-9.80                                   | 124.44     | EA  | 373.32     |
| 2     | 3    | 3    |      | FORF11004NL<br>F1100-4-NL 1 in Keycorp/MIP/CTS PJ                                                 | 73.10      | EA  | 219.30     |
| 3     | 20   | 20   |      | 45000304<br>1 X 20 LF K Hard Copper Tubing                                                        | 9.03       | FT  | 180.60     |
| 4     | 3    | 3    |      | FORC8444NL<br>C84-44-NL 1 in Coupling MIP/CTS PJ                                                  | 24.99      | EA  | 74.97      |
| 5     | 3    | 0    |      | 640NS14059<br>101S LF VAL-MATIC 1" WATER AIR/VACUUM VALVE<br>Compliant with Lead Free Regulations | 414.29     | EA  | 0.00       |
| 6     | 3    | 0    |      | 423NS14131<br>DFWA4WBC-24-AF1M METER BOX                                                          | 496.90     | EA  | 0.00       |

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|                              |                 |
|------------------------------|-----------------|
| Subtotal                     | 848.19          |
| Freight                      | 0.00            |
| Handling                     | 0.00            |
| Tax Rate: 0.000 Sales Tax    | 0.00            |
| Tax Code: EX-TX <b>TOTAL</b> | <b>\$848.19</b> |



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DENHAM SPRINGS, LA. 70727-9001

SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116287520.1-1                                                                 |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/14/25                                                                      | 04/01/25   | 04/14/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO# | Job Name    |
|---------------|--------------|--------------|--------------|-------------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | PIPE         | STEVN HICKS |

| Line# | Qty. | Ship | PartNumber | Description                                              | Unit Price | Per | Ext. Price |
|-------|------|------|------------|----------------------------------------------------------|------------|-----|------------|
| 1     | 280  | 280  | 47306204   | 8 in X 20 ft Green CL200 SDR21 PVC Pipe With Ring Gasket | 14.37      | FT  | 4023.60    |

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|                              |                   |
|------------------------------|-------------------|
| Subtotal                     | 4023.60           |
| Freight                      | 0.00              |
| Handling                     | 0.00              |
| Tax Rate: 0.000 Sales Tax    | 0.00              |
| Tax Code: EX-TX <b>TOTAL</b> | <b>\$4,023.60</b> |



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SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116287520.1                                                                   |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/09/25                                                                      | 04/01/25   | 04/09/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO# | Job Name    |
|---------------|--------------|--------------|--------------|-------------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | PIPE         | STEVN HICKS |

| Line# | Qty.<br>Ord. | Ship | PartNumber<br>Description                                            | Unit Price | Per | Ext. Price |
|-------|--------------|------|----------------------------------------------------------------------|------------|-----|------------|
| 1     | 4840         | 4560 | 47306204<br>8 in X 20 ft Green CL200 SDR21 PVC Pipe With Ring Gasket | 14.37      | FT  | 65527.20   |
| 2     | 4000         | 4000 | 71724650<br>14THHNSOGRN Green 14 GA THHN Solid Wire X 500            | 116.75     | M   | 467.00     |
| 3     | 10           | 10   | 66201047<br>QS1 1 Gal Off White Pipe Lube                            | 26.19      | EA  | 261.90     |

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|                 |                    |
|-----------------|--------------------|
| Subtotal        | 66256.10           |
| Freight         | 0.00               |
| Handling        | 0.00               |
| Sales Tax       | 0.00               |
| Tax Rate: 0.000 |                    |
| Tax Code: EX-TX |                    |
| <b>TOTAL</b>    | <b>\$66,256.10</b> |





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SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116287520.2                                                                   |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/14/25                                                                      | 04/01/25   | 04/14/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO# | Job Name |
|---------------|--------------|--------------|--------------|----------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | PIPE         | ALEX     |

| Line# | Qty.<br>Ord. | Ship | PartNumber<br>Description                                            | Unit Price | Per | Ext. Price |
|-------|--------------|------|----------------------------------------------------------------------|------------|-----|------------|
| 1     | 1280         | 1280 | 47306204<br>8 in X 20 ft Green CL200 SDR21 PVC Pipe With Ring Gasket | 14.37      | FT  | 18393.60   |
| 2     | 4            | 4    | 66201047<br>QS1 1 Gal Off White Pipe Lube                            | 26.19      | EA  | 104.76     |

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|                 |                    |
|-----------------|--------------------|
| Subtotal        | 18498.36           |
| Freight         | 0.00               |
| Handling        | 0.00               |
| Sales Tax       | 0.00               |
| Tax Rate: 0.000 |                    |
| Tax Code: EX-TX |                    |
| <b>TOTAL</b>    | <b>\$18,498.36</b> |



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SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116287520.3                                                                   |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/16/25                                                                      | 04/01/25   | 04/16/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO# | Job Name |
|---------------|--------------|--------------|--------------|----------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | PIPE         | ALEX     |

| Line# | Qty. | Ship | PartNumber<br>Description                                                                             | Unit Price | Per | Ext. Price |
|-------|------|------|-------------------------------------------------------------------------------------------------------|------------|-----|------------|
| 1     | 900  | 900  | 47388653<br>8 in X 20 ft SDR21 CL200 D2241/RJ Yelomine Certa-Lok PVC<br>Pressure Pipe Restraint Joint | 24.12      | FT  | 21708.00   |
| 2     | 4000 | 4000 | 71724650<br>14THHNSOGRN Green 14 GA THHN Solid Wire X 500                                             | 116.75     | M   | 467.00     |

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|                 |                    |
|-----------------|--------------------|
| Subtotal        | 22175.00           |
| Freight         | 0.00               |
| Handling        | 0.00               |
| Sales Tax       | 0.00               |
| Tax Rate: 0.000 |                    |
| Tax Code: EX-TX |                    |
| <b>TOTAL</b>    | <b>\$22,175.00</b> |



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SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116287610.1                                                                   |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/16/25                                                                      | 04/02/25   | 04/16/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO# | Job Name |
|---------------|--------------|--------------|--------------|----------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | TRACER WIRE  | ALEX     |

| Line# | Qty. | Ship | PartNumber | Description                                   | Unit Price | Per | Ext. Price |
|-------|------|------|------------|-----------------------------------------------|------------|-----|------------|
| 1     | 500  | 500  | 71724650   | 14THHNSOGRN Green 14 GA THHN Solid Wire X 500 | 116.75     | M   | 58.38      |

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|                              |                |
|------------------------------|----------------|
| Subtotal                     | 58.38          |
| Freight                      | 0.00           |
| Handling                     | 0.00           |
| Tax Rate: 0.000 Sales Tax    | 0.00           |
| Tax Code: EX-TX <b>TOTAL</b> | <b>\$58.38</b> |



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DENHAM SPRINGS, LA. 70727-9001

SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116288090.1-1                                                                 |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/16/25                                                                      | 04/07/25   | 04/16/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO#  | Job Name |
|---------------|--------------|--------------|---------------|----------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | 8" PLUG VALVE | STEVEN   |

| Line# | Qty. | Ship | PartNumber<br>Description                                                         | Unit Price | Per | Ext. Price |
|-------|------|------|-----------------------------------------------------------------------------------|------------|-----|------------|
| 1     | 3    | 3    | 645NS14637<br>8" LF MJ PLUG VALVE 130MG14<br>Compliant with Lead Free Regulations | 2983.55    | EA  | 8950.65    |

All products listed as Lead Free are compliant to NSF/ANSI 372. Any item not specifically designated as lead free should be considered to be non-compliant with lead free regulations.

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|                 |                   |
|-----------------|-------------------|
| Subtotal        | 8950.65           |
| Freight         | 0.00              |
| Handling        | 0.00              |
| Sales Tax       | 0.00              |
| Tax Rate: 0.000 |                   |
| Tax Code: EX-TX |                   |
| <b>TOTAL</b>    | <b>\$8,950.65</b> |



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SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116288090.1                                                                   |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/09/25                                                                      | 04/07/25   | 04/09/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO#  | Job Name |
|---------------|--------------|--------------|---------------|----------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | 8" PLUG VALVE | STEVEN   |

| Line# | Qty. | Ship | PartNumber<br>Description                                                         | Unit Price | Per | Ext. Price |
|-------|------|------|-----------------------------------------------------------------------------------|------------|-----|------------|
| 1     | 3    | 0    | 645NS14637<br>8" LF MJ PLUG VALVE 130MG14<br>Compliant with Lead Free Regulations | 2983.55    | EA  | 0.00       |
| 2     | 3    | 3    | 68610005<br>VB262 24-36 Tall Valve Box With Cover Marked Water                    | 97.50      | EA  | 292.50     |

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|                              |                 |
|------------------------------|-----------------|
| Subtotal                     | 292.50          |
| Freight                      | 0.00            |
| Handling                     | 0.00            |
| Tax Rate: 0.000 Sales Tax    | 0.00            |
| Tax Code: EX-TX <b>TOTAL</b> | <b>\$292.50</b> |



PO BOX 99001  
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SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116288090                                                                     |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/16/25                                                                      | 04/07/25   | 04/16/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO#  | Job Name |
|---------------|--------------|--------------|---------------|----------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | 8" PLUG VALVE | STEVEN   |

| Line# | Qty. | Ord. | Ship | PartNumber<br>Description                                                         | Unit Price | Per | Ext. Price |
|-------|------|------|------|-----------------------------------------------------------------------------------|------------|-----|------------|
| 1     | 2    | 2    |      | 645NS14637<br>8" LF MJ PLUG VALVE 130MG14<br>Compliant with Lead Free Regulations | 2983.55    | EA  | 5967.10    |

All products listed as Lead Free are compliant to NSF/ANSI 372. Any item not specifically designated as lead free should be considered to be non-compliant with lead free regulations.

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|                 |                   |
|-----------------|-------------------|
| Subtotal        | 5967.10           |
| Freight         | 0.00              |
| Handling        | 0.00              |
| Sales Tax       | 0.00              |
| Tax Rate: 0.000 |                   |
| Tax Code: EX-TX |                   |
| <b>TOTAL</b>    | <b>\$5,967.10</b> |





PO BOX 99001  
DENHAM SPRINGS, LA. 70727-9001

SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116288800.1                                                                   |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/16/25                                                                      | 04/14/25   | 04/16/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO# | Job Name |
|---------------|--------------|--------------|--------------|----------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | CASING       | ALEX     |

| Line# | Qty. | Ship | PartNumber<br>Description                                    | Unit Price | Per | Ext. Price |
|-------|------|------|--------------------------------------------------------------|------------|-----|------------|
| 1     | 40   | 40   | 46135100<br>14" LF X 20' PVC SCH 40 PRESSURE PIPE - BELL END | 16.82      | FT  | 672.80     |

We have a new remittance address:



**PO Box 669259**  
**Dallas, Texas 75266-9259**

Please update your records.

We at Coburn's do appreciate your business.  
GO PAPERLESS! Decide how your invoices should be sent.  
Please visit <http://www.coburns.com/options>

COBURN'S Standard Terms: NET 25th

**Remit To: PO Box 669259**  
**Dallas, TX 75266-9259**

|                              |                 |
|------------------------------|-----------------|
| Subtotal                     | 672.80          |
| Freight                      | 0.00            |
| Handling                     | 0.00            |
| Tax Rate: 0.000 Sales Tax    | 0.00            |
| Tax Code: EX-TX <b>TOTAL</b> | <b>\$672.80</b> |



PO BOX 99001  
DENHAM SPRINGS, LA. 70727-9001

SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via         |  |
|-------------------------------------------------------------------------------|------------|------------------|--|
| 116289262                                                                     |            | CUSTOMER PICK-UP |  |
| Inv. Date                                                                     | Order Date | Ship Date        |  |
| 04/23/25                                                                      | 04/17/25   | 04/23/25         |  |
| Branch Location                                                               |            |                  |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |                  |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO#    | Job Name |
|---------------|--------------|--------------|-----------------|----------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | DETECTABLE TAPE | STEVEN   |

| Line# | Qty. | Ship | PartNumber<br>Description                        | Unit Price | Per | Ext. Price |
|-------|------|------|--------------------------------------------------|------------|-----|------------|
| 1     | 2    | 2    | 60200904<br>Sigma 2 X 1000 Green Detectable Tape | 25.00      | RL  | 50.00      |
| 2     | 6    | 6    | 60200904<br>Sigma 2 X 1000 Green Detectable Tape | 25.00      | RL  | 150.00     |

We have a new remittance address:



**PO Box 669259**  
**Dallas, Texas 75266-9259**

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Please visit <http://www.coburns.com/options>

COBURN'S Standard Terms: NET 25th

**Remit To: PO Box 669259**  
**Dallas, TX 75266-9259**

|                              |                 |
|------------------------------|-----------------|
| Subtotal                     | 200.00          |
| Freight                      | 0.00            |
| Handling                     | 0.00            |
| Tax Rate: 0.000 Sales Tax    | 0.00            |
| Tax Code: EX-TX <b>TOTAL</b> | <b>\$200.00</b> |



PO BOX 99001  
DENHAM SPRINGS, LA. 70727-9001

SOLD TO: 8173396

J2 CONSTRUCTION SERVICES  
JOB: MT PLEASANT FORCE MAIN & LIFT  
3603 BRENT RD  
LONGVIEW TX 75604

# Invoice

| Invoice #                                                                     |            | Ship Via  |  |
|-------------------------------------------------------------------------------|------------|-----------|--|
| 116289945                                                                     |            | OUR TRUCK |  |
| Inv. Date                                                                     | Order Date | Ship Date |  |
| 04/25/25                                                                      | 04/24/25   | 04/25/25  |  |
| Branch Location                                                               |            |           |  |
| COBURN'S LONGVIEW (11)<br>201 S SPUR 63<br>LONGVIEW, TX 75601<br>903-753-8613 |            |           |  |

SHIP TO: 8173396

J2 CONSTRUCTION SERVICES  
MT PLEASANT FORCE MAIN & LIFT  
3691 FM 3417  
MOUNT PLEASANT, TX 75455

| Salesperson   | Wrt-BY       | Picked Up By | Customer PO# | Job Name |
|---------------|--------------|--------------|--------------|----------|
| DEVIN JACKSON | W TY PEARSON | STEVEN       | STEEL CASING | STEVEN   |

| Line# | Qty. | Ship | PartNumber<br>Description                                                                        | Unit Price | Per | Ext. Price |
|-------|------|------|--------------------------------------------------------------------------------------------------|------------|-----|------------|
| 1     | 23   | 23   | 441NS23673<br>14" LF X .250 STEEL CASING<br>Compliant with Lead Free Regulations                 | 52.78      | EA  | 1213.94    |
| 2     | 3    | 3    | 440NS81931<br>CSS8-0814-CR LF CASING SPACER 9.05 X 13.50<br>Compliant with Lead Free Regulations | 95.38      | EA  | 286.14     |
| 3     | 2    | 2    | 440NS23378<br>ESW0814 LF END SEAL WRA<br>Compliant with Lead Free Regulations                    | 64.24      | EA  | 128.48     |

All products listed as Lead Free are compliant to NSF/ANSI 372. Any item not specifically designated as lead free should be considered to be non-compliant with lead free regulations.

We have a new remittance address:



**PO Box 669259**  
**Dallas, Texas 75266-9259**

Please update your records.

We at Coburn's do appreciate your business.  
GO PAPERLESS! Decide how your invoices should be sent.  
Please visit <http://www.coburns.com/options>

COBURN'S Standard Terms: NET 25th

**Remit To: PO Box 669259**  
**Dallas, TX 75266-9259**

|                 |                   |
|-----------------|-------------------|
| Subtotal        | 1628.56           |
| Freight         | 0.00              |
| Handling        | 0.00              |
| Sales Tax       | 0.00              |
| Tax Rate: 0.000 |                   |
| Tax Code: EX-TX |                   |
| <b>TOTAL</b>    | <b>\$1,628.56</b> |

## PROGRESS ESTIMATE

140 E. TYLER ST., SUITE 600  
LONGVIEW, TX 75601  
903.236.7700

**Estimate No.:** 1

Date: April 30, 2025

Project: Industrial Lift Station and Force Main

Period: From: 04/07/2025 To: 04/25/2025

Contractor: J 2 Construction Services, LLC

Address: 3603 Brent Rd., Longview TX 75604

Amount of Contract as Awarded: \$1,440,242.00

Change Orders:

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

Total Change Orders: \$0.00

Total Adjusted Contract: \$1,440,242.00

Notice to Proceed Date: April 7, 2025

Contract Time: 300 Days

% Complete (Time): 7.67%

% Complete (\$): 9.92%

Project No: 102055

### PREVIOUS PAYMENTS AUTHORIZED

|    |     |
|----|-----|
| #1 | #10 |
| #2 | #11 |
| #3 | #12 |
| #4 | #13 |
| #5 | #14 |
| #6 | #15 |
| #7 | #16 |
| #8 | #17 |
| #9 | #18 |

Total Payments \$0.00

Previously Authorized: \$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 (\$) |
|---------------------------------|------------------------------------------------------------------|---------------|----------------------------|---------------------------|--------------------------|----------------------------|-----------------|------------------------------|
| <b>SCHEDULE 1 - GENERAL</b>     |                                                                  |               |                            |                           |                          |                            |                 |                              |
| 1.01                            | Mobilization, Insurance, Bonds                                   | LS            | 1                          | 0.00                      | 0.50                     | 0.50                       | \$47,600.00     | \$23,800.00                  |
| 1.02                            | Barricades, Signs, and Traffic Handling                          | LS            | 1                          | 0.00                      | 0.10                     | 0.10                       | \$7,950.00      | \$833.33                     |
| 1.03                            | Clearing and Grubbing                                            | AC            | 1                          | 0.00                      | 0.30                     | 0.30                       | \$26,700.00     | \$8,010.00                   |
| 1.04                            | Force Main Testing                                               | LS            | 1                          | 0.00                      |                          | 0.00                       | \$13,000.00     | \$0.00                       |
| 1.05                            | Temporary Bypass Pumping                                         | LS            | 1                          | 0.00                      |                          | 0.00                       | \$91,200.00     | \$0.00                       |
| 1.06                            | Care of Water During Construction                                | LS            | 1                          | 0.00                      |                          | 0.00                       | \$2,200.00      | \$0.00                       |
| 1.07                            | Stormwater Pollution Prevention                                  | LS            | 1                          | 0.00                      | 0.11                     | 0.11                       | \$13,650.00     | \$1,516.67                   |
| 1.08                            | Excavation Safety                                                | LS            | 1                          | 0.00                      | 0.11                     | 0.11                       | \$2,200.00      | \$242.00                     |
| 1.09                            | Trench Safety                                                    | LF            | 7,790                      | 0.00                      | 857.00                   | 857.00                     | \$0.50          | \$428.50                     |
| 1.10                            | Demo Existing Lift Station Site                                  | LS            | 1                          | 0.00                      |                          | 0.00                       | \$14,300.00     | \$0.00                       |
| 1.11                            | Foundation Material for Trench                                   | CU            | 1,400                      | 0.00                      |                          | 0.00                       | \$49.00         | \$0.00                       |
| 1.12                            | 8-in SDR 21 PVC Force Main                                       | LF            | ***7,075                   | 0.00                      | 857.00                   | 857.00                     | \$38.00         | \$32,566.00                  |
| 1.13                            | 8-in SDR 21 Restrained Joint PVC Force Main by Directional Drill | LF            | ***1,611                   | 0.00                      | 896.00                   | 896.00                     | \$81.00         | \$72,576.00                  |
| 1.14                            | Air Release Valve                                                | EA            | 6                          | 0.00                      |                          | 0.00                       | \$1,950.00      | \$0.00                       |
| 1.15                            | Cut, Plug, and Abandon Existing Force Main                       | EA            | 4                          | 0.00                      |                          | 0.00                       | \$1,324.00      | \$0.00                       |
| 1.16                            | 8-in Plug Valve Assembly                                         | EA            | 5                          | 0.00                      |                          | 0.00                       | \$4,305.00      | \$0.00                       |
| 1.17                            | Open Cut and Repair Asphalt                                      | SY            | ***216                     | 0.00                      |                          | 0.00                       | \$57.00         | \$0.00                       |
| 1.18                            | Open Cut and Repair Concrete                                     | SY            | 18                         | 0.00                      |                          | 0.00                       | \$263.00        | \$0.00                       |
| 1.19                            | Open Cut and Repair Gravel                                       | SY            | ***63                      | 0.00                      |                          | 0.00                       | \$27.00         | \$0.00                       |
| 1.20                            | Remove and Replace Barbed Wire Fence                             | LF            | 40                         | 0.00                      |                          | 0.00                       | \$32.00         | \$0.00                       |
| 1.21                            | Connect to Existing Force Main                                   | EA            | 1                          | 0.00                      |                          | 0.00                       | \$8,950.00      | \$0.00                       |
| 1.22                            | Existing Air Releases Valve Abandonment                          | EA            | 3                          | 0.00                      |                          | 0.00                       | \$395.00        | \$0.00                       |
| 1.23                            | Sanitary Lift Station Improvements                               | LS            | 1                          | 0.00                      |                          | 0.00                       | \$359,360.00    | \$0.00                       |
| 1.24                            | Lift Station Coating System                                      | LS            | 1                          | 0.00                      |                          | 0.00                       | \$44,000.00     | \$0.00                       |
| 1.25                            | 2,000 LBS Capacity Electric Crane                                | EA            | 1                          | 0.00                      |                          | 0.00                       | \$16,450.00     | \$0.00                       |
| 1.26                            | Wooden Privacy Fence with Gates                                  | LF            | 105                        | 0.00                      |                          | 0.00                       | \$74.00         | \$0.00                       |
| 1.27                            | Asphalt Driveway at Lift Station                                 | SY            | 138                        | 0.00                      |                          | 0.00                       | \$76.00         | \$0.00                       |
| 1.28                            | 100-kW Generator                                                 | LS            | 1                          | 0.00                      |                          | 0.00                       | \$85,155.00     | \$0.00                       |
| 1.29                            | Electrical Improvements                                          | LS            | 1                          | 0.00                      |                          | 0.00                       | \$84,735.00     | \$0.00                       |
| 1.30                            | Electrical Power System Studies                                  | LS            | 1                          | 0.00                      |                          | 0.00                       | \$8,925.00      | \$0.00                       |
| 1.31                            | Seed and Fertilize                                               | AC            | 2                          | 0.00                      |                          | 0.00                       | \$2,260.00      | \$0.00                       |
| 1.32                            | Miscellaneous Allowance                                          | AL            | 1                          | 0.00                      |                          | 0.00                       | ***\$43,893.00  | \$0.00                       |
| 1.33                            | Cost of Sleeves and Restraints                                   | LS            | 1                          | 0.00                      |                          | 0.00                       | \$6,945.00      | \$0.00                       |
| <b>*FIELD WORK ORDER No. 1</b>  |                                                                  |               |                            |                           |                          |                            |                 |                              |
| *FWO 1.1                        | Furnish and Install 14-in PVC Casing over Existing               | LF            | 40                         | 0.00                      | 40.00                    | 40.00                      | \$72.00         | \$2,880.00                   |
| <b>**FIELD WORK ORDER No. 2</b> |                                                                  |               |                            |                           |                          |                            |                 |                              |
| *FWO 2.1                        | Add 6-in Water Line Conflict Avoidance                           | LS            | 1                          | 0.00                      |                          | 0.00                       | \$2,461.00      | \$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 (\$) |
|----------|-----------------------------------------|---------------|----------------------------|---------------------------|--------------------------|----------------------------|-----------------|------------------------------|
| *FWO 2.2 | Add 12-in Water Line Conflict Avoidance | LS            | 1                          | 0.00                      |                          | 0.00                       | \$3,360.00      | \$0.00                       |

\*Per FWO No. 1; \*\*Per FWO No. 2; \*\*\* Per FWO No. 3

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 Brittney Smith  
Date 05/30/2025  
Approved: CITY OF MOUNT PLEASANT  
By \_\_\_\_\_  
Date \_\_\_\_\_

|                                                   |                     |
|---------------------------------------------------|---------------------|
| Total Amount to Date                              | \$142,852.50        |
| Material on Hand                                  | \$112,204.01        |
|                                                   | \$255,056.51        |
| Less 5% Retainage                                 | \$12,752.83         |
| Net Total                                         | \$242,303.68        |
| Less Previous Payments                            | \$0.00              |
| <b>Amount Payable to Contractor This Estimate</b> | <b>\$242,303.68</b> |



# AGENDA ITEM REPORT

**Meeting:** City Council - Jul 01 2025

**Staff Contact:** Erin Marshall, Utilities Director

**Department:** Utilities

---

**Subject:** Consider pay request #8 for Wicker Construction, Inc. for work performed on the West Loop Wastewater Collection Project.

---

**Item Summary:**

Pay Request #8 is in the amount of \$475,061.18. This pay request is for laying approximately 6000 ft of 18-inch sewer mains this month, the installation of manholes, and casing. Total sewer main installed to date is approximately 25,000 ft, this includes road bores and casing.

**Financial Impact:**

Original Construction \$ 9,816,351.10

Payments Previously Authorized \$ 4,232,457.00

The amount of this pay request is \$ 475,061.18

Percentage time complete 46 %

Percent money 37 %

**Recommendation(s):**

Recommend a motion to pay request #8 in the amount of \$475,061.18

**Attachments:**

[MP162 PE No. 8 MOH](#)

[MP162 PE No. 8](#)

## MATERIALS ON HAND

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

Estimate No.: 8

Date: May 28, 2025

Project: West Loop Wastewater Collection Imp.

| ITEM                            | DESCRIPTION                                                 | Unit of Meas. | RECEIVED THIS PERIOD | Previous Month's Quantity | Month's Change in Quantity | ORIGINAL INVOICE AMOUNT | AMOUNT INSTALLED TO DATE | VALUE OF INVOICED MATERIAL |
|---------------------------------|-------------------------------------------------------------|---------------|----------------------|---------------------------|----------------------------|-------------------------|--------------------------|----------------------------|
| <b>START PAY ESTIMATE NO. 1</b> |                                                             |               |                      |                           |                            |                         |                          |                            |
| NONE                            |                                                             |               |                      |                           |                            |                         |                          |                            |
| <b>START PAY ESTIMATE NO. 2</b> |                                                             |               |                      |                           |                            |                         |                          |                            |
| 1.                              | HAYES INVOICE NO. 1093046 (8" SDR21 CL 200 YELLOWMINE PIPE) | LF            |                      | 820.00                    | 820.00                     | \$20.40                 | 820.00                   | \$0.00                     |
| 1.                              | HAYES INVOICE NO. 1093046 (6" SDR21 CL 200 YELLOWMINE PIPE) | LF            |                      | 140.00                    | 140.00                     | \$12.30                 |                          | \$1,722.00                 |
| 2.                              | HAYES INVOICE NO. 1093048 (6 X 12 SS CASING SPACERS)        | EA            |                      | 18.00                     | 18.00                      | \$70.00                 |                          | \$1,260.00                 |
| 2.                              | HAYES INVOICE NO. 1093048 (6 X 12 PULL ON END SEAL)         | EA            |                      | 4.00                      | 4.00                       | \$49.00                 |                          | \$196.00                   |
| 2.                              | HAYES INVOICE NO. 1093048 (8 X 16 SS CASING SPACER)         | EA            |                      | 158.00                    | 158.00                     | \$83.00                 | 158.00                   | \$0.00                     |
| 2.                              | HAYES INVOICE NO. 1093048 (8 X 16 PULL ON END SEAL)         | EA            |                      | 16.00                     | 16.00                      | \$53.00                 | 16.00                    | \$0.00                     |
| 3.                              | HAYES INVOICE NO. 1093312 (16" X .3125 STEEL CASING)        | LF            |                      | 880.00                    | 880.00                     | \$44.75                 | 720.00                   | \$7,160.00                 |
| 4.                              | HAYES INVOICE NO. 1093412 (2" 440 SEWAGE AIR VALVE)         | EA            |                      | 4.00                      | 4.00                       | \$1,750.00              | 3.00                     | \$1,750.00                 |
| 5.                              | HAYES INVOICE NO. 1093420 (8" SDR21 CL 200 YELLOWMINE PIPE) | LF            |                      | 560.00                    | 560.00                     | \$20.40                 | 130.00                   | \$8,772.00                 |
| 6.                              | HAYES INVOICE NO. 1093413 (6" MJ 45 BEND)                   | EA            |                      | 6.00                      | 6.00                       | \$370.00                |                          | \$2,220.00                 |
| 6.                              | HAYES INVOICE NO. 1093413 (8" MJ 22-1/2 BEND)               | EA            |                      | 8.00                      | 8.00                       | \$480.00                | 8.00                     | \$0.00                     |
| 6.                              | HAYES INVOICE NO. 1093413 (8" MJ 11-1/4 BEND)               | EA            |                      | 6.00                      | 6.00                       | \$470.00                | 6.00                     | \$0.00                     |
| 6.                              | HAYES INVOICE NO. 1093413 (8" MJ 45 BEND)                   | EA            |                      | 13.00                     | 13.00                      | \$483.00                | 13.00                    | \$0.00                     |
| 6.                              | HAYES INVOICE NO. 1093413 (8" MJ SLEEVE)                    | EA            |                      | 15.00                     | 15.00                      | \$534.00                | 15.00                    | \$0.00                     |
| 6.                              | HAYES INVOICE NO. 1093413 (6" MJ SLEEVE)                    | EA            |                      | 5.00                      | 5.00                       | \$365.00                |                          | \$1,825.00                 |
| 6.                              | HAYES INVOICE NO. 1093413 (6" MJ WYE)                       | EA            |                      | 2.00                      | 2.00                       | \$615.00                |                          | \$1,230.00                 |
| 6.                              | HAYES INVOICE NO. 1093413 (8" X 6" MJ REDUCER)              | EA            |                      | 2.00                      | 2.00                       | \$426.00                |                          | \$852.00                   |
| <b>START PAY ESTIMATE NO. 3</b> |                                                             |               |                      |                           |                            |                         |                          |                            |
| 7.                              | HAYES INVOICE NO. 1094385 (6" SDR21 CL200 PVC PIPE)         | LF            |                      | 60.00                     | 60.00                      | \$8.85                  |                          | \$531.00                   |
| 7.                              | HAYES INVOICE NO. 1094385 (8" SDR21 CL200 PVC PIPE)         | LF            |                      | 3,960.00                  | 3,960.00                   | \$14.55                 | 3,960.00                 | \$0.00                     |
| 8.                              | HAYES INVOICE NO. 1094387 (8" SDR21 CL200 PVC PIPE)         | LF            |                      | 4,320.00                  | 4,320.00                   | \$14.55                 | 4,320.00                 | \$0.00                     |
| 9.                              | HAYES INVOICE NO. 1095843 (8" MJ PLUG VALVE)                | EA            |                      | 4.00                      | 4.00                       | \$1,720.00              | 1.00                     | \$5,160.00                 |
| 10.                             | HAYES INVOICE NO. 1096774 (12" X 24" SS CASING SPACER)      | EA            |                      | 186.00                    | 186.00                     | \$134.00                |                          | \$24,924.00                |
| 10.                             | HAYES INVOICE NO. 1096774 (12" X 16 END SEAL)               | EA            |                      | 20.00                     | 20.00                      | \$76.00                 |                          | \$1,520.00                 |
| 10.                             | HAYES INVOICE NO. 1096774 (18" X 30" SS CASING SPACER)      | EA            |                      | 220.00                    | 220.00                     | \$164.00                | 77.00                    | \$23,452.00                |
| 10.                             | HAYES INVOICE NO. 1096774 (18" X 30" END SEAL)              | EA            |                      | 20.00                     | 20.00                      | \$90.00                 | 10.00                    | \$900.00                   |
| 11.                             | HAYES INVOICE NO. 1096775 (6" FLG PLUG VALVE)               | EA            |                      | 4.00                      | 4.00                       | \$1,300.00              |                          | \$5,200.00                 |
| 11.                             | HAYES INVOICE NO. 1096775 (6" FLG CHECK VALVE W/ LEVER)     | EA            |                      | 4.00                      | 4.00                       | \$2,950.00              |                          | \$11,800.00                |
| 12.                             | HAYES INVOICE NO. 1096776 (12" BELL RESTRAINT)              | EA            |                      | 68.00                     | 68.00                      | \$225.00                |                          | \$15,300.00                |
| 12.                             | HAYES INVOICE NO. 1096776 (18" BELL RESTRAINT)              | EA            |                      | 64.00                     | 64.00                      | \$690.00                | 28.00                    | \$24,840.00                |



| ITEM | DESCRIPTION                                                | Unit of Meas. | RECEIVED THIS PERIOD | Previous Month's Quantity | Month's Change in Quantity | ORIGINAL INVOICE AMOUNT | AMOUNT INSTALLED TO DATE | VALUE OF INVOICED MATERIAL |
|------|------------------------------------------------------------|---------------|----------------------|---------------------------|----------------------------|-------------------------|--------------------------|----------------------------|
| 13.  | HAYES INVOICE NO. 1096777 (6" MJ WYE 401 COATED)           | EA            |                      | 2.00                      | 2.00                       | \$615.00                |                          | \$1,230.00                 |
| 13.  | HAYES INVOICE NO. 1096777 (8" MJ WYE 401 COATED)           | EA            |                      | 1.00                      | 1.00                       | \$857.00                | 1.00                     | \$0.00                     |
| 13.  | HAYES INVOICE NO. 1096777 (12" MJ TEE 401 COATED)          | EA            |                      | 3.00                      | 3.00                       | \$1,596.00              |                          | \$4,788.00                 |
| 13.  | HAYES INVOICE NO. 1096777 (8" MJ TEE 401 COATED)           | EA            |                      | 1.00                      | 1.00                       | \$790.00                | 1.00                     | \$0.00                     |
| 13.  | HAYES INVOICE NO. 1096777 (8" MJ 45 BEND 401 COATED)       | EA            |                      | 1.00                      | 1.00                       | \$530.00                | 1.00                     | \$0.00                     |
| 13.  | HAYES INVOICE NO. 1096777 (12" MJ X PE 45 BEND 401 COATED) | EA            |                      | 3.00                      | 3.00                       | \$946.00                |                          | \$2,838.00                 |
| 13.  | HAYES INVOICE NO. 1096777 (6" MJ 90 BEND 401 COATED)       | EA            |                      | 2.00                      | 2.00                       | \$417.00                |                          | \$834.00                   |
| 13.  | HAYES INVOICE NO. 1096777 (8" MJ 90 BEND 401 COATED)       | EA            |                      | 2.00                      | 2.00                       | \$530.00                | 2.00                     | \$0.00                     |
| 13.  | HAYES INVOICE NO. 1096777 (12" MJ 90 BEND 401 COATED)      | EA            |                      | 3.00                      | 3.00                       | \$1,029.00              |                          | \$3,087.00                 |
| 13.  | HAYES INVOICE NO. 1096777 (18" MJ ACC KIT)                 | EA            |                      | 6.00                      | 6.00                       | \$110.00                |                          | \$660.00                   |
| 13.  | HAYES INVOICE NO. 1096777 (12" MJ ACC KIT)                 | EA            |                      | 15.00                     | 15.00                      | \$60.00                 |                          | \$900.00                   |
| 13.  | HAYES INVOICE NO. 1096777 (8" MJ ACC KIT)                  | EA            |                      | 11.00                     | 11.00                      | \$35.00                 | 11.00                    | \$0.00                     |
| 13.  | HAYES INVOICE NO. 1096777 (6" MJ ACC KIT)                  | EA            |                      | 12.00                     | 12.00                      | \$32.00                 |                          | \$384.00                   |
| 13.  | HAYES INVOICE NO. 1096777 (6" X 4" FLG REDUCER 401 COATED) | EA            |                      | 4.00                      | 4.00                       | \$440.00                |                          | \$1,760.00                 |
| 13.  | HAYES INVOICE NO. 1096777 (6" FLG 90 BEND 401 COATED)      | EA            |                      | 12.00                     | 12.00                      | \$595.00                |                          | \$7,140.00                 |
| 13.  | HAYES INVOICE NO. 1096777 (8" MJ 11-1/4 BEND 401 COATED)   | EA            |                      | 7.00                      | 7.00                       | \$470.00                | 7.00                     | \$0.00                     |
| 13.  | HAYES INVOICE NO. 1096777 (6" MJ TRANS ACC KIT)            | EA            |                      | 2.00                      | 2.00                       | \$40.00                 |                          | \$80.00                    |
| 13.  | HAYES INVOICE NO. 1096777 (8" MJ TRANS ACC KIT)            | EA            |                      | 6.00                      | 6.00                       | \$42.00                 | 6.00                     | \$0.00                     |
| 13.  | HAYES INVOICE NO. 1096777 (18" MJ TRANS ACC KIT)           | EA            |                      | 4.00                      | 4.00                       | \$139.97                | 4.00                     | \$0.00                     |
| 13.  | HAYES INVOICE NO. 1096777 (18" MJ X SDR35 TRANS GASKET)    | EA            |                      | 6.00                      | 6.00                       | \$160.00                | 6.00                     | \$0.00                     |
| 13.  | HAYES INVOICE NO. 1096777 (12" MJ X SDR35 TRANS GASKET)    | EA            |                      | 15.00                     | 15.00                      | \$65.00                 |                          | \$975.00                   |
| 13.  | HAYES INVOICE NO. 1096777 (8" MJ X SDR35 TRANS GASKET)     | EA            |                      | 10.00                     | 10.00                      | \$35.00                 | 10.00                    | \$0.00                     |
| 13.  | HAYES INVOICE NO. 1096777 (6" MJ X SDR35 TRANS GASKET)     | EA            |                      | 10.00                     | 10.00                      | \$30.00                 |                          | \$300.00                   |
| 14.  | HAYES INVOICE NO. 1097117 (6" X .25 BARE STEEL CASING)     | LF            |                      | 560.00                    | 560.00                     | \$19.50                 |                          | \$10,920.00                |
| 14.  | HAYES INVOICE NO. 1097117 (12" X .25 BARE STEEL CASING)    | LF            |                      | 120.00                    | 120.00                     | \$28.00                 |                          | \$3,360.00                 |
| 14.  | HAYES INVOICE NO. 1097117 (16" X .3125 BARE STEEL CASING)  | LF            |                      | 160.00                    | 160.00                     | \$44.75                 |                          | \$7,160.00                 |
| 14.  | HAYES INVOICE NO. 1097117 (24" X .438 BARE STEEL CASING)   | LF            |                      | 1,120.00                  | 1,120.00                   | \$104.00                |                          | \$116,480.00               |
| 14.  | HAYES INVOICE NO. 1097117 (30" X .50 BARE STEEL CASING)    | LF            |                      | 780.00                    | 780.00                     | \$152.50                | 400.00                   | \$57,950.00                |
| 14.  | HAYES INVOICE NO. 1097117 (24" X .438 COATED STEEL CASING) | LF            |                      | 120.00                    | 120.00                     | \$140.00                |                          | \$16,800.00                |
| 14.  | HAYES INVOICE NO. 1097117 (30" X .50 COATED STEEL CASING)  | LF            |                      | 240.00                    | 240.00                     | \$174.00                |                          | \$41,760.00                |
| 15.  | HAYES INVOICE NO. 1097131 (12" X 14' SDR26 SEWER PVC PIPE) | LF            |                      | 2,688.00                  | 2,688.00                   | \$26.60                 |                          | \$71,500.80                |
| 16.  | HAYES INVOICE NO. 1097133 (12" X 14' SDR26 SEWER PVC PIPE) | LF            |                      | 2,688.00                  | 2,688.00                   | \$26.60                 |                          | \$71,500.80                |
| 17.  | HAYES INVOICE NO. 1097135 (12" X 20' SDR26 SEWER PVC PIPE) | LF            |                      | 2,560.00                  | 2,560.00                   | \$26.60                 |                          | \$68,096.00                |
| 18.  | HAYES INVOICE NO. 1097137 (8" SDR21 CL 200 PVC PIPE GREEN) | LF            |                      | 720.00                    | 720.00                     | \$14.55                 | 620.00                   | \$1,455.00                 |
| 18.  | HAYES INVOICE NO. 1097137 (12" X 14' SDR26 SEWER PVC PIPE) | LF            |                      | 1,288.00                  | 1,288.00                   | \$26.60                 |                          | \$34,260.80                |
| 18.  | HAYES INVOICE NO. 1097137 (12" X 20' SDR26 SEWER PVC PIPE) | LF            |                      | 880.00                    | 880.00                     | \$26.60                 |                          | \$23,408.00                |
| 19.  | HAYES INVOICE NO. 1097139 (8" SDR21 CL200 PVC PIPE)        | LF            |                      | 760.00                    | 760.00                     | \$14.55                 |                          | \$11,058.00                |
| 19.  | HAYES INVOICE NO. 1097139 (18" X 14' SDR26 SEWER PVC PIPE) | LF            |                      | 770.00                    | 770.00                     | \$42.40                 | 770.00                   | \$0.00                     |
| 20.  | HAYES INVOICE NO. 1097140 (18" X 14' SDR26 SEWER PVC PIPE) | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 21.  | HAYES INVOICE NO. 1097141 (18" X 14' SDR26 SEWER PVC PIPE) | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 22.  | HAYES INVOICE NO. 1097142 (18" X 14' SDR26 SEWER PVC PIPE) | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 23.  | HAYES INVOICE NO. 1097143 (18" X 14' SDR26 SEWER PVC PIPE) | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 24.  | HAYES INVOICE NO. 1097144 (18" X 14' SDR26 SEWER PVC PIPE) | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |

| ITEM                            | DESCRIPTION                                                       | Unit of Meas. | RECEIVED THIS PERIOD | Previous Month's Quantity | Month's Change in Quantity | ORIGINAL INVOICE AMOUNT | AMOUNT INSTALLED TO DATE | VALUE OF INVOICED MATERIAL |
|---------------------------------|-------------------------------------------------------------------|---------------|----------------------|---------------------------|----------------------------|-------------------------|--------------------------|----------------------------|
| 25.                             | HAYES INVOICE NO. 1097145 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 26.                             | HAYES INVOICE NO. 1097146 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 27.                             | HAYES INVOICE NO. 1097150 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 28.                             | HAYES INVOICE NO. 1097152 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 29.                             | HAYES INVOICE NO. 1097155 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 30.                             | HAYES INVOICE NO. 1097156 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 31.                             | HAYES INVOICE NO. 1097157 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 32.                             | HAYES INVOICE NO. 1097158 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 1,050.00                 | \$0.00                     |
| 33.                             | HAYES INVOICE NO. 1097159 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 | 854.00                   | \$8,310.40                 |
| 34.                             | HAYES INVOICE NO. 1097160 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 |                          | \$44,520.00                |
| 35.                             | HAYES INVOICE NO. 1097161 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 |                          | \$44,520.00                |
| 36.                             | HAYES INVOICE NO. 1097162 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 |                          | \$44,520.00                |
| 37.                             | HAYES INVOICE NO. 1097163 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 |                          | \$44,520.00                |
| 38.                             | HAYES INVOICE NO. 1097164 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 |                          | \$44,520.00                |
| 39.                             | HAYES INVOICE NO. 1097165 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,050.00                  | 1,050.00                   | \$42.40                 |                          | \$44,520.00                |
| 40.                             | HAYES INVOICE NO. 1097166 (18" X 14' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,008.00                  | 1,008.00                   | \$42.40                 |                          | \$42,739.20                |
| 41.                             | HAYES INVOICE NO. 1097671 (48" X 0-8 CONCRETE MANHOLE)            | EA            |                      | 3.00                      | 3.00                       | \$1,809.00              | 3.00                     | \$0.00                     |
| 41.                             | HAYES INVOICE NO. 1097671 (48" EXTRA DEPTH MANHOLE)               | VF            |                      | 4.00                      | 4.00                       | \$105.00                | 4.00                     | \$0.00                     |
| 41.                             | HAYES INVOICE NO. 1097671 (6" X 50' ROLL JOINT WRAP)              | EA            |                      | 2.00                      | 2.00                       | \$85.00                 | 2.00                     | \$0.00                     |
| 42.                             | HAYES INVOICE NO. 1097674 (48" X 0-8 CONCRETE MANHOLE)            | EA            |                      | 3.00                      | 3.00                       | \$1,809.00              | 3.00                     | \$0.00                     |
| 42.                             | HAYES INVOICE NO. 1097674 (48" EXTRA DEPTH MANHOLE)               | VF            |                      | 12.00                     | 12.00                      | \$105.00                | 12.00                    | \$0.00                     |
| 42.                             | HAYES INVOICE NO. 1097674 (6" X 50' ROLL JOINT WRAP)              | EA            |                      | 3.00                      | 3.00                       | \$85.00                 | 3.00                     | \$0.00                     |
| 43.                             | HAYES INVOICE NO. 1098009 (48" X 0-8 CONCRETE MANHOLE)            | EA            |                      | 3.00                      | 3.00                       | \$1,809.00              | 3.00                     | \$0.00                     |
| 43.                             | HAYES INVOICE NO. 1098009 (48" EXTRA DEPTH MANHOLE)               | VF            |                      | 9.00                      | 9.00                       | \$105.00                | 9.00                     | \$0.00                     |
| 43.                             | HAYES INVOICE NO. 1098009 (6" X 50' ROLL JOINT WRAP)              | EA            |                      | 2.00                      | 2.00                       | \$85.00                 | 2.00                     | \$0.00                     |
| 44.                             | HAYES INVOICE NO. 1098010 (48" X 0-8 CONCRETE MANHOLE)            | EA            |                      | 3.00                      | 3.00                       | \$1,809.00              | 3.00                     | \$0.00                     |
| 44.                             | HAYES INVOICE NO. 1098010 (48" EXTRA DEPTH MANHOLE)               | VF            |                      | 8.00                      | 8.00                       | \$105.00                | 8.00                     | \$0.00                     |
| 44.                             | HAYES INVOICE NO. 1098010 (6" X 50' ROLL JOINT WRAP)              | EA            |                      | 2.00                      | 2.00                       | \$85.00                 | 2.00                     | \$0.00                     |
| <b>START PAY ESTIMATE NO. 4</b> |                                                                   |               |                      |                           |                            |                         |                          |                            |
| 45.                             | HAYES INVOICE NO. 1099755 (96" DIA. x 18.07 VF WETWELL L.S. HWY27 | EA            |                      | 1.00                      | 1.00                       | \$25,230.00             | 1.00                     | \$0.00                     |
| 46.                             | HAYES INVOICE NO. 1099755 (6" X 50' ROLL JOINT WRAP)              | EA            |                      | 1.00                      | 1.00                       | \$85.00                 | 1.00                     | \$0.00                     |
| 47.                             | HAYES INVOICE NO. 1099757 (18" X 20' SDR26 SEWER PVC PIPE)        | LF            |                      | 1,000.00                  | 1,000.00                   | \$42.40                 |                          | \$42,400.00                |
| 48.                             | HAYES INVOICE NO. 1099768 (18" X 20' SDR26 SEWER PVC PIPE)        | LF            |                      | 620.00                    | 620.00                     | \$42.40                 |                          | \$26,288.00                |

| ITEM | DESCRIPTION                                                     | Unit of Meas. | RECEIVED THIS PERIOD | Previous Month's Quantity | Month's Change in Quantity | ORIGINAL INVOICE AMOUNT | AMOUNT INSTALLED TO DATE | VALUE OF INVOICED MATERIAL |
|------|-----------------------------------------------------------------|---------------|----------------------|---------------------------|----------------------------|-------------------------|--------------------------|----------------------------|
| 49.  | HAYES INVOICE NO. 1100669 (32" MANHOLE FRAME & COVER)           | EA            |                      | 92.00                     | 92.00                      | \$460.00                | 33.00                    | \$27,140.00                |
| 50.  | HAYES INVOICE NO. 1101100 (48" X 0-8' MANHOLE)                  | EA            |                      | 2.00                      | 2.00                       | \$1,809.00              | 2.00                     | \$0.00                     |
| 50.  | HAYES INVOICE NO. 1101100 (60" X 8.07VF' MANHOLE)               | EA            |                      | 1.00                      | 1.00                       | \$3,200.00              | 1.00                     | \$0.00                     |
| 50.  | HAYES INVOICE NO. 1101100 (6" X 50' ROLL JOINT WRAP)            | EA            |                      | 3.00                      | 3.00                       | \$85.00                 | 3.00                     | \$0.00                     |
|      | <b>START PAY ESTIMATE NO. 5</b>                                 |               |                      |                           |                            |                         |                          |                            |
| 51.  | HAYES INVOICE NO. 1102515 (48" X 0-8' MANHOLE)                  | EA            |                      | 4.00                      | 4.00                       | \$1,809.00              | 4.00                     | \$0.00                     |
|      | HAYES INVOICE NO. 1102515 (48" EXTRA DEPTH MANHOLE)             | VF            |                      | 11.00                     | 11.00                      | \$105.00                | 11.00                    | \$0.00                     |
|      | HAYES INVOICE NO. 1102515 (6" X 50' ROLL JOINT WRAP)            | EA            |                      | 3.00                      | 3.00                       | \$85.00                 | 3.00                     | \$0.00                     |
| 52.  | HAYES INVOICE NO. 1104801 (96" X 21.65 VF WETWELL L.S. FM127)   | EA            |                      | 1.00                      | 1.00                       | \$28,130.00             | 1.00                     | \$0.00                     |
| 53.  | HAYES INVOICE NO. 1105698 (48" X 0-8' MANHOLE)                  | EA            |                      | 3.00                      | 3.00                       | \$1,809.00              | 3.00                     | \$0.00                     |
| 53.  | HAYES INVOICE NO. 1105698 (48" EXTRA DEPTH MANHOLE)             | VF            |                      | 8.00                      | 8.00                       | \$105.00                | 8.00                     | \$0.00                     |
| 53.  | HAYES INVOICE NO. 1105698 (6" X 50' ROLL JOINT WRAP)            | EA            |                      | 3.00                      | 3.00                       | \$85.00                 | 3.00                     | \$0.00                     |
|      | <b>START PAY ESTIMATE NO. 6</b>                                 |               |                      |                           |                            |                         |                          |                            |
| 54.  | HAYES INVOICE NO. 1107426 (24" X .438 STEEL CASING)             | LF            |                      | 100.00                    | 100.00                     | \$104.00                |                          | \$10,400.00                |
| 54.  | HAYES INVOICE NO. 1107426 (30" X .50 STEEL CASING)              | LF            |                      | 580.00                    | 580.00                     | \$152.50                |                          | \$88,450.00                |
| 55.  | HAYES INVOICE NO. 1110379 (48" X 0-8' MANHOLE)                  | EA            |                      | 3.00                      | 3.00                       | \$1,809.00              | 3.00                     | \$0.00                     |
| 55.  | HAYES INVOICE NO. 1110379 (48" EXTRA DEPTH MANHOLE)             | VF            |                      | 10.00                     | 10.00                      | \$105.00                | 10.00                    | \$0.00                     |
| 55.  | HAYES INVOICE NO. 1110379 (6" X 50' ROLL JOINT WRAP)            | EA            |                      | 3.00                      | 3.00                       | \$85.00                 | 3.00                     | \$0.00                     |
| 56.  | HAYES INVOICE NO. 1110563 (48" X 0-8' MANHOLE)                  | EA            |                      | 2.00                      | 2.00                       | \$1,809.00              | 2.00                     | \$0.00                     |
| 56.  | HAYES INVOICE NO. 1110563 (48" EXTRA DEPTH MANHOLE)             | VF            |                      | 11.00                     | 11.00                      | \$105.00                | 11.00                    | \$0.00                     |
| 56.  | HAYES INVOICE NO. 1110563 (6" X 50' ROLL JOINT WRAP)            | EA            |                      | 2.00                      | 2.00                       | \$85.00                 | 2.00                     | \$0.00                     |
| 57.  | HAYES INVOICE NO. 1110585 (60" X 21.38 VF MANHOLE)              | EA            |                      | 1.00                      | 1.00                       | \$5,510.00              |                          | \$5,510.00                 |
| 57.  | HAYES INVOICE NO. 1110585 (6" X 50' ROLL JOINT WRAP)            | EA            |                      | 1.00                      | 1.00                       | \$85.00                 |                          | \$85.00                    |
|      | <b>START PAY ESTIMATE NO. 7</b>                                 |               |                      |                           |                            |                         |                          |                            |
| 58.  | CARTER EQUIPMENT INVOICE NO. 9934-2 (FM 127 L.S. CONTROL PANEL) | LS            |                      | 1.00                      | 1.00                       | \$28,800.00             |                          | \$28,800.00                |
| 59.  | CARTER EQUIPMENT INVOICE NO. 9935-2 (HWY 271 L.S. CONTROL       | LS            |                      | 1.00                      | 1.00                       | \$28,800.00             |                          | \$28,800.00                |
|      | <b>START PAY ESTIMATE NO. 8</b>                                 |               |                      |                           |                            |                         |                          |                            |
|      | NONE                                                            |               |                      |                           |                            |                         |                          |                            |

Total Material on Hand Amount \$1,277,342.00



# PROGRESS ESTIMATE

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

**Estimate No.:** 8

Date: May 28, 2025  
Project: West Loop Wastewater Collection Improvements  
Period: From: 04/26/2025 To: 05/25/2025  
Contractor: Wicker Construction, Inc.  
Address: PO Box 6765, Shreveport, LA 71136  
Amount of Contract as Awarded: \$9,816,351.10

Change Orders:  
# 1 \$ \_\_\_\_\_ # 6 \$ \_\_\_\_\_  
# 2 \$ \_\_\_\_\_ # 7 \$ \_\_\_\_\_  
# 3 \$ \_\_\_\_\_ # 8 \$ \_\_\_\_\_  
# 4 \$ \_\_\_\_\_ # 9 \$ \_\_\_\_\_  
# 5 \$ \_\_\_\_\_ # 10 \$ \_\_\_\_\_  
Total Change Orders: \$0.00  
Total Adjusted Contract: \$9,816,351.10

Notice to Proceed Date: September 3, 2024  
Contract Time: 580 Days  
% Complete (Time) 46.03%  
% Complete (\$) 37.47%  
Project No: MP.162

## PREVIOUS PAYMENTS AUTHORIZED

|    |              |     |  |
|----|--------------|-----|--|
| #1 | 170,762.50   | #10 |  |
| #2 | 296,160.60   | #11 |  |
| #3 | 2,273,154.76 | #12 |  |
| #4 | 427,953.24   | #13 |  |
| #5 | 319,068.57   | #14 |  |
| #6 | 410,942.51   | #15 |  |
| #7 | 334,414.82   | #16 |  |
| #8 |              | #17 |  |
| #9 |              | #18 |  |

Total Payments  
Previously Authorized: \$4,232,457.00

| 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 (\$) |
|-----------------|-------------------------------------------------------------|---------------|----------------------------|---------------------------|--------------------------|----------------------------|-----------------|------------------------------|
| <b>BASE BID</b> |                                                             |               |                            |                           |                          |                            |                 |                              |
| 1.01            | Mobilization, Insurance, and Bonding                        | LS            | 1                          | 1.00                      |                          | 1.00                       | \$485,000.00    | \$485,000.00                 |
| 1.02            | Barricades, Signs, and Traffic Handling                     | LS            | 1                          | 0.80                      | 0.05                     | 0.85                       | \$15,000.00     | \$12,750.00                  |
| 1.03            | Storm Water Pollution Prevention                            | LS            | 1                          | 0.85                      | 0.05                     | 0.90                       | \$2,000.00      | \$1,800.00                   |
| 1.04            | Care of Water During Construction                           | LS            | 1                          | 0.65                      | 0.05                     | 0.70                       | \$2,500.00      | \$1,750.00                   |
| 1.05            | Temporary Bypass Pumping                                    | LS            | 1                          | 0.00                      |                          | 0.00                       | \$1,500.00      | \$0.00                       |
| 1.06            | Gravity Sewer Line and Manhole Testing                      | LS            | 1                          | 0.00                      |                          | 0.00                       | \$17,500.00     | \$0.00                       |
| 1.07            | Force Main Testing                                          | LS            | 1                          | 0.89                      |                          | 0.89                       | \$5,000.00      | \$4,450.00                   |
| 1.08            | Excavation Safety                                           | LS            | 1                          | 1.00                      |                          | 1.00                       | \$5,000.00      | \$5,000.00                   |
| 1.09            | Trench Safety                                               | LF            | 41,954                     | 16,896.00                 | 6,104.00                 | 23,000.00                  | \$0.65          | \$14,950.00                  |
| 1.10            | 6-in SDR 21 PVC Force Main                                  | LF            | 51                         | 0.00                      |                          | 0.00                       | \$111.00        | \$0.00                       |
| 1.11            | 6-in SDR 21 Restrained Joint PVC Force Main                 | LF            | 43                         | 0.00                      |                          | 0.00                       | \$69.00         | \$0.00                       |
| 1.12            | 6-in SDR 26 Restrained Joint PVC Sanitary Sewer Line        | LF            | 68                         | 0.00                      |                          | 0.00                       | \$85.00         | \$0.00                       |
| 1.13            | 8-in SDR 21 PVC Force Main                                  | LF            | 9,730                      | 8,900.00                  |                          | 8,900.00                   | \$64.00         | \$569,600.00                 |
| 1.14            | 8-in SDR 21 Restrained Joint PVC Sanitary Sewer Line        | LF            | 1,044                      | 690.00                    |                          | 690.00                     | \$62.00         | \$42,780.00                  |
| 1.15            | 8-in SDR 21 Restrained Joint PVC Sanitary Sewer by Wet Bore | LF            | 260                        | 260.00                    |                          | 260.00                     | \$182.00        | \$47,320.00                  |
| 1.16            | 12-in SDR 26 PVC Sanitary Sewer Line                        | LF            | 8,636                      | 0.00                      |                          | 0.00                       | \$79.00         | \$0.00                       |
| 1.17            | 12-in SDR 26 Restrained Joint PVC Sanitary Sewer Line       | LF            | 1,455                      | 0.00                      |                          | 0.00                       | \$85.00         | \$0.00                       |
| 1.18            | 18-in PS 115 PVC Sanitary Sewer Line (0FT to 8FT Open Cut)  | LF            | 12,316                     | 5,076.00                  | 1,127.00                 | 6,203.00                   | \$98.00         | \$607,894.00                 |
| 1.19            | 18-in PS 115 PVC Sanitary Sewer Line (8FT to 12FT Open Cut) | LF            | 7,040                      | 2,898.00                  | 3,272.00                 | 6,170.00                   | \$103.00        | \$635,510.00                 |
| 1.20            | 18-in PS 115 PVC Sanitary Sewer Line (>12FT Open Cut)       | LF            | 3,410                      | 890.00                    | 1,565.00                 | 2,455.00                   | \$108.00        | \$265,140.00                 |
| 1.21            | 18-in PS 115 Restrained Joint PVC Sanitary Sewer Line       | LF            | 1,601                      | 260.00                    | 140.00                   | 400.00                     | \$143.00        | \$57,200.00                  |
| 1.22            | 12-in Steel Encasement by Dry Bore                          | LF            | 106                        | 0.00                      |                          | 0.00                       | \$260.00        | \$0.00                       |
| 1.23            | 16-in Steel Encasement by Open Cut                          | LF            | 341                        | 390.00                    |                          | 390.00                     | \$115.00        | \$44,850.00                  |
| 1.24            | 16-in Steel Encasement by Dry Bore                          | LF            | 544                        | 110.00                    |                          | 110.00                     | \$410.00        | \$45,100.00                  |
| 1.25            | 16-in Steel Encasement by Open Cut with Pipe Supports       | LF            | 240                        | 220.00                    |                          | 220.00                     | \$145.00        | \$31,900.00                  |
| 1.26            | 24-in Steel Encasement by Open Cut                          | LF            | 100                        | 0.00                      |                          | 0.00                       | \$210.00        | \$0.00                       |
| 1.27            | 24-in Steel Encasement by Dry Bore                          | LF            | 774                        | 0.00                      |                          | 0.00                       | \$628.00        | \$0.00                       |
| 1.28            | 24-in Steel Encasement by Open Cut with Pipe Supports       | LF            | 460                        | 0.00                      |                          | 0.00                       | \$240.00        | \$0.00                       |
| 1.29            | 30-in Steel Encasement by Open Cut                          | LF            | 320                        | 260.00                    | 60.00                    | 320.00                     | \$255.00        | \$81,600.00                  |
| 1.30            | 30-in Steel Encasement by Dry Bore                          | LF            | 1,067                      | 0.00                      |                          | 0.00                       | \$720.00        | \$0.00                       |
| 1.31            | 30-in Steel Encasement by Open Cut with Pipe Supports       | LF            | 80                         | 0.00                      | 80.00                    | 80.00                      | \$310.00        | \$24,800.00                  |
| 1.32            | 30-in Steel Encasement by Dry Bore at Railroad Crossing     | LF            | 120                        | 0.00                      |                          | 0.00                       | \$1,145.00      | \$0.00                       |
| 1.33            | 48-in Sanitary Sewer Manhole (0FT to 8FT Deep)              | EA            | 88                         | 21.00                     | 12.00                    | 33.00                      | \$8,750.00      | \$288,750.00                 |
| 1.34            | Extra Depth for Manholes                                    | VF            | 225                        | 48.67                     | 34.92                    | 83.59                      | \$620.00        | \$51,825.80                  |

| 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 (\$) |
|----------|-----------------------------------------------------|---------------|----------------------------|---------------------------|--------------------------|----------------------------|-----------------|------------------------------|
| 1.35     | 60-in Sanitary Sewer Manhole                        | EA            | 6                          | 0.00                      |                          | 0.00                       | \$12,128.00     | \$0.00                       |
| 1.36     | Drop Piping for Manholes                            | EA            | 10                         | 1.00                      |                          | 1.00                       | \$7,039.00      | \$7,039.00                   |
| 1.37     | Combination Air Valve                               | EA            | 4                          | 3.00                      |                          | 3.00                       | \$3,150.00      | \$9,450.00                   |
| 1.38     | 8-in Plug Valve                                     | EA            | 4                          | 4.00                      |                          | 4.00                       | \$2,520.00      | \$10,080.00                  |
| 1.39     | Cut, Plug, and Abandon Existing Sewer Line          | EA            | 10                         | 0.00                      |                          | 0.00                       | \$895.00        | \$0.00                       |
| 1.40     | Connect to Existing Sewer Line                      | EA            | 5                          | 0.00                      |                          | 0.00                       | \$2,593.00      | \$0.00                       |
| 1.41     | Long Side Sewer Service                             | EA            | 7                          | 0.00                      |                          | 0.00                       | \$3,365.00      | \$0.00                       |
| 1.42     | Short Side Sewer Service                            | EA            | 4                          | 0.00                      |                          | 0.00                       | \$1,689.00      | \$0.00                       |
| 1.43     | Remove and Replace Barbed Wire Fence                | LF            | 610                        | 50.00                     |                          | 50.00                      | \$17.00         | \$850.00                     |
| 1.44     | Install Access Gate                                 | E             | 13                         | 0.00                      |                          | 0.00                       | \$950.00        | \$0.00                       |
| 1.45     | Open Cut and Repair Asphalt                         | SY            | 262                        | 0.00                      |                          | 0.00                       | \$85.00         | \$0.00                       |
| 1.46     | Open Cut and Repair Concrete                        | SY            | 132                        | 0.00                      |                          | 0.00                       | \$100.00        | \$0.00                       |
| 1.47     | Open Cut and Repair Gravel                          | SY            | 186                        | 0.00                      |                          | 0.00                       | \$45.00         | \$0.00                       |
| 1.48     | 24-in RCP Culvert                                   | LF            | 66                         | 0.00                      |                          | 0.00                       | \$140.00        | \$0.00                       |
| 1.49     | Type R Rock Rip Rap                                 | CY            | 132                        | 0.00                      |                          | 0.00                       | \$240.00        | \$0.00                       |
| 1.50     | Demolish Existing Lift Station and Appurtenances    | EA            | 3                          | 0.00                      |                          | 0.00                       | \$12,500.00     | \$0.00                       |
| 1.51     | FM 127 Lift Station and Appurtenances               | LS            | 1                          | 0.30                      |                          | 0.30                       | \$294,000.00    | \$88,200.00                  |
| 1.52     | FM 271 Lift Station and Appurtenances               | LS            | 1                          | 0.30                      |                          | 0.30                       | \$290,000.00    | \$87,000.00                  |
| 1.53     | 6-ft Tall Intruder Resistant Chain Link Fence       | LF            | 264                        | 0.00                      |                          | 0.00                       | \$50.00         | \$0.00                       |
| 1.54     | All Weather Access                                  | SY            | 620                        | 0.00                      |                          | 0.00                       | \$48.00         | \$0.00                       |
| 1.55     | Electrical Improvements                             | LS            | 1                          | 0.00                      |                          | 0.00                       | \$283,000.00    | \$0.00                       |
| 1.56     | Filter Fabric Fence                                 | LF            | 15,000                     | 600.00                    | 350.00                   | 950.00                     | \$3.00          | \$2,850.00                   |
| 1.57     | Foundation Material for Unstable Trench             | CY            | 7,770                      | 53.00                     | 354.00                   | 407.00                     | \$1.00          | \$407.00                     |
| 1.58     | Erosion Control Matting                             | SY            | 500                        | 0.00                      |                          | 0.00                       | \$5.00          | \$0.00                       |
| 1.59     | Temporary Creek Crossing                            | EA            | 1                          | 0.00                      |                          | 0.00                       | \$20,650.00     | \$0.00                       |
| 1.60     | Seed and Fertilize                                  | AC            | 37                         | 7.17                      |                          | 7.17                       | \$850.00        | \$6,094.50                   |
| 1.61     | Clearing Grubbing                                   | AC            | 37                         | 32.00                     |                          | 32.00                      | \$4,500.00      | \$144,000.00                 |
| 1.62     | Special Provisions for Landowners                   | LS            | 1                          | 0.40                      |                          | 0.40                       | \$5,000.00      | \$2,000.00                   |
| 1.63     | Miscellaneous Allowance                             | AL            | 1                          | 0.00                      |                          | 0.00                       | \$540,000.00    | \$0.00                       |
| 1.64     | Railroad Flagman, Observation, and Survey Allowance | AL            | 1                          | 0.00                      |                          | 0.00                       | \$200,000.00    | \$0.00                       |
| 1.65     | Remove and Dispose of Existing Sanitary Sewer Line  | LF            | 922                        | 0.00                      |                          | 0.00                       | \$17.00         | \$0.00                       |

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. |                                                                                     | Total Amount to Date                              | \$3,677,940.30      |
| By                  |  | Material on Hand                                  | \$1,277,342.00      |
| Date                | 05/30/2025                                                                          |                                                   | \$4,955,282.30      |
|                     |                                                                                     | Less 5% Retainage                                 | \$247,764.12        |
| Approved:           | CITY OF MOUNT PLEASANT                                                              | Net Total                                         | \$4,707,518.18      |
| By                  |                                                                                     | Less Previous Payments                            | \$4,232,457.00      |
| Date                |                                                                                     | <b>Amount Payable to Contractor This Estimate</b> | <b>\$475,061.18</b> |



# AGENDA ITEM REPORT

**Meeting:** City Council - Jul 01 2025

**Staff Contact:** Erin Marshall, Utilities Director

**Department:** Utilities

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**Subject:** Consider pay request #25 from Heritage Construction LLC for work performed at the Southside Wastewater Treatment Plant.

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**Item Summary:**

Pay Request #25 is in the amount of \$447,468.22. This payment is for work performed at the WWTP including but not limited to equipment installation and commissioning of screw pumps, excavation for the chlorine contact chamber, and tertiary filter improvements.

**Financial Impact:**

Amount Payable \$447,468.22

Adjusted Contract \$41,012,657.85

Completed Contract Cost to Date \$31,228,306.37

Percentage time complete 99%

Percent money 68%

**Recommendation(s):**

motion to approve pay Request #25 in the amount of \$447,468.22

**Attachments:**

[MP160 PE No. 25](#)

[MP160 PE No. 25 MOH](#)

## PROGRESS ESTIMATE

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

**Estimate No.:** 25

Date: May 27, 2025

Project: Southside WWTP Improvements

Period: From: 04/26/2025 To: 05/25/2025

Contractor: Drake General Contractors, LLC (Heritage)

Address: 3737 Lamar Ave., Suite 700, Paris, TX 75460

Amount of Contract as Awarded: \$40,549,300.00

Change Orders:

|                                    |                                    |
|------------------------------------|------------------------------------|
| # 1 \$ <u>463,357.85</u>           | # 6 \$ <u>                    </u> |
| # 2 \$ <u>                    </u> | # 7 \$ <u>                    </u> |
| # 3 \$ <u>                    </u> | # 8 \$ <u>                    </u> |
| # 4 \$ <u>                    </u> | # 9 \$ <u>                    </u> |
| # 5 \$ <u>                    </u> | #10 \$ <u>                    </u> |

Total Change Orders: \$463,357.85

Total Adjusted Contract: \$41,012,657.85

Notice to Proceed Date: May 15, 2023

Contract Time: 750 Days

% Complete (Time) 99.07%

% Complete (\$) 68.73%

Project No: MP.160

**PREVIOUS PAYMENTS AUTHORIZED**

|            |               |     |              |
|------------|---------------|-----|--------------|
| #1 thru #9 | 14,783,654.04 | #18 | 675,331.04   |
| #10        | 1,283,935.08  | #19 | 587,310.33   |
| #11        | 1,100,742.51  | #20 | 1,155,424.24 |
| #12        | 2,050,106.13  | #21 | 503,386.88   |
| #13        | 2,417,335.80  | #22 | 374,554.61   |
| #14        | 1,637,803.11  | #23 | 388,880.31   |
| #15        | 1,185,105.12  | #24 | 852,715.20   |
| #16        | 1,073,216.20  | #25 |              |
| #17        | 1,158,805.77  | #26 |              |

Total Payments                     

Previously Authorized: \$31,228,306.37

| 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 (\$) |
|--------------------------------|------------------------------------|---------------|----------------------------|---------------------------|--------------------------|----------------------------|-----------------|------------------------------|
| <b>SCHEDULE 1.0 - BASE BID</b> |                                    |               |                            |                           |                          |                            |                 |                              |
| 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                          | 0.95                      |                          | 0.95                       | \$15,000.00     | \$14,250.00                  |
| 1.03                           | Headworks Facility                 |               |                            |                           |                          |                            |                 |                              |
| 1.03A                          | Excavation, Embedment, & Backfill  | LS            | 1                          | 1.00                      |                          | 1.00                       | \$290,000.00    | \$290,000.00                 |
| 1.03B                          | Concrete                           | LS            | 1                          | 0.98                      | 0.02                     | 1.00                       | \$250,000.00    | \$250,000.00                 |
| 1.03C                          | Pipe & Valves                      | LS            | 1                          | 0.98                      | 0.02                     | 1.00                       | \$750,000.00    | \$750,000.00                 |
| 1.03D                          | Major Equipment                    | LS            | 1                          | 0.25                      |                          | 0.25                       | \$1,400,000.00  | \$350,000.00                 |
| 1.04                           | Aeration System                    |               |                            |                           |                          |                            |                 |                              |
| 1.04A                          | Excavation, Embedment, & Backfill  | LS            | 1                          | 1.00                      |                          | 1.00                       | \$900,000.00    | \$900,000.00                 |
| 1.04B                          | Drilled Piers                      | LS            | 1                          | 1.00                      |                          | 1.00                       | \$600,000.00    | \$600,000.00                 |
| 1.04C                          | Concrete                           | LS            | 1                          | 1.00                      |                          | 1.00                       | \$1,100,000.00  | \$1,100,000.00               |
| 1.04D                          | Pipe & Valves                      | LS            | 1                          | 1.00                      |                          | 1.00                       | \$900,000.00    | \$900,000.00                 |
| 1.04E                          | Major Equipment                    | LS            | 1                          | 0.99                      |                          | 0.99                       | \$1,200,000.00  | \$1,188,000.00               |
| 1.05                           | Final Clarifiers 1, 3 & 4          |               |                            |                           |                          |                            |                 |                              |
| 1.05A                          | Excavation, Embedment, & Backfill  | LS            | 1                          | 1.00                      |                          | 1.00                       | \$515,000.00    | \$515,000.00                 |
| 1.05B                          | Drilled Piers                      | LS            | 1                          | 1.00                      |                          | 1.00                       | \$375,000.00    | \$375,000.00                 |
| 1.05C                          | Concrete                           | LS            | 1                          | 1.00                      |                          | 1.00                       | \$1,000,000.00  | \$1,000,000.00               |
| 1.05D                          | Pipe & Valves                      | LS            | 1                          | 1.00                      |                          | 1.00                       | \$750,000.00    | \$750,000.00                 |
| 1.05E                          | Major Equipment                    | LS            | 1                          | 0.70                      |                          | 0.70                       | \$1,200,000.00  | \$840,000.00                 |
| 1.06                           | RAS/WAS Pump Station               | LS            | 1                          | 0.95                      |                          | 0.95                       | \$703,000.00    | \$667,850.00                 |
| 1.07                           | Tertiary Filter Improvements       | LS            | 1                          | 0.80                      | 0.05                     | 0.85                       | \$530,600.00    | \$451,010.00                 |
| 1.08                           | Disinfection System                |               |                            |                           |                          |                            |                 |                              |
| 1.08A                          | Excavation, Embedment, & Backfill  | LS            | 1                          | 0.60                      | 0.10                     | 0.70                       | \$368,000.00    | \$257,600.00                 |
| 1.08B                          | Concrete                           | LS            | 1                          | 0.00                      |                          | 0.00                       | \$1,100,000.00  | \$0.00                       |
| 1.08C                          | Pipe, Valves, & Appurtenances      | LS            | 1                          | 0.30                      | 0.10                     | 0.40                       | \$100,000.00    | \$40,000.00                  |
| 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                          | 1.00                      |                          | 1.00                       | \$271,000.00    | \$271,000.00                 |
| 1.09B                          | Concrete                           | LS            | 1                          | 0.99                      |                          | 0.99                       | \$600,000.00    | \$594,000.00                 |
| 1.09C                          | Pumps, Pipe, & Valves              | LS            | 1                          | 0.15                      |                          | 0.15                       | \$200,000.00    | \$30,000.00                  |
| 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                          | 0.10                      |                          | 0.10                       | \$773,000.00    | \$77,300.00                  |



| 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 (\$) |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------|---------------------------|--------------------------|----------------------------|-----------------|------------------------------|
| 1.12                                 | Yard Piping and Plant Drain Lift Station                                                                                                     |               |                            |                           |                          |                            |                 |                              |
| 1.12A                                | Yard Piping                                                                                                                                  | LS            | 1                          | 0.92                      | 0.03                     | 0.95                       | \$853,472.00    | \$810,798.40                 |
| 1.12B                                | Plant Drain Lift Station: Excavation, Embedment & Backfill                                                                                   | LS            | 1                          | 1.00                      |                          | 1.00                       | \$100,000.00    | \$100,000.00                 |
| 1.12C                                | Plant Drain Lift Station: Concrete                                                                                                           | LS            | 1                          | 1.00                      |                          | 1.00                       | \$200,000.00    | \$200,000.00                 |
| 1.12D                                | Plant Drain Lift Station: Major Equipment                                                                                                    | LS            | 1                          | 0.00                      |                          | 0.00                       | \$200,000.00    | \$0.00                       |
| 1.13                                 | Sitework                                                                                                                                     |               |                            |                           |                          |                            |                 |                              |
| 1.13A                                | Demolition & Disposal                                                                                                                        | LS            | 1                          | 0.98                      |                          | 0.98                       | \$129,000.00    | \$126,420.00                 |
| 1.13B                                | Trucking & Stockpiling                                                                                                                       | LS            | 1                          | 0.98                      |                          | 0.98                       | \$685,000.00    | \$671,300.00                 |
| 1.13C                                | Fence & Gate                                                                                                                                 | LS            | 1                          | 0.00                      |                          | 0.00                       | \$75,000.00     | \$0.00                       |
| 1.13D                                | Miscellaneous Metals                                                                                                                         | LS            | 1                          | 0.75                      | 0.08                     | 0.83                       | \$340,000.00    | \$282,200.00                 |
| 1.13E                                | Pavement                                                                                                                                     | LS            | 1                          | 0.00                      |                          | 0.00                       | \$400,000.00    | \$0.00                       |
| 1.14                                 | SCADA and Power System Study Allowance                                                                                                       | AL            | 1                          | 0.50                      | 0.10                     | 0.60                       | \$200,000.00    | \$120,000.00                 |
| 1.15                                 | Electrical and Controls                                                                                                                      |               |                            |                           |                          |                            |                 |                              |
| 1.15A                                | Temporary Power & Dewatering                                                                                                                 | LS            | 1                          | 1.00                      |                          | 1.00                       | \$440,000.00    | \$440,000.00                 |
| 1.15B                                | MCC Improvements                                                                                                                             | LS            | 1                          | 0.20                      |                          | 0.20                       | \$1,850,000.00  | \$370,000.00                 |
| 1.15C                                | Generator & ATS                                                                                                                              | LS            | 1                          | 0.10                      |                          | 0.10                       | \$1,350,000.00  | \$135,000.00                 |
| 1.15D                                | Above Ground Wiring & Conduits                                                                                                               | LS            | 1                          | 0.50                      | 0.10                     | 0.60                       | \$1,500,000.00  | \$900,000.00                 |
| 1.15E                                | Below Grade & Ductbanks                                                                                                                      | LS            | 1                          | 0.75                      | 0.05                     | 0.80                       | \$1,800,000.00  | \$1,440,000.00               |
| 1.15F                                | Lighting                                                                                                                                     | LS            | 1                          | 0.00                      |                          | 0.00                       | \$500,000.00    | \$0.00                       |
| 1.15G                                | Devices, Panels, Flow Meters & Fire Alarm                                                                                                    | LS            | 1                          | 0.25                      | 0.10                     | 0.35                       | \$1,000,000.00  | \$350,000.00                 |
| 1.16                                 | Trench and Excavation Safety                                                                                                                 | LS            | 1                          | 0.95                      |                          | 0.95                       | \$5,500.00      | \$5,225.00                   |
| 1.17                                 | Miscellaneous Allowance                                                                                                                      | AL            | 1                          | 0.00                      |                          | 0.00                       | *8 \$150,299.88 | \$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                          | 0.94                      | 0.02                     | 0.96                       | \$1,142,095.00  | \$1,096,411.20               |
| <b>SCHEDULE 2.0 - BID ALTERNATES</b> |                                                                                                                                              |               |                            |                           |                          |                            |                 |                              |
| 2.01                                 | Clarifier No. 2 Rehabilitation                                                                                                               | LS            | 1                          | 0.05                      |                          | 0.05                       | \$345,300.00    | \$17,265.00                  |
| 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                       |
| <b>FIELD WORK ORDER No. 1</b>        |                                                                                                                                              |               |                            |                           |                          |                            |                 |                              |
| *WO1.1                               | Temporary Electric Conduit Reroute for Sludge Valves                                                                                         | LS            | 1                          | 1.00                      |                          | 1.00                       | \$5,424.41      | \$5,424.41                   |
| <b>FIELD WORK ORDER No. 2</b>        |                                                                                                                                              |               |                            |                           |                          |                            |                 |                              |
| *2WO2.1                              | Dewatering Press Modifications to Add a Circuit and Booster                                                                                  | LS            | 1                          | 0.00                      |                          | 0.00                       | \$5,117.00      | \$0.00                       |
| <b>FIELD WORK ORDER No. 3</b>        |                                                                                                                                              |               |                            |                           |                          |                            |                 |                              |
| *3WO3.1                              | Blower Building a Adjustment to avoid existing electrical conduits                                                                           | LS            | 1                          | 1.00                      |                          | 1.00                       | \$10,607.47     | \$10,607.47                  |
| <b>FIELD WORK ORDER No. 4</b>        |                                                                                                                                              |               |                            |                           |                          |                            |                 |                              |
| *4WO4.1                              | Remove and replace existing screw pumps with new screw pumps, bypass pumping, gearbox modification for new pumps, commissioning and start up | LS            | 1                          | 1.00                      |                          | 1.00                       | \$119,890.00    | \$119,890.00                 |
| <b>FIELD WORK ORDER No. 5</b>        |                                                                                                                                              |               |                            |                           |                          |                            |                 |                              |
| *5WO5.1                              | Add approximately 1,000 LF o new fiber and upsize fiber conduits                                                                             | LS            | 1                          | 1.00                      |                          | 1.00                       | \$11,638.00     | \$11,638.00                  |
| <b>FIELD WORK ORDER No. 6</b>        |                                                                                                                                              |               |                            |                           |                          |                            |                 |                              |
| *6WO6.1                              | Add Screw Pump Rehabilitation (Evoqua) Additional Cost, Contractor's fee, and Bond                                                           | LS            | 1                          | 1.00                      |                          | 1.00                       | \$173,418.71    | \$173,418.71                 |
| <b>FIELD WORK ORDER No. 7</b>        |                                                                                                                                              |               |                            |                           |                          |                            |                 |                              |
| *7WO7.1                              | Add (3) 3 Pole 30-amp Circuits for Actuating Valves on the Blowers for both Train 1 and Train 2 including Labor and Material                 | LS            | 1                          | 1.00                      |                          | 1.00                       | \$21,218.53     | \$21,218.53                  |
| <b>FIELD WORK ORDER No. 7</b>        |                                                                                                                                              |               |                            |                           |                          |                            |                 |                              |
| *8WO8.1                              | Replace cone section of four (4) manholes with a flat top section                                                                            | LS            | 1                          | 0.00                      |                          | 0.00                       | \$2,386.00      | \$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 (\$) |
|---------------------------|-------------------------------------------------------------------------------------|---------------|----------------------------|---------------------------|--------------------------|----------------------------|-----------------|------------------------------|
| <b>Change Order No. 1</b> |                                                                                     |               |                            |                           |                          |                            |                 |                              |
| ^CO 1.1                   | Refurbishment of Two (2) Existing 60-in Diameter Internal Lift Screw Pumps (Evoqua) | LS            | 1                          | 0.98                      | 0.02                     | 1.00                       | \$463,357.85    | \$463,357.85                 |

\*Per FWO No. 1; \*<sup>2</sup> Per FWO No. 2; \*<sup>3</sup>Per FWO No. 3; \*<sup>4</sup> Per FWO No. 4; \*<sup>5</sup> Per FWO No. 5; \*<sup>6</sup> Per FWO No. 6; \*<sup>7</sup>Per FWO No. 7; \*<sup>8</sup>Per FWO No. 8  
^Per Change Order No. 1

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                              | \$28,188,184.57     |
| Date      | 05/30/2025                                                                        | Material on Hand                                  | \$5,154,736.05      |
|           |                                                                                   | Less 5% Retainage                                 | \$1,667,146.03      |
| Approved: | CITY OF MOUNT PLEASANT                                                            | Net Total                                         | \$31,675,774.59     |
| By        |                                                                                   | Less Previous Payments                            | \$31,228,306.37     |
| Date      |                                                                                   | <b>Amount Payable to Contractor This Estimate</b> | <b>\$447,468.22</b> |

# MATERIALS ON HAND

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

Estimate No.: 25

Date: May 27, 2025

Project: Southside WWTP Improvements

| Item | Description                                                   | Received this Period | Original Invoice Amount | Amount Installed to Date | Balance on Hand (\$) |
|------|---------------------------------------------------------------|----------------------|-------------------------|--------------------------|----------------------|
| 1.   | Hartman Specialty (July Invoice 727389)                       |                      | \$32,021.98             | \$32,021.98              | \$0.00               |
| 2.   | Hartman Specialty (July Invoice 730302)                       |                      | \$22,663.20             | \$22,663.20              | \$0.00               |
| 3.   | Hartman Specialty (July Invoice 730339)                       |                      | \$22,663.20             | \$22,663.20              | \$0.00               |
| 4.   | Thompson Pipe Group (Invoice 99011990)                        |                      | \$120,411.64            | \$120,411.64             | \$0.00               |
| 5.   | Thompson Pipe Group (Invoice 99012022)                        |                      | \$134,649.06            | \$134,649.06             | \$0.00               |
| 6.   | Thompson Pipe Group (Invoice 99012046)                        |                      | \$94,922.84             | \$94,922.84              | \$0.00               |
| 7.   | Hartwell (Invoice 23-095) August                              |                      | \$445,280.00            |                          | \$445,280.00         |
| 8.   | Hartmann (Invoice 734366) August                              |                      | \$27,840.40             | \$27,840.40              | \$0.00               |
| 9.   | Hayes (Invoices 1019-365,364,363,362)                         |                      | \$168,991.20            | \$168,991.20             | \$0.00               |
| 10.  | Hayes (Invoices 1019-357,359,360,361)                         |                      | \$168,578.20            | \$168,578.20             | \$0.00               |
| 11.  | Hayes (Invoice 1016161) August                                |                      | \$279,007.00            | \$279,007.00             | \$0.00               |
| 12.  | Hayes (Invoices 1018-568,585,1019018)                         |                      | \$178,772.50            | \$178,772.50             | \$0.00               |
| 13.  | Hayes (Invoices 1019-366,367,656,657,658)                     |                      | \$211,264.20            | \$211,264.20             | \$0.00               |
| 14.  | Thompson (Invoice 99012124) September                         |                      | \$38,471.16             | \$38,471.16              | \$0.00               |
| 15.  | Thompson (Invoices 99012188, 12195, 12210, 12225) September   |                      | \$377,626.72            | \$377,626.72             | \$0.00               |
| 16.  | Thompson (Invoices 99012227, 12245) September                 |                      | \$192,361.83            | \$192,361.83             | \$0.00               |
| 17.  | Hayes (Wicker) September                                      |                      | \$180,422.20            | \$180,422.20             | \$0.00               |
| 18.  | Hartman (Invoices 735835, 735282) September                   |                      | \$36,752.80             | \$36,752.80              | \$0.00               |
| 19.  | Hayes (Invoices 1022951, 1020930) September                   |                      | \$81,553.95             | \$81,553.95              | \$0.00               |
| 20.  | GEO Solutions (October Invoice)                               |                      | \$20,870.30             | \$20,870.30              | \$0.00               |
| 21.  | Huber (October Invoice)                                       |                      | \$34,018.00             | \$34,018.00              | \$0.00               |
| 22.  | Hayes (October Invoices 1028925, 927, 929)                    |                      | \$240,060.00            | \$240,060.00             | \$0.00               |
| 23.  | Hayes (October Invoices 1028934, 937)                         |                      | \$120,960.00            | \$120,960.00             | \$0.00               |
| 24.  | H&K Electric (Oct Invoices 1014320, 58512171.001)             |                      | \$48,634.00             | \$48,634.00              | \$0.00               |
| 25.  | Pump Solutions (October Invoice 101112)                       |                      | \$13,026.00             | \$13,026.00              | \$0.00               |
| 26.  | Hartman (Nov. Invoices 745559,745560,745607)                  |                      | \$76,175.68             | \$76,175.68              | \$0.00               |
| 27.  | Hayes Pipe (Nov. Invoices 1034105, 1034460, 1032242, 1032203) |                      | \$157,814.00            | \$157,814.00             | \$0.00               |
| 28.  | Hayes Pipe (Nov. Invoices 103303, 1031047, 1031060)           |                      | \$152,205.05            | \$152,205.05             | \$0.00               |
| 29.  | Pump Solutions (Nov. Invoice 2023-11138)                      |                      | \$21,000.00             | \$21,000.00              | \$0.00               |
| 30.  | Aqua Aerobics (Dec. Invoice 1040175)                          |                      | \$1,175,247.68          |                          | \$1,175,247.68       |
| 31.  | Saveco (Dec. Invoice WEC221194)                               |                      | \$579,500.00            |                          | \$579,500.00         |
| 32.  | Saveco (Dec. Invoice WE221194-SU)                             |                      | \$30,500.00             | \$30,500.00              | \$0.00               |
| 33.  | Hayes (Dec. Invoice 1037627)                                  |                      | \$139,443.00            | \$139,443.00             | \$0.00               |
| 34.  | Hayes (Dec. Invoice 1038881)                                  |                      | \$38,086.00             | \$38,086.00              | \$0.00               |
| 35.  | Hayes (Jan. Invoice 1040085)                                  |                      | \$176,506.00            | \$176,506.00             | \$0.00               |
| 36.  | Hayes (Jan. Invoice 1039532, 1039533)                         |                      | \$58,401.00             | \$58,401.00              | \$0.00               |
| 37.  | Hartman (Jan. Invoice 750574,750575,750789,750790)            |                      | \$65,484.72             | \$65,484.72              | \$0.00               |
| 38.  | Hartman (Jan. Invoice 751113)                                 |                      | \$20,623.12             | \$20,623.12              | \$0.00               |
| 39.  | Hartman (Feb Invoice 751115,756052,753364,753365)             |                      | \$90,324.08             | \$90,324.08              | \$0.00               |
| 40.  | Hartman (Feb Invoice 753743,753744,754064,754065)             |                      | \$75,671.68             | \$75,671.68              | \$0.00               |
| 41.  | Hartman (Feb Invoice 754364,754365,754716)                    |                      | \$70,901.42             | \$70,901.42              | \$0.00               |
| 42.  | Hayes Pipe (Feb Invoice 1046404,1046406,1047532)              |                      | \$86,583.00             | \$86,583.00              | \$0.00               |
| 43.  | Seguin (Feb Invoice 2301102,2301103)                          |                      | \$161,560.00            | \$161,560.00             | \$0.00               |
| 44.  | Walker (Feb Invoice 025524)                                   |                      | \$179,236.00            | \$179,236.00             | \$0.00               |
| 45.  | Newman Regency (Mar Invoice 2260B18166)                       |                      | \$537,916.00            | \$537,916.00             | \$0.00               |
| 46.  | Evoqua (Apr Invoice 906415912)                                |                      | \$781,850.00            | \$141,850.00             | \$640,000.00         |
| 47.  | EDI (Apr Invoice 304498)                                      |                      | \$155,000.00            | \$155,000.00             | \$0.00               |

| Item | Description                                                                | Received this Period | Original Invoice Amount | Amount Installed to Date | Balance on Hand (\$) |
|------|----------------------------------------------------------------------------|----------------------|-------------------------|--------------------------|----------------------|
| 48.  | Pump Solutions (Apr Invoice 2024-0332)                                     |                      | \$399,807.00            | \$399,807.00             | \$0.00               |
| 49.  | Sequin Fabricators (Apr Invoice 2301104)                                   |                      | \$171,538.00            | \$171,538.00             | \$0.00               |
| 50.  | Aqua Aerobics (May Invoice 1041946))                                       |                      | \$187,085.32            | \$187,085.32             | \$0.00               |
| 51.  | Walker (May Invoice 025650)                                                |                      | \$173,250.00            | \$173,250.00             | \$0.00               |
| 52.  | Pump Soulutions (May Invoice 20240414)                                     |                      | \$117,000.00            | \$117,000.00             | \$0.00               |
| 53.  | Hayes Pipe (May Invoices 1055460, 1055902, 1053952, 1056394)               |                      | \$61,029.00             | \$61,029.00              | \$0.00               |
| 54.  | Seguin (May Invoice 2301105)                                               |                      | \$47,000.00             | \$47,000.00              | \$0.00               |
| 55.  | Hartmann (May Invoices 761841, 763623)                                     |                      | \$18,000.63             | \$18,000.63              | \$0.00               |
| 56.  | Hartman (Jun Invoice 766290                                                |                      | \$5,771.00              | \$5,771.00               | \$0.00               |
| 57.  | Municipal Valve & Equip (Jun Invoice 30777)                                |                      | \$7,200.00              | \$7,200.00               | \$0.00               |
| 58.  | H&K Electric (Jun Invoice S9292708.001)                                    |                      | \$566,351.28            | \$135,351.28             | \$431,000.00         |
| 59.  | Inovair (Jul Invoice 373781)                                               |                      | \$345,042.00            | \$345,042.00             | \$0.00               |
| 60.  | CED - H&K (Aug Inv. 1014288,10143091014320,13276.60)                       |                      | \$91,315.53             | \$51,315.53              | \$40,000.00          |
| 61.  | Crawford-H&K (Aug Inv. 12117917.003,12117918.002,12117919.002,12219293.02) |                      | \$49,864.72             | \$29,864.72              | \$20,000.00          |
| 62.  | Elliott- H&K (Aug Inv. 30-98792-01)                                        |                      | \$12,710.30             | \$12,710.30              | \$0.00               |
| 63.  | Hartmen (Aug Inv. 775274,774504)                                           |                      | \$50,674.73             | \$50,674.73              | \$0.00               |
| 64.  | Hayes Pipe (Aug Inv. 1072177, 1072898, 1076853)                            |                      | \$23,290.00             | \$23,290.00              | \$0.00               |
| 65.  | Huber (Aug Inv. II10007747)                                                |                      | \$125,000.00            |                          | \$125,000.00         |
| 66.  | Lindsey - H&K (Aug Inv. 157819)                                            |                      | \$39,573.00             | \$24,573.00              | \$15,000.00          |
| 67.  | WES - H&K (Aug Inv. 512171.001,8528638.007,8528638.009,8528638.013)        |                      | \$48,293.04             | \$18,293.04              | \$30,000.00          |
| 68.  | WES - H&K (Aug Inv. 8528638.017,8528638.021,8528638.027,8601278.001))      |                      | \$101,470.70            | \$21,470.70              | \$80,000.00          |
| 69.  | Alliance (Sept. Inv. 001549, 001512)                                       |                      | \$81,220.00             | \$31,220.00              | \$50,000.00          |
| 70.  | Global (Sept. Inv. 45997-1, 45997-3, 45997-2)                              |                      | \$164,472.10            |                          | \$164,472.10         |
| 71.  | Municipal Valve (Sept. Inv. 31399)                                         |                      | \$10,902.00             | \$10,902.00              | \$0.00               |
| 72.  | Nixon-H&K (Sept. Inv. S23-6906-1)                                          |                      | \$315,200.00            | \$20,200.00              | \$295,000.00         |
| 73.  | WES-H&K (Sept. Inv. S8528638.035)                                          |                      | \$79,258.10             | \$59,258.10              | \$20,000.00          |
| 74.  | Hartmen (Oct Inv. 782458)                                                  |                      | \$9,185.15              | \$9,185.15               | \$0.00               |
| 75.  | Hayes (Oct Inv. 1083672)                                                   |                      | \$9,964.00              | \$9,964.00               | \$0.00               |
| 76.  | Municipal Valve (Oct Inv. 31746)                                           |                      | \$22,800.00             | \$22,800.00              | \$0.00               |
| 77.  | Veolia (Nov Inv 24004808 RI 05000)                                         |                      | \$160,588.00            |                          | \$160,588.00         |
| 78.  | Environmental Imp. (Dec Inv 1983ENV.101)                                   |                      | \$167,440.90            |                          | \$167,440.90         |
| 79.  | Global Treat (Dec Inv 45997-6)                                             |                      | \$9,002.50              |                          | \$9,002.50           |
| 80.  | Huber (Dec Inv II10008020)                                                 |                      | \$512,977.09            |                          | \$512,977.09         |
| 81.  | Inovair (Dec Inv 378975)                                                   |                      | \$46,011.00             | \$46,011.00              | \$0.00               |
| 82.  | Inovair (Dec Inv 380013)                                                   |                      | \$58,233.00             | \$58,233.00              | \$0.00               |
| 83.  | Hayes (Jan Inv 1099083)                                                    |                      | \$25,118.00             | \$20,118.00              | \$5,000.00           |
| 84.  | Municipal Valve (Feb Inv 41393B30879)                                      |                      | \$13,506.01             |                          | \$13,506.01          |
| 85.  | Municipal Valve (Feb Inv 41393B31243)                                      |                      | \$6,211.46              |                          | \$6,211.46           |
| 86.  | Global Treat (Mar Inv 45997-5)                                             |                      | \$91,361.00             |                          | \$91,361.00          |
| 87.  | Municipal Valve (Mar Inv 41393B31592)                                      |                      | \$68,149.31             |                          | \$68,149.31          |
| 88.  | Hayes Pipe (Mar Inv 1107878)                                               |                      | \$13,224.04             | \$3,224.04               | \$10,000.00          |

**\$5,154,736.05**

7,449,862.63



# AGENDA ITEM REPORT

**Meeting:** City Council - Jul 01 2025

**Staff Contact:** Garrett Houston, Public Works Director

**Department:** Public Works

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**Subject: Consider Responses to Request for Bids on Street Work #1-2025 and possible action on contract award(s).**

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**Item Summary:**

Street Work Bid #1-2025. This bid will support our long-term purchasing goals to allow the City of Mount Pleasant to set prices until October 22, 2027, for Asphalt Surface Milling, Asphalt Edge Milling and Chip Seal/ Seal Coating Services. Using this formula will allow us to estimate Street Rehab projects for the future. Streamlining the scheduling process to get Street Work completed in a timely manner.

**Financial Impact:**

Contract Amount as Awarded:

Item 1) Asphalt Surface Milling \$8.25 Per SqYd

Item 2) Asphalt Edge Milling \$12.50 Per SqYd

Item 3) Chip Seal/ Seal Coating \$5.50 per SqYd Performed

**Recommendation(s):**

Staff has reviewed and recommends the approval of Street Work Bid #1-2025. TexOp Construction, LP to be awarded Items #1-2 consisting of Asphalt Surface Milling, and Asphalt Edge Milling. Texana Land & Asphalt Inc. to be awarded Item #3, consisting of Chip Seal/ Seal Coating.

**Attachments:**

[Specifications for Street Work  
20250617150157529](#)

## SPECIFICATIONS FOR STREET WORK

The specifications listed below are intended to be descriptive rather than restrictive and are not purposely intended to eliminate any bidder from bidding a product similar to that described.

The purpose of these specifications is to describe street materials with the features that are considered desirable for the use intended by the City of Mount Pleasant while allowing for competitive bids from suppliers.

Any exceptions to these specifications by any supplier must be listed in the *Remarks Section* of the bid sheet or on a separate sheet of paper labeled as “*Exceptions to Specifications*”. If no exceptions are listed the bidder will be contractually obligated to comply with all of the provisions of these specifications, if the bid or a portion thereof is accepted by the City of Mount Pleasant.

A. Classifications

Street building and street maintenance materials as outlined on bid form and specification sheets.

Texas Highway Department specifications shall apply where applicable.

B. Quantities

All quantities shown are approximate and the City reserves the right to increase or decrease the quantities as needed.

C. Contract Period

Contract shall remain in effect for a period of one (1) year beginning **June 17, 2025**, and ending **October 22, 2027**, with the right to request a rate increase after one, up to CPI, Index of DFW all items. The City reserves all rights to early cancellation.

D. Billing

The successful bidder will be required to have delivery tickets signed by an authorized City employee for materials picked up at their location; also, on deliveries made to City location by successful bidder, or a third party, authorized signature of City employee must be obtained on delivery ticket and copy of ticket given to signer.

A monthly statement shall be mailed to Accounts Payable, 501 N. Madison, Mount Pleasant, Texas 75455, with copies of signed delivery tickets attached. Payment for materials shall be on the 10th of each month, except where discounts apply.

E. Price Adjustments

The successful bidder must request price adjustments. All such requests must be received in writing by the Purchasing Agent a minimum (30) days prior to the requested adjustment date. The Purchasing agent will reply in writing on the decision of the request. The City reserves the right to disapprove any increase and to secure new quotations.

F. Basis of Bid Award

Bid will be awarded on a “*per item*” basis.

G. Grade of Materials

Grades, classes and types of materials offered by bidder shall meet Texas Highway Department specifications, where applicable.

H. Deliveries

All bulk materials must be checked by authorized personnel before unloading. All Trucks will "check in" at the public works facility upon arrival and all papers pertaining to the shipment will be presented to authorized personnel. When load is checked, authorized personnel will then direct truck to unloading site.

If load is to be delivered to any point other than the public works facility, the supplier will be notified at the time of order.

I. Taxes

Any tax from which a municipality is exempt must not be included.

A Certificate of Exemption will be furnished successful bidder(s) upon request.

J. Other Conditions

Contractor (successful bidder) shall perform the work called for in these specifications and agrees to comply with all applicable laws, ordinances, rules and regulations and shall procure necessary municipal and other government permits and/or licenses and shall pay all fees and charges in connection therewith.

Contractor (successful bidder) shall agree to comply with all Interstate Commerce Commission and Texas Railroad Commission regulations involving handling products to and from purchaser's property and to hold purchaser harmless from any liability with respect thereto.

**In the event a successful bidder is unable to provide any materials ordered at time of need, City reserves the right to purchase the material from the next low bidder who does have the material needed. (Reason: to reduce any undue delays or completion of a job.)**



## **GENERAL INSTRUCTIONS TO BIDDERS**

- 1.1 Applicability – These instructions form a part of the contract and/or any purchase order issued for merchandise and/or services and shall be included as part of the specifications and bid form issued herewith. These instructions shall apply unless otherwise stated in the special instructions to bidders.
- 1.2 Bidder's Copy – Bidder should keep a duplicate copy of their package for their files.
- 1.3 Taxes – Any tax from which the municipality is exempt must not be included in the bid price.
- 1.4 Trade Identification – Specify trade name(s) or brand(s) to be offered by Bidder.
- 1.5 Material Quality – All products and/or optional equipment offered in response to this bid request must be new. No items of demonstrator, leased, reconditioned, rebuilt, repossessed, or used nature will be considered.
- 1.6 Inspection – Upon receiving items(s) they will be inspected for compliance with the bid specifications. If the item(s) do not pass inspection the vendor will be required to pick up the rejected item(s) at the delivery point and provide the necessary repairs or replacement and return the item(s) in new condition to the original point of delivery.
- 1.7 Destination Charges – All products offered shall be bid F.O.B. final destination with all delivery charges to be prepaid by the Bidder.
- 1.8 Packing – Bidder must include the cost of boxing and cartage, if required, to prevent damage to shipment.
- 1.9 Firm Pricing – All prices submitted by Bidder must be firm for sixty (60) days from the date designated as bid opening date as listed on the Invitation for Bid to allow sufficient time for review and consideration for award by City Council.
- 1.10 Invoicing Terms and Conditions – Bidder must note payment terms and all discounts allowed for early payment consideration.
- 1.11 Delivery – Bidder shall bid best possible delivery, stated in days, from point of award, including Saturday and Sunday.
- 1.12 Proposal Form – The Bidder's proposal must be submitted on the proposal form provided by the City of Mount Pleasant and attached thereto. The proposal must be executed, signed and dated by a duly designated representative or agent of the Bidder's company. Bidders must fill in all blank columns on items being bid, such as bidder's brand name and number, unit price and total price. This information must be clear and concise. Unit price and total columns must be calculated correctly by the Bidder or Bid may be rejected.
- 1.13 Proposal Closing Time – All Bids must be delivered to the City Hall, Attn: Purchasing Agent, 501 N. Madison, Mount Pleasant, Texas, 75455-3650 and clearly marked as directed and sealed (Non-sealed bids will not be accepted), by no later than the stated opening time of the bid opening date designated in the Invitation for Bid. Any bid not properly marked and opened by mistake will not be considered and will be returned to Bidder. All Bids received after the designated opening time and date will be returned unopened.
- 1.14 Proposal Opening – On the date and at the time specified in the Invitation to Bid, each and every bid will be publicly opened and read aloud.
- 1.15 Liens – Bidder agrees to indemnify and save harmless the City of Mount Pleasant, Texas against any and all liens and encumbrances for all goods and services which may be provided under this Invitation for Bid, by seller or seller(s) and if the City of Mount Pleasant, Texas requests a proper release of all liens or satisfactory evidence of freedom from liens shall be delivered to the City of Mount Pleasant, Texas.
- 1.16 Price Fixing – In submitting attached Bid Proposal, Bidder thereby certifies that they have not participated in nor been part to any collusion, price fixing or any other agreements with any company, firm or person concerning the pricing on the enclosed bid.
- 1.17 Payment – Payment for services performed and/or merchandise received shall be on the 10<sup>th</sup> of each month after receipt of proper invoice except where discounts apply. Payment will be made only after proper delivery installation, and inspection of services and/or merchandise.
- 1.18 Overcharges – In submitting attached Bid Form, Bidder thereby agrees and assigns to the City of Mount Pleasant, Texas any and all claims for overcharges associated with this contract which arise under the Antitrust Laws of the United States, 16 U.S.C.A. Sec. 2 et seq. (1973).

- 1.19 General Conditions – Failure by vendor to comply with subject specifications and conditions within this Invitation for Bid package will result in a delay in processing invoices or may ultimately result in the City of Mount Pleasant seeking items or services bid from other sources.
- 1.20 Communication Requirements – All questions concerning this Invitation for Bid, Instructions to Bidder, or Specifications must be directed to Miykael Reeve, Director of Finance at (903)575-4000
- 1.21 Evaluation Factors
- a) Lowest Total Cost – The City of Mount Pleasant will award a purchase order and contract to the “lowest and best responsible” bid or proposal. Price, quantifiable factors, and other factors are considered. This would include specifications, delivery requirements, the initial purchase price, life expectancy, cost of maintenance and operation, operating efficiency, training requirements, disposal value and other factors contributing to the overall acquisition and/or cost of item. Our purpose is to provide goods and services at the lowest total cost to the City.
  - b) Other Factors – Consideration may be given, but not necessarily limited to, conformity to the specifications, product warranty, a bidder’s proposed service, ability to supply and provide service, delivery to required schedules, and past performance in other contracts with the City, including timely delivery.
  - c) Reservations – The City of Mount Pleasant, Texas expressly reserves the right to:
    - 1) Waive as an informality, any bid proposal with minor deviations from specifications which has a lower price than the low bid meeting all aspects of the specifications, and consider it, if it is determined that total cost is lower, and the overall function is improved or not impaired.
    - 2) Waive any defect, irregularity or informality in any bid or bidding procedure.
    - 3) Reject or cancel any, all, or portions of a bid.
    - 4) Reissue a bid invitation.
    - 5) Extend the bid opening time and date.
    - 6) Procure any items by other means.
    - 7) Increase or decrease the quantity specified in the bid invitation unless the bidder specifies otherwise.
    - 8) Consider and accept an alternate bid as provided herein when in the best interest of the City of Mount Pleasant.
  - d) Changes – Any changes to bid invitation or requests for proposals will be made by amendment or addendum.
- 1.22 Termination of Contract – This contract shall remain in effect until contract expires, delivery and acceptance of products and/or performance of services ordered or terminated by either party with thirty (30) days written notice prior to any cancellation. The successful bidder must state therein the reasons for such cancellation. The City of Mount Pleasant reserves the right to award canceled contract to next lowest and best bidder as it deems to be in the best interest of the City.
- 1.23 Termination for Default – The City of Mount Pleasant reserves the right to enforce the performance of this contract in any manner prescribed by law or deemed to be in the best interest of the City in the event of breach or default of this contract. The City reserves the right to terminate the contract immediately in the event the successful bidder fails to:
- 1) Meet schedules.
  - 2) Defaults in the payment of any fees; or
  - 3) Otherwise perform in accordance with these specifications.

In the event the successful bidder shall fail to perform, keep or observe any of the terms and conditions to be performed, kept or observed, the City shall give the successful bidder written notice of such default; and in the event said default is not remedied to the satisfaction and approval of the City within seven (7) working days of receipt of such notice by the successful bidder, default will be declared and all the successful bidder’s rights shall terminate.

Bidder, in submitting this Bid, agrees that the City shall not be liable for damages in the event that the City declares the bidder in default.

## BID FORM – STREET WORK

The undersigned certifies that he/she understands all the specifications and instructions to bidders that are attached hereto, and will upon acceptance of this bid by the City of Mount Pleasant, Texas provide those items and services specified herein in accordance with the delivery date and price stated.

| <u>EST. USAGE</u>      | <u>DESCRIPTION</u>      | <u>BID PRICE</u>       |
|------------------------|-------------------------|------------------------|
| 1) 2 Inches or greater | Asphalt Surface Milling | \$ _____               |
|                        |                         | Per Sq Yard/ Performed |
|                        | (Subject to inspection) |                        |

Remarks: \_\_\_\_\_

|                        |                         |                        |
|------------------------|-------------------------|------------------------|
| 2) 2 Inches or greater | Asphalt Edge Milling    | \$ _____               |
|                        |                         | Per Sq Yard/ Performed |
|                        | (Subject to inspection) |                        |

Remarks: \_\_\_\_\_

|                    |                         |                        |
|--------------------|-------------------------|------------------------|
| 3) Per Square Yard | Chip Seal/ Seal Coating | \$ _____               |
|                    |                         | Per Sq Yard/ Performed |

Remarks: \_\_\_\_\_

## **Item #1**

### **Asphalt Surface Milling**

#### **ITEM DESCRIPTION**

1. **Description:** This item shall consist of Asphalt Edge Milling of 2 inches or Greater to be performed for roadways, driveways, intersections, and other areas shown on the plans or as directed by the Director of Public Works. Item shall consist of furnishing all tools, equipment, materials, and labor necessary to mill existing asphalt pavement as shown in accordance with TxDOT ITEM 354. Reclaimed asphalt materials delivered to The City of Mount pleasant Public Works Facility at 1412 N. Washington, unless directed elsewhere by the Public Works Director.
2. **Construction:** The Asphalt Edge Milling shall be Performed by any method approved by the Director of Public Works.
3. **Measurement:** Asphalt Surface Milling shall be measured by the Square Yard of Area Milled from the existing Road.
4. **Payment:** The work performed, and the materials furnished as prescribed by this item and measured as provided under "Measurement" will be paid for at the unit price bid for "Asphalt Surface Milling" which price shall be full compensation for furnishing all required materials; for all royalty and freight involved; for all mixing and hauling of the material as specified.

## **Item #2**

### **Asphalt Edge Milling**

#### **ITEM DESCRIPTION**

1. **Description:** This item shall consist of Asphalt Edge Milling of 2 inches or Greater to be performed for roadways, driveways, intersections, and other areas shown on the plans or as directed by the Director of Public Works. Item shall consist of furnishing all tools, equipment, materials, and labor necessary to mill existing asphalt pavement as shown in accordance with TxDOT ITEM 354. Reclaimed asphalt materials delivered to The City of Mount pleasant Public Works Facility at 1412 N. Washington, unless directed elsewhere by the Public Works Director.
2. **Construction:** The Asphalt Edge Milling shall be Performed by any method approved by the Director of Public Works.
3. **Measurement:** Asphalt Edge Milling shall be measured by the Square Yard of material Milled from the road.
4. **Payment:** The work performed, and the materials furnished as prescribed by this item and measured as provided under "Measurement" will be paid for at the unit price bid for "Asphalt Edge Milling" which price shall be full compensation for

furnishing all required materials; for all royalty and freight involved; for all mixing and hauling of the material as specified.

### **Item #3**

#### **Chip Seal/ Seal Coating**

#### **ITEM DESCRIPTION**

- 1. Description:** This item shall consist of Chip Seal/ Seal Coating to be performed for roadways, driveways, intersections, and other areas shown on the plans or as directed by the Director of Public Works. Item shall consist of furnishing all tools, equipment, materials, and labor necessary to Seal Coat asphalt pavement as shown in accordance with TxDOT ITEM 316 Seal Coat. Street building and street maintenance materials as outlined on bid form and specification sheets. Texas Highway Department specifications shall apply where applicable.
- 2. Construction:** The Chip Seal/ Seal Coating shall be Performed by any method approved by the Director of Public Works.
- 3. Measurement:** Chip Seal/ Seal Coating shall be measured per Square Yard of material.
- 4. Payment:** The work performed, and the materials furnished as prescribed by this item and measured as provided under "Measurement" will be paid for at the unit price bid for "Chip Seal/ Seal Coating" which price shall be full compensation for furnishing all required materials; for all royalty and freight involved; for all mixing and hauling of the material as specified.

AUTHORIZED REPRESENTATIVE:

\_\_\_\_\_  
(PLEASE TYPE OR PRINT)

\_\_\_\_\_  
(SIGNATURE)

DATE:

COMPANY NAME:

ADDRESS:

TELEPHONE:

REMARKS:

## Bid Tabulation 2025

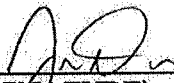
## Street Work Bid # 1-2025

| Items                           | TexOp Construction, LP | Texana Land & Ashalt Inc.    | Tatum Exavating Company Inc. |
|---------------------------------|------------------------|------------------------------|------------------------------|
| Item 1) Asphalt Surface Milling | 8.25 Per Sq Yard       | No Bid                       | No Bid                       |
| Item 2) Asphalt Edge Milling    | 12.50 Per Sq Yard      | No Bid                       | No Bid                       |
| Item 3) Chip Seal/ Seal Coating | No Bid                 | \$5.50 Per Sq Yard Performed | No Bid                       |
|                                 | Awarded Items 1-2      | Awarded Item #3              |                              |

Denotes awarded low bid

AUTHORIZED REPRESENTATIVE:

James Davis  
(PLEASE TYPE OR PRINT)

  
(SIGNATURE)

DATE:

6/17/25

COMPANY NAME:

TexOp Construction, LP

ADDRESS:

PO BOX 427

Rowenoke, TX 76262

TELEPHONE:

940-648-1455

REMARKS:





P. O. Box 427  
Roanoke, Texas 76262  
(940) 648-1455 office ♦♦♦ (940) 648-1457 fax

Proposal No. 25-06-074

**BID DATE:** June 17, 2025

**TO:** City of Mount Pleasant

**PROJECT:** Street Work

**LOCATION:** Mount Pleasant, TX

**Quantities and Prices:**

| <u>Item</u>  | <u>Description</u>            | <u>Quantity</u> | <u>Unit Price</u> | <u>Extension</u> |
|--------------|-------------------------------|-----------------|-------------------|------------------|
| <u>1</u>     | Plane ACP (2"-4")             | TBD SY          | 8.25              | Per Square Yard  |
| <u>2</u>     | Edge Milling (0"-4") 7' width | TBD SY          | 12.50             | Per Square Yard  |
| <b>Total</b> |                               |                 | <b>TBD</b>        |                  |

**Prices Include:**

Milling, Loading, Trucking, Sweeping, Detailing, & Water Transport

TexOp will provide lane closures for the milling operation.

Milled material will be delivered to City of Mount Pleasant Public Works Yard

**Remarks:**

City of Mount Pleasant will be responsible for notifying residents of work being performed. Work may not begin until work area is clear of parked vehicles.

**Prices Exclude:**

Sawcuts, Engineering, Base Repair, Sizing of ACP,

Stockpiling of Materials, Police personnel, Message Boards, and Barricades

**Areas not accessible to the milling equipment.**

Questions, please call (940) 648-1455 or (817) 308-4818.

Email [jdavis@texop.com](mailto:jdavis@texop.com)

Sincerely,

James Davis  
Estimator

## BID FORM - STREET WORK

The undersigned certifies that he/she understands all the specifications and instructions to bidders that are attached hereto, and will upon acceptance of this bid by the City of Mount Pleasant, Texas provide those items and services specified herein in accordance with the delivery date and price stated.

| <u>EST. USAGE</u>      | <u>DESCRIPTION</u>      | <u>BID PRICE</u>       |
|------------------------|-------------------------|------------------------|
| 1) 2 Inches or greater | Asphalt Surface Milling | \$ <u>8.25</u>         |
|                        |                         | Per Sq Yard/ Performed |
|                        | (Subject to inspection) |                        |

Remarks: \_\_\_\_\_

|                        |                         |                        |
|------------------------|-------------------------|------------------------|
| 2) 2 Inches or greater | Asphalt Edge Milling    | \$ <u>12.50</u>        |
|                        |                         | Per Sq Yard/ Performed |
|                        | (Subject to inspection) |                        |

Remarks: \_\_\_\_\_

|                    |                         |                        |
|--------------------|-------------------------|------------------------|
| 3) Per Square Yard | Chip Seal/ Seal Coating | \$ <u>no bid</u>       |
|                    |                         | Per Sq Yard/ Performed |

Remarks: not bidding

AUTHORIZED REPRESENTATIVE:

CJ Mohl

(PLEASE TYPE OR PRINT)



(SIGNATURE)

DATE:

10.16.2025

COMPANY NAME:

Texana Land & Asphalt Inc.

ADDRESS:

5848 CE 11W

Sulphur Springs TX 75482

TELEPHONE:

903.439.5231 - CJ

903.243.3409 - Kewin

REMARKS:

Texana

**BID FORM – STREET WORK**

The undersigned certifies that he/she understands all the specifications and instructions to bidders that are attached hereto, and will upon acceptance of this bid by the City of Mount Pleasant, Texas provide those items and services specified herein in accordance with the delivery date and price stated.

EST. USAGE

DESCRIPTION

BID PRICE

1) 2 Inches or greater

Asphalt Surface Milling

\$ X

Per Sq Yard/ Performed

(Subject to inspection)

Remarks: \_\_\_\_\_

2) 2 Inches or greater

Asphalt Edge Milling

\$ X

Per Sq Yard/ Performed

(Subject to inspection)

Remarks: \_\_\_\_\_

3) Per Square Yard

Chip Seal/ Seal Coating

\$ 5.50

Per Sq Yard/ Performed

Remarks: five dollars & 50/100 per sy



# AGENDA ITEM REPORT

**Meeting:** City Council - Jul 01 2025

**Staff Contact:** John Ankrum, Director Building Official

**Department:** Building Official

---

**Subject:** Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 604 E 8th St within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 604 E 8th, Mt Pleasant City block 159 Lot 3A.

---

## **Item Summary:**

A residence at 604 E 8th has become dilapidated due to neglect. A code case was opened by staff in April of 2025. The owner Michael A Brannon was properly notified by the city through written notice sent 5-19-2025 that immediate action was required and has subsequently taken no actions. The building has been determined by the Building Official John Ankrum to be in violation of the city of Mount Pleasant code 150.018 Minimum Standards for Buildings and the IPMC 150.001 section 304.

## **Financial Impact:**

Cost for the city to demolish the structure (\$8800) would be recovered through a lien on the property. No transfer on the property would be allowed until the lien is expunged.

## **Recommendation(s):**

Motion to declare the building at 604 E 8th substandard and order it to be demolished by the owner within 30 days and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute.

## **Attachments:**

[604 E 8th Attachment Council Packet](#)

# CITY OF MOUNT PLEASANT

## CITY COUNCIL MEMORANDUM

### DEVELOPMENT SERVICES DEPARTMENT

---

**TO:** Mayor and City Council  
**CC:** Greg Nyhoff City Manager  
**FROM:** John Ankrum, Building Official  
Lynn Barrett, Director  
**DATE:** July 1, 2025  
**SUBJECT:** Unsafe Building Declaration of 604 E 8<sup>th</sup> St

---

**AGENDA ITEM:** City Council to hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 604 E 8<sup>th</sup> St within the City of Mount Pleasant, Texas, to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time with which to rehabilitate, repair or demolish such structure and providing for the rehabilitation or demolition and removal and to consider ordering abatement at 604 E 8<sup>th</sup> St, Mt Pleasant City Blocks Blk 159 Lot 3A and take any action necessary.

The following is a synopsis of the case:

The structure located at 604 E 8<sup>th</sup> St has become depleted, the property owner has reach out to the city and requested the city demolish the home. The owner said the inside is worse than the outside. The structure continues to become dilapidated with major renovations needed if it's to be saved. Based on its current condition its staff opinion the home should be demolished.

The building is deficient in a number of categories including (D) that the structural integrity is less than a minimum standard; (F) it is unsanitary or unsafe; (H) finding it has not been properly maintained in violation of city codes which require buildings to be secured against entry, weather and vermin; (I) that it is in a condition to constitute a public nuisance and (J) that it constitutes a "hazard to safety or health from inadequate maintenance, dilapidation."

City Code Section 150.019 states that once the Building Official has determined the building to be unsafe, that a public hearing be conducted by the City Council and notice given to the owner a minimum of 14 days prior to the hearing date, its date and time which has been set for the first meeting in July, accompanied by a detailed report documenting the conditions and a requirement for the owner to submit at the hearing a response for proof of scope of work required to comply and a timeline to perform that work. This notice was certified mailed by Mr. Ankrum to Brannon A Michael and mailed on May 19, 2025.

City Code Section 150.020 also requires that the notice be filed with the County Clerk, which the Building Official has also sent to her along with the hearing date and time.

City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner of 604 E 8<sup>th</sup> St, that City Council order the home to be demolished after expiration of the 30 day waiting period and notice required by law; and that the cost of such demolition, if incurred by the city, be secured by a lien of the property.

Attachments:

- Photos

- Emails

- Applicable Code Sections

# **NOTICE OF PUBLIC HEARING**

Brannon Michaels A  
2020 17TH AVE S  
SEATTLE, WA 98144

***RE: City of Mount Pleasant, MT PLEASANT CITY BLOCKS BLK 159 LOT 3A .4746 AC, located at 604 E 8th , Mount Pleasant, TX. Titus CAD Property ID # 10981***

Per city ordinance 150.015 Dangerous Structure. The structure located at **604 E 8th** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **July 1, 2025 at 6:00pm** in the City Council chambers, located at 501 N Madison Mount Pleasant, TX 75455 to allow the City of Mount Pleasant to hear and possibly issue an order deeming the structure to be a dilapidated structure and order action to be taken.

Based on observations from the exterior of the structure, an inspection was completed at the above address on May 19, 2025. It was determined by the Building Official that the structure has considerable damage due to neglect and is in a state of dilapidations. The structure has been neglected and left in a state of disrepair. Based on city ordinance 150.018 (G), if the building, structure, or portion thereof as a result of decay, deterioration or dilapidation is unsalvageable, it shall be deemed a dilapidated structure.

If the owners, lienholder, or mortgagee wish to repair or demo the structure they shall at the hearing provide proof of the scope of any work that may be required to comply with this subchapter and the time it will take to reasonably perform the work. All work, repairs, or demos must be completed within 30 days unless it is established at the hearing work cannot reasonably be performed within 30 days. The cost of demolishing the structure will be at the owner's expense. If you do not pay the fees incurred through the City's necessitated action, a lien will be filed against the property for the amount of the demolition plus administrative fees.

John Ankrum  
Building Official  
903-575-4102  
[jankrum@mpcity.org](mailto:jankrum@mpcity.org)



## John Ankrum

---

**From:** John Ankrum  
**Sent:** Monday, June 9, 2025 10:38 AM  
**To:** Leslie Brosnan  
**Subject:** Public Hearing 7-1-2025  
**Attachments:** 1200 Blk Of Rhambeau CC.pdf; 401 E 14th CC.pdf; 604 E 8th CC.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 7/1/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

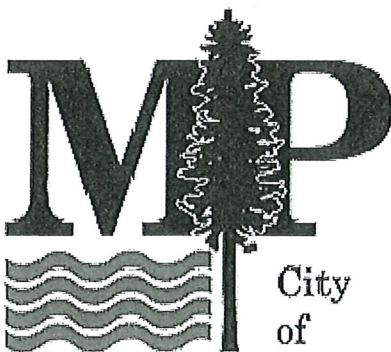
**1200 Blk of Rhambeau** owned by Willie B Goodlow Legal Description: MT PLEASANT CITY BLOCKS BLK 237B LOT 15C .3168 AC, Titus CAD Property ID # 11654.

**401 E 14<sup>th</sup> St** owned by MEANS W L JR, Legal Description: MT PLEASANT CITY BLOCKS BLK 334A LOT 1 .5714 AC, Titus CAD Property ID# 12297.

**604 E 8<sup>th</sup> St** owned by BRANNON MICHAEL A, Legal Description: MT PLEASANT CITY BLOCKS BLK 159 LOT 3A .4746 AC, Titus CAD Property ID# 10981.

All three properties have been declared a public nuisance and unsafe structure. I have attached pictures and the official letter that was mailed to the owner. Please contact me if you have any questions. Thanks

John Ankrum  
Building Official  
City of Mt. Pleasant  
Office 903-575-4102  
500 N Madison Ave.  
Starting May 1, 2025 Office Hours Mon-Thur 7:30am to 5:30pm Fri 8am-12pm



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5.19.2025 13:46



5.19.2025 13:46















## John Ankrum

---

**From:** John Ankrum  
**Sent:** Monday, June 9, 2025 10:38 AM  
**To:** Leslie Brosnan  
**Subject:** Public Hearing 7-1-2025  
**Attachments:** 1200 Blk Of Rhambeau CC.pdf; 401 E 14th CC.pdf; 604 E 8th CC.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 7/1/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

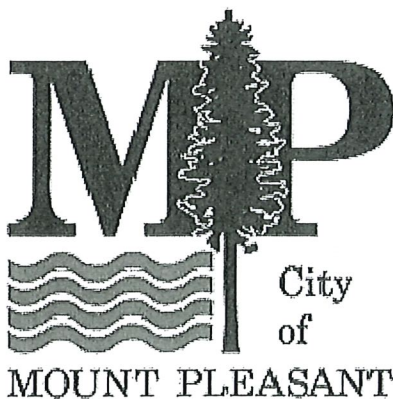
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**604 E 8<sup>th</sup> St** owned by BRANNON MICHAEL A, Legal Description: MT PLEASANT CITY BLOCKS BLK 159 LOT 3A .4746 AC, Titus CAD Property ID# 10981.

All three properties have been declared a public nuisance and unsafe structure. I have attached pictures and the official letter that was mailed to the owner. Please contact me if you have any questions. Thanks

John Ankrum  
Building Official  
City of Mt. Pleasant  
Office 903-575-4102  
500 N Madison Ave.  
Starting May 1, 2025 Office Hours Mon-Thur 7:30am to 5:30pm Fri 8am-12pm



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**John Ankrum**

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**From:** cameronauto@suddenlinkmail.com  
**Sent:** Monday, June 2, 2025 1:31 PM  
**To:** John Ankrum  
**Subject:** Re: RE: FW: Please provide quotes

---

CAUTION: [EXTERNAL EMAIL]

---

Good afternoon John, below are the quotes you needed, let me know if you have any questions.

604 E 8th- \$8800

401 E 14th- \$5500

*Thank you,*

*Janell Cameron*

ORDER NO. 25-005

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **604 E 8<sup>th</sup> St, Mount Pleasant TX 75455**, (“**SUBJECT PROPERTY**”), **LEGAL DESCRIPTION BEING: MT PLEASANT CITY BLOCKS BLK 159 LOT 3A .4746 AC, Parcel 10981**

The City Council for the City of Mount Pleasant conducted a public hearing on **July 1, 2025**, in accordance with § 150.021 of the City’s Code of Ordinances and Chapter 214, Texas Local Government Code, regarding the structure located at the Subject Property, at which time all owners and/or other parties with interest in the Subject Property were afforded an opportunity to appear, and after hearing arguments and presentation of evidence, the City Council determined that the Subject Property includes an unsafe/dangerous building containing dilapidated and substandard conditions that pose a threat or potential threat to life, health, property, or human safety, and is in violation of applicable City ordinances.

The City Council specifically finds that all proper notices have been sent consistent with City Ordinances; and based upon the evidence presented, the City Council finds that the Subject Property remains in violation of the ordinances relative to substandard structures, to wit: § 150.018 of the City’s Code of Ordinances; and finds that the exterior and or interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property. The City Council, having considered all evidence presented at hearing, including the issuance of notices, now incorporates the same into the body of this Order for all purposes, and now finds that the Subject Property remains in violation of the ordinance because the primary structure thereon is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF CITY OF MOUNT PLEASANT THAT:

1. No person or entity may occupy the structure until such time as a final inspection is conducted to determine whether all terms and conditions of this Order have been satisfied;
2. The owner, lien holder, and/or mortgagee is hereby required to **DEMOLISH AND REMOVE** the substandard structure located upon the Subject Property, and such work shall be completed within 30 days of the date on which this Order was issued.
3. If the required work is not completed within the time period specified herein, the City Council may order the City to perform the required work at the owner’s expense. If owner fails to reimburse City for its actual expenses, the City through its City Attorney may file a lien against the Subject Property to recover actual costs incurred by the City plus attorney’s fees and interest, as applicable.

Within 10 days of the date of this order: (1) a copy of this order shall be filed with the City Secretary; (2) notice of the order shall be published in a newspaper of general circulation that includes the street address/legal description of the Subject Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order may be reviewed and/or obtained during regular business hours in the office of the City Secretary; and (3) notice of this order shall be mailed to each owner, lienholder or mortgagee by certified mail, return receipt requested.

**ORDERED THIS** 1st **DAY OF** July, 20 25

---

NAME

Mayor, on behalf of City Council



# AGENDA ITEM REPORT

**Meeting:** City Council - Jul 01 2025

**Staff Contact:** John Ankrum, Director Building Official

**Department:** Building Official

---

**Subject:** Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 401 E 14th St within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 401 E 14th, Mt Pleasant City block 334A Lot 1.

---

## **Item Summary:**

The structure at 401 E 14th St has partially collapsed. A code case was opened by staff in December of 2024. W L Means Jr was properly notified by the city through a written notice sent 5-19-2025 that immediate action was required and has subsequently taken no action. The building has been determined by the Building Official John Ankrum to be in violation of the city of Mount Pleasant code 150.018 Minimum Standards for Buildings and the IPMC 150.001 section 304.

## **Financial Impact:**

Cost for the city to demolish the structure (\$5500) would be recovered through a lien on the property. No transfer on the property would be allowed until the lien is expunged.

## **Recommendation(s):**

Motion to declare the building at 401 E 14th substandard and order it to be demolished by the owner within 30 days and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute.

## **Attachments:**

[Attachments 401 E 14th St](#)

# CITY OF MOUNT PLEASANT

## CITY COUNCIL MEMORANDUM

### DEVELOPMENT SERVICES DEPARTMENT

---

**TO:** Mayor and City Council  
**CC:** City Manager  
**FROM:** John Ankrum, Building Official  
Lynn Barrett, Director  
**DATE:** July 1, 2025  
**SUBJECT:** Unsafe Building Declaration of 401 E 14<sup>th</sup> St

---

**AGENDA ITEM:** City Council to hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 401 E 14<sup>th</sup> St within the City of Mount Pleasant, Texas, to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time with which to rehabilitate, repair or demolish such structure and providing for the rehabilitation or demolition and removal and to consider ordering abatement at 401 E 14<sup>th</sup>, Mt Pleasant City Blocks Blk 334A Lot 1 and take any action necessary.

The following is a synopsis of the case:

The structure located at 401 E 14<sup>th</sup> St has partially collapsed. The city has on a couple occasion picked up the debris and stored it back in the building. The structure continues to become dilapidated with major renovations needed if it's to be saved. Based on its current condition its staff opinion the home should be demolished.

The building is deficient in a number of categories including (D) that the structural integrity is less than a minimum standard; (F) it is unsanitary or unsafe; (H) finding it has not been properly maintained in violation of city codes which require buildings to be secured against entry, weather and vermin; (I) that it is in a condition to constitute a public nuisance and (J) that it constitutes a "hazard to safety or health from inadequate maintenance, dilapidation."

City Code Section 150.019 states that once the Building Official has determined the building to be unsafe, that a public hearing be conducted by the City Council and notice given to the owner a minimum of 14 days prior to the hearing date, its date and time which has been set for the first meeting in July, accompanied by a detailed report documenting the conditions and a requirement for the owner to submit at the hearing a response for proof of scope of work required to comply and a timeline to perform that work. This notice was certified mailed by Mr. Ankrum to W L Means Jr and mailed on May 19, 2025.

City Code Section 150.020 also requires that the notice be filed with the County Clerk, which the Building Official has also sent to her along with the hearing date and time.



City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner of 401 E 14<sup>th</sup> St, that City Council order the home to be demolished after expiration of the 30 day waiting period and notice required by law; and that the cost of such demolition, if incurred by the city, be secured by a lien of the property.

Attachments:

Photos

Emails

Applicable Code Sections

# **NOTICE OF PUBLIC HEARING**

Means W L Jr  
1101 S WILLIAMS  
MT PLEASANT, TX 75455

***RE: City of Mount Pleasant, MT PLEASANT CITY BLOCKS BLK 334A LOT 1 .5714 AC, located at 401 E 14th, Mount Pleasant, TX. Titus CAD Property ID # 12297***

Per city ordinance 150.015 Dangerous Structure. The structure located at **401 E 14th** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **July 1, 2025 at 6:00pm** in the City Council chambers, located at 501 N Madison Mount Pleasant, TX 75455 to allow the City of Mount Pleasant to hear and possibly issue an order deeming the structure to be a dilapidated structure and order action to be taken.

Based on observations from the exterior of the structure, an inspection was completed at the above address on May 19, 2025. It was determined by the Building Official that the structure has considerable damage due to neglect and is in a state of dilapidation. The structure has been neglected and left in a state of disrepair. Based on city ordinance 150.018 (G), if the building, structure, or portion thereof as a result of decay, deterioration or dilapidation is unsalvageable, it shall be deemed a dilapidated structure.

If the owners, lienholder, or mortgagee wish to repair or demo the structure they shall at the hearing provide proof of the scope of any work that may be required to comply with this subchapter and the time it will take to reasonably perform the work. All work, repairs, or demos must be completed within 30 days unless it is established at the hearing work cannot reasonably be performed within 30 days. The cost of demolishing the structure will be at the owner's expense. If you do not pay the fees incurred through the City's necessitated action, a lien will be filed against the property for the amount of the demolition plus administrative fees.

John Ankrum  
Building Official  
903-575-4102  
[jankrum@mpcity.org](mailto:jankrum@mpcity.org)

# WARNING NOTICE

## SUBSTANDARD BUILDING

This is a nonconforming structure and is unsafe due to inadequate maintenance, dilapidation, obsolescence, or abandonment, which constitutes a fire hazard and unsafe or unsanitary condition, dangerous to human life and property. It uses or occupancy has been prohibited by the City of Ordinance 150.15 Mount Pleasant TX

It shall be unlawful for any physical work or removal to be performed on this structure until the proper permit has been secured.

This notice shall remain where posted and its removal shall be by written permission of the building department. Entry to this structure shall be by authorized persons only, for the purpose of making the required structural repairs or demolishing as per code compliance.

### PENALTY FOR VIOLATION OF THE BUILDING CODE AND RELATED ORDINANCES

Any person, firm, corporation, agent, or tenants who shall violate any provisions of these codes and related ordinances there of or fail to comply therewith, or who shall erect, construct, demolish, or move any structure, or has erected, constructed, altered, repaired, moved, or demolished any building structure dwelling unit within the City of Mount Pleasant TX will be in violation. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which violations are committed or continued, and upon conviction by a Municipal court or competent jurisdiction shall be deemed guilty of a misdemeanor, and shall be punished by a fine not to exceed \$200.00 per day.

5-19-25

Date Posted

*[Signature]*  
City Official









**WARNING NOTICE**  
**SUBSTANDARD BUILDING**  
**DO NOT ENTER**

This is a non-emergency notice and is subject to the provisions of the local, state, and federal laws. The building is in a state of disrepair and is not safe for occupancy. The building is in a state of disrepair and is not safe for occupancy. The building is in a state of disrepair and is not safe for occupancy.

It shall be unlawful for any person to enter or remain in the building or on the premises until the person is notified by the building official that the building is safe for occupancy.

**PENALTY FOR VIOLATION OF THE BUILDING CODE AND RELATED ORDINANCES**

Any person who violates the building code or any ordinance relating to the building code shall be liable for a fine of not less than \$100 and not more than \$500. The building official may also order the person to stop the violation and to take any action necessary to comply with the building code or any ordinance relating to the building code.

5-19-25

*John Doe*

















## John Ankrum

---

**From:** John Ankrum  
**Sent:** Monday, June 9, 2025 10:38 AM  
**To:** Leslie Brosnan  
**Subject:** Public Hearing 7-1-2025  
**Attachments:** 1200 Blk Of Rhambeau CC.pdf; 401 E 14th CC.pdf; 604 E 8th CC.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 7/1/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

**1200 Blk of Rhambeau** owned by Willie B Goodlow Legal Description: MT PLEASANT CITY BLOCKS BLK 237B LOT 15C .3168 AC, Titus CAD Property ID # 11654.

**401 E 14<sup>th</sup> St** owned by MEANS W L JR, Legal Description: MT PLEASANT CITY BLOCKS BLK 334A LOT 1 .5714 AC, Titus CAD Property ID# 12297.

**604 E 8<sup>th</sup> St** owned by BRANNON MICHAEL A, Legal Description: MT PLEASANT CITY BLOCKS BLK 159 LOT 3A .4746 AC, Titus CAD Property ID# 10981.

All three properties have been declared a public nuisance and unsafe structure. I have attached pictures and the official letter that was mailed to the owner. Please contact me if you have any questions. Thanks

John Ankrum  
Building Official  
City of Mt. Pleasant  
Office 903-575-4102  
500 N Madison Ave.  
Starting May 1, 2025 Office Hours Mon-Thur 7:30am to 5:30pm Fri 8am-12pm



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## John Ankrum

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**From:** cameronauto@suddenlinkmail.com  
**Sent:** Monday, June 2, 2025 1:31 PM  
**To:** John Ankrum  
**Subject:** Re: RE: FW: Please provide quotes

CAUTION: [EXTERNAL EMAIL]

Good afternoon John, below are the quotes you needed, let me know if you have any questions.

604 E 8th- \$8800

401 E 14th- \$5500

*Thank you,*

*Janell Cameron*

Return Receipt (Form 3811) Barcode



9590 9266 9904 2236 3074 32

1. Article Addressed to:

WL MEANS JR  
1101 S WILLIAMS  
MT PLEASANT, TX 75455

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2236 3074 39

PS Form 3811, Facsimile, July 2015

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

5-22

D. Is delivery address different from item 1?

☐ Yes

☐ No

If YES, enter delivery address below:

Reference Information

3. Service Type:

☒ Certified Mail

Reference Information

JA 05/19/25

Domestic Return Receipt

ORDER NO. 25-004

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **401 E 14<sup>th</sup> St, Mount Pleasant TX 75455**, (**"SUBJECT PROPERTY"**), **LEGAL DESCRIPTION BEING: MT PLEASANT CITY BLOCKS BLK 334A LOT 1 .5714 AC Parcel 12297**

The City Council for the City of Mount Pleasant conducted a public hearing on **July 1, 2025**, in accordance with § 150.021 of the City's Code of Ordinances and Chapter 214, Texas Local Government Code, regarding the structure located at the Subject Property, at which time all owners and/or other parties with interest in the Subject Property were afforded an opportunity to appear, and after hearing arguments and presentation of evidence, the City Council determined that the Subject Property includes an unsafe/dangerous building containing dilapidated and substandard conditions that pose a threat or potential threat to life, health, property, or human safety, and is in violation of applicable City ordinances.

The City Council specifically finds that all proper notices have been sent consistent with City Ordinances; and based upon the evidence presented, the City Council finds that the Subject Property remains in violation of the ordinances relative to substandard structures, to wit: § 150.018 of the City's Code of Ordinances; and finds that the exterior and or interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property. The City Council, having considered all evidence presented at hearing, including the issuance of notices, now incorporates the same into the body of this Order for all purposes, and now finds that the Subject Property remains in violation of the ordinance because the primary structure thereon is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF CITY OF MOUNT PLEASANT THAT:

1. No person or entity may occupy the structure until such time as a final inspection is conducted to determine whether all terms and conditions of this Order have been satisfied;
2. The owner, lien holder, and/or mortgagee is hereby required to DEMOLISH AND REMOVE the substandard structure located upon the Subject Property, and such work shall be completed within 30 days of the date on which this Order was issued.
3. If the required work is not completed within the time period specified herein, the City Council may order the City to perform the required work at the owner's expense. If owner fails to reimburse City for its actual expenses, the City through its City Attorney may file a lien against the Subject Property to recover actual costs incurred by the City plus attorney's fees and interest, as applicable.

Within 10 days of the date of this order: (1) a copy of this order shall be filed with the City Secretary; (2) notice of the order shall be published in a newspaper of general circulation that includes the street address/legal description of the Subject Property, the date of the hearing, a brief

statement of the results of this order and provide notice that a copy of this order may be reviewed and/or obtained during regular business hours in the office of the City Secretary; and (3) notice of this order shall be mailed to each owner, lienholder or mortgagee by certified mail, return receipt requested.

**ORDERED THIS** 1st **DAY OF** July, 20 25

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NAME

Mayor, on behalf of City Council





# AGENDA ITEM REPORT

**Meeting:** City Council - Jul 01 2025

**Staff Contact:** John Ankrum, Director Building Official

**Department:** Building Official

---

**Subject:** Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of two dilapidated structure at 1200 Blk of Rhambeau Parcel 11654 within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 1200 Blk of Rhambeau, Mt Pleasant City block 237B LOT 15C

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## **Item Summary:**

Two structures at 1200 Blk of Rhambeau have completely deteriorated and are completely destroyed. A code case was opened by staff in April of 2025. Willie B Goodlow was properly notified by the city through written notice sent 5-19-2024 that immediate action was required and has subsequently taken no actions. The building has been determined by the Building Official John Ankrum to be in violation of the city of Mount Pleasant code 150.018 Minimum Standards for Buildings and the IPMC 150.001 section 304.

## **Financial Impact:**

Cost for the city to demolish the structures (\$5000) would be recovered through a lien on the property. No transfer on the property would be allowed until the lien is expunged.

## **Recommendation(s):**

Motion to declare the structures at 1200 Blk of Rhambeau Parcel 11654 substandard and order it to be demolished by the owner within 30 days and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute.

## **Attachments:**

[Attachments 1200 Blk Rhambeau](#)

# CITY OF MOUNT PLEASANT

## CITY COUNCIL MEMORANDUM

### DEVELOPMENT SERVICES DEPARTMENT

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**TO:** Mayor and City Council  
**CC:** City Manager  
**FROM:** John Ankrum, Building Official  
Lynn Barrett, Director  
**DATE:** July 1, 2025  
**SUBJECT:** Unsafe Building Declaration of 1200 Blk Rhambeau

---

**AGENDA ITEM:** City Council to hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 1200 Blk Rhambeau within the City of Mount Pleasant, Texas, to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time with which to rehabilitate, repair or demolish such structure and providing for the rehabilitation or demolition and removal and to consider ordering abatement at 1200 Blk Rhambeau, Mt Pleasant City Blocks Blk 237B Lot 15C and take any action necessary.

The following is a synopsis of the case:

The structures located at the 1200 blk of Rhambeau have partially collapsed. The structures continue to become dilapidated and cannot be saved. Based on its current condition its staff opinion the structures should be demolished.

The building is deficient in a number of categories including (D) that the structural integrity is less than a minimum standard; (F) it is unsanitary or unsafe; (H) finding it has not been properly maintained in violation of city codes which require buildings to be secured against entry, weather and vermin; (I) that it is in a condition to constitute a public nuisance and (J) that it constitutes a "hazard to safety or health from inadequate maintenance, dilapidation."

City Code Section 150.019 states that once the Building Official has determined the building to be unsafe, that a public hearing be conducted by the City Council and notice given to the owner a minimum of 14 days prior to the hearing date, its date and time which has been set for the first meeting in July, accompanied by a detailed report documenting the conditions and a requirement for the owner to submit at the hearing a response for proof of scope of work required to comply and a timeline to perform that work. This notice was certified mailed by Mr. Ankrum to Willie B Goodlow and mailed on May 19, 2025.

City Code Section 150.020 also requires that the notice be filed with the County Clerk, which the Building Official has also sent to her along with the hearing date and time.

City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner of parcel 11654, that City Council order the structures to be demolished after expiration of the 30 day waiting period and notice required by law; and that the cost of such demolition, if incurred by the city, be secured by a lien of the property.

Attachments:

Photos

Emails

Applicable Code Sections

# **NOTICE OF PUBLIC HEARING**

Goodlow Willie B  
608 Stark St  
MOUNT PLEASANT, TX 75455

***RE: City of Mount Pleasant, MT PLEASANT CITY BLOCKS BLK 237B LOT 15C .3168 AC, located at 1200 Blk of Rhambeau , Mount Pleasant, TX. Titus CAD Property ID # 11654***

Per city ordinance 150.015 Dangerous Structure. The structure located at **1200 Blk of Rhambeau** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **July 1 2025 at 6:00pm** in the City Council chambers, located at 501 N Madison Mount Pleasant, TX 75455 to allow the City of Mount Pleasant to hear and possibly issue an order deeming the structure to be a dangerous structure and order action to be taken.

Based on observations from the exterior of the structure, an inspection was completed at the above address on May 19, 2025. It was determined by the Building Official that the structure has considerable damage due to neglect and is in a state of dilapidations. The structure has been neglected and left in a state of disrepair. Based on city ordinance 150.018 (G), if the building, structure, or portion thereof as a result of decay, deterioration or dilapidation is unsalvageable, it shall be deemed a dangerous structure.

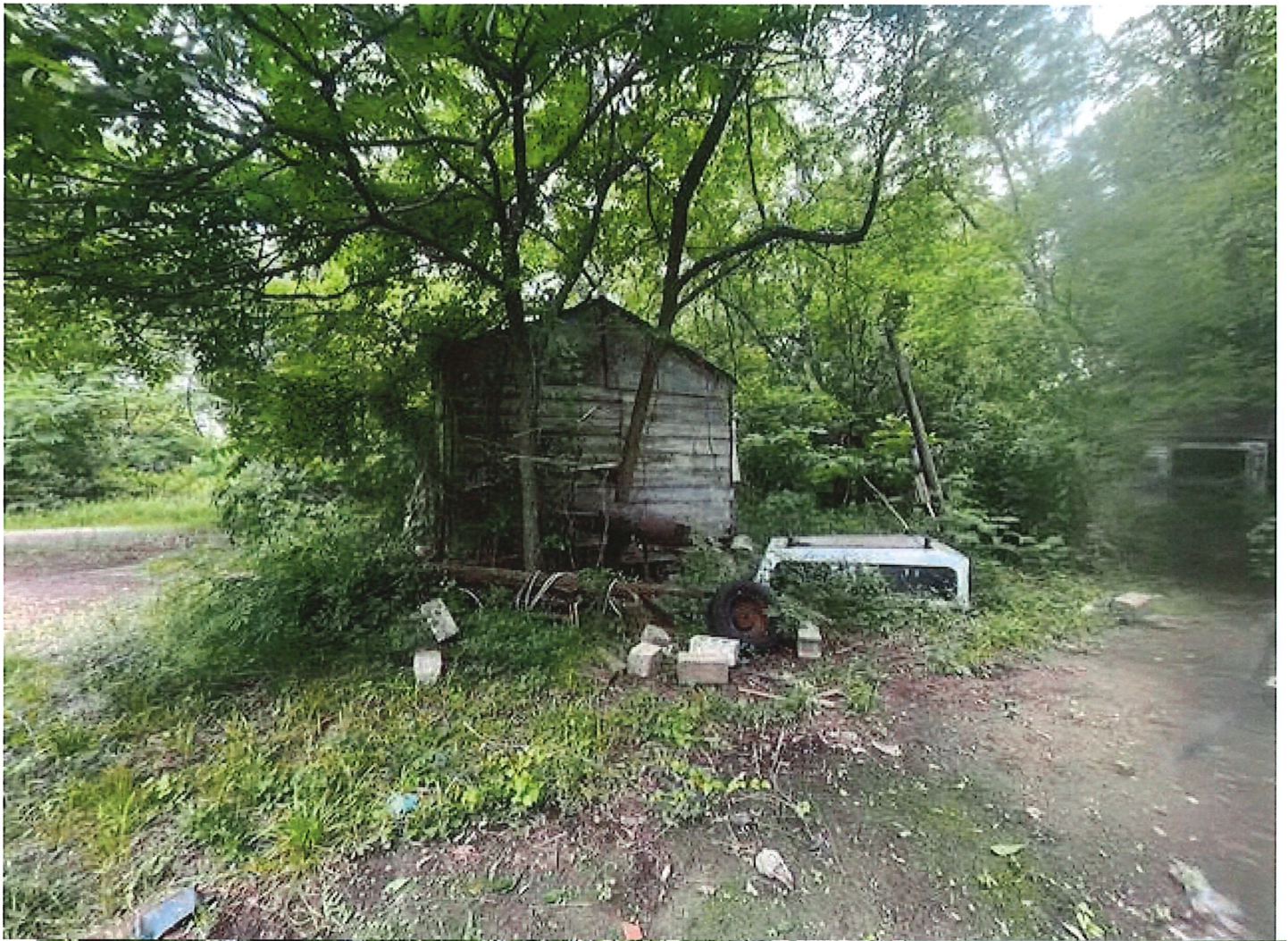
If the owners, lienholder, or mortgagee wish to repair or demo the structure they shall at the hearing provide proof of the scope of any work that may be required to comply with this subchapter and the time it will take to reasonably perform the work. All work, repairs, or demos must be completed within 30 days unless it is established at the hearing work cannot reasonably be performed within 30 days. The cost of demolishing the structure will be at the owner's expense. If you do not pay the fees incurred through the City's necessitated action, a lien will be filed against the property for the amount of the demolition plus administrative fees.

John Ankrum  
Building Official  
903-575-4102  
[jankrum@mpcity.org](mailto:jankrum@mpcity.org)













# WARNING NOTICE

## SUBSTANDARD BUILDING

# DO NOT ENTER

This is a nonconforming structure and is unsafe due to inadequate maintenance, dilapidation, obsolescence, or abandonment, which constitutes a fire hazard and unsafe or unsanitary condition, dangerous to human life and property. Its use or occupancy has been prohibited by the City of Ordinance 150.15 Mount Pleasant TX.

**It shall be unlawful for any physical work or removal to be performed on this structure until the proper permit has been secured.**

This notice shall remain where posted and its removal shall be by written permission of the building department. Entry to this structure shall be by authorized persons only, for the purpose of making the required structural repairs or demolishing as per code compliance.

### PENALTY FOR VIOLATION OF THE BUILDING CODE AND RELATED ORDINANCES

Any person, firm, corporation, agent, or tenants who shall violate any provisions of these codes and related ordinances there of or fail to comply therewith, or who shall erect, construct, demolish, or move any structure, or has erected, constructed, altered, repaired, moved, or demolished any building, structure dwelling unit within the City of Mount Pleasant TX will be in violation. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which violations are committed or continued, and upon conviction by a Municipal court or competent jurisdiction shall be deemed guilty of a misdemeanor, and shall be punished by a fine not to exceed \$200.00 per day.

5-19-25

Date Posted

*John P. [Signature]*  
Official







## John Ankrum

---

**From:** John Ankrum  
**Sent:** Monday, June 9, 2025 10:38 AM  
**To:** Leslie Brosnan  
**Subject:** Public Hearing 7-1-2025  
**Attachments:** 1200 Blk Of Rhambeau CC.pdf; 401 E 14th CC.pdf; 604 E 8th CC.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 7/1/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

**1200 Blk of Rhambeau** owned by Willie B Goodlow Legal Description: MT PLEASANT CITY BLOCKS BLK 237B LOT 15C .3168 AC, Titus CAD Property ID # 11654.

**401 E 14<sup>th</sup> St** owned by MEANS W L JR, Legal Description: MT PLEASANT CITY BLOCKS BLK 334A LOT 1 .5714 AC, Titus CAD Property ID# 12297.

**604 E 8<sup>th</sup> St** owned by BRANNON MICHAEL A, Legal Description: MT PLEASANT CITY BLOCKS BLK 159 LOT 3A .4746 AC, Titus CAD Property ID# 10981.

All three properties have been declared a public nuisance and unsafe structure. I have attached pictures and the official letter that was mailed to the owner. Please contact me if you have any questions. Thanks

John Ankrum  
Building Official  
City of Mt. Pleasant  
Office 903-575-4102  
500 N Madison Ave.  
Starting May 1, 2025 Office Hours Mon-Thur 7:30am to 5:30pm Fri 8am-12pm



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## John Ankrum

---

**From:** John Ankrum  
**Sent:** Monday, June 2, 2025 9:36 AM  
**To:** cameronauto@suddenlinkmail.com  
**Cc:** Regina Reynolds  
**Subject:** FW: Please provide quotes

Good mooring, if you can provide the demo prices for the address below. I must get them on the council agenda by the end of the week. Dennis told me the 1200 blk of Rhambeau location would be \$5000. But I still need the other two. Thanks

---

**From:** John Ankrum  
**Sent:** Tuesday, May 20, 2025 3:06 PM  
**To:** cameronauto@suddenlinkmail.com  
**Cc:** Regina Reynolds <rreynolds@mpcity.org>  
**Subject:** Please provide quotes

Could you please give us cost to demo the structures at the following locations

604 E 8<sup>th</sup>-House  
401 E 14<sup>th</sup>- metal building  
1200 Blk of Rhambeau- I can meet you on site to show you what we need to demo.

John Ankrum  
Building Official  
City of Mt. Pleasant  
Office 903-575-4102  
500 N Madison Ave.  
Starting May 1, 2025 Office Hours Mon-Thur 7:30am to 5:30pm Fri 8am-12pm



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Return Receipt (Form 3811) Barcode



9590 9266 9904 2236 3074 25

1. Article Addressed to:

WILLIE B GOODLOW  
608 STARK ST  
MT PLEASANT, TX 75455

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2236 3074 22

PS Form 3811, Facsimile, July 2015

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent  
X *Willie B Goodlow* ☐ Addressee  
B. Received by (Printed Name) *Willie B Goodlow*  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

Reference Information

3. Service Type

☒ Certified Mail

Reference Information  
JA 05/19/25



Domestic Return Receipt



ORDER NO. 25-003

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **1200 Blk Rhambeau, Mount Pleasant TX 75455, (“SUBJECT PROPERTY”), LEGAL DESCRIPTION BEING: MT PLEASANT CITY BLOCKS BLK 237B LOT 15C .3168 AC, Parcel 11654**

The City Council for the City of Mount Pleasant conducted a public hearing on **July 1, 2025**, in accordance with § 150.021 of the City’s Code of Ordinances and Chapter 214, Texas Local Government Code, regarding the structure located at the Subject Property, at which time all owners and/or other parties with interest in the Subject Property were afforded an opportunity to appear, and after hearing arguments and presentation of evidence, the City Council determined that the Subject Property includes an unsafe/dangerous building containing dilapidated and substandard conditions that pose a threat or potential threat to life, health, property, or human safety, and is in violation of applicable City ordinances.

The City Council specifically finds that all proper notices have been sent consistent with City Ordinances; and based upon the evidence presented, the City Council finds that the Subject Property remains in violation of the ordinances relative to substandard structures, to wit: § 150.018 of the City’s Code of Ordinances; and finds that the exterior and or interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property. The City Council, having considered all evidence presented at hearing, including the issuance of notices, now incorporates the same into the body of this Order for all purposes, and now finds that the Subject Property remains in violation of the ordinance because the primary structure thereon is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF CITY OF MOUNT PLEASANT THAT:

1. No person or entity may occupy the structure until such time as a final inspection is conducted to determine whether all terms and conditions of this Order have been satisfied;
2. The owner, lien holder, and/or mortgagee is hereby required to DEMOLISH AND REMOVE the substandard structure located upon the Subject Property, and such work shall be completed within 30 days of the date on which this Order was issued.
3. If the required work is not completed within the time period specified herein, the City Council may order the City to perform the required work at the owner’s expense. If owner fails to reimburse City for its actual expenses, the City through its City Attorney may file a lien against the Subject Property to recover actual costs incurred by the City plus attorney’s fees and interest, as applicable.

Within 10 days of the date of this order: (1) a copy of this order shall be filed with the City Secretary; (2) notice of the order shall be published in a newspaper of general circulation that includes the street address/legal description of the Subject Property, the date of the hearing, a brief

statement of the results of this order and provide notice that a copy of this order may be reviewed and/or obtained during regular business hours in the office of the City Secretary; and (3) notice of this order shall be mailed to each owner, lienholder or mortgagee by certified mail, return receipt requested.

**ORDERED THIS** 1st **DAY OF** July, 2025

\_\_\_\_\_

NAME  
Mayor, on behalf of City Council



# AGENDA ITEM REPORT

**Meeting:** City Council - Jul 01 2025

**Staff Contact:** Lynn Barrett, Director of Development Services

**Department:** Planning

---

**Subject:**     **Consider approving a Temporary Construction Access License Agreement with Jon Anderson to allow the transportation of construction fill material across a vacant city-owned tract adjacent to the Anderson Towne Crossing multi-family project.**

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## **Item Summary:**

Jon Anderson is requesting approval of an agreement with the City to allow him to transport construction fill material from his property to the north across a vacant city owned tract to his multi-family construction project for the Anderson Towne Crossing improvements. The use of the city's property for this purpose along the specified route would be for no longer than 120 days duration and consist of a \$10,000 payment plus an additional \$15,000 refundable deposit and would specify work hours.

## **Recommendation(s):**

Motion to approve the temporary construction access license agreement with Mr. Anderson for his use of the pathway through the city's property for transport of fill material for construction purposes on his Anderson Towne Crossing property.

## **Attachments:**

[Staff Memo ATC temporary construction access agreement](#)

[DRAFT ATC right of construction access agreement](#)

[Aerial map](#)

[Temporary Construction Easement Survey](#)



# CITY OF MOUNT PLEASANT

## CITY COUNCIL MEMORANDUM

### DEVELOPMENT SERVICES DEPARTMENT

---

**TO:** City Council  
**CC:** Greg Nyhoff, Interim City Manager  
**FROM:** Lynn Barrett, Director of Development Services  
**DATE:** July 1, 2025  
**SUBJECT:** Anderson Towne Crossing Temporary Construction Access Agreement

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Jon Anderson, developer of Anderson Towne Crossing, is requesting a temporary construction agreement to move fill dirt stockpiled on his property to the north of the city's 9 -acre tract just east of Lake Tankersley along a 750 foot long temporary route he proposes to construct to the site of his project, which was recently approved as Phase 1 multi-family development.

The several thousand truckloads of fill material would be transported along a road no more than 30 feet in width shown generally along the accompanying surveyed line to his north property line for the ATC project. The route would avoid the flood plain and be constructed to be traversable by the earth moving equipment.

Mr. Anderson has agreed to pay the city \$10,000 to obtain the access to the city's property during the time that that he will be bringing the materials on-site, and which would be no longer than 120 days duration with an option to renew for an additional 30 days if needed. Additionally, a \$15,000 deposit will also be charged to assure the property is left undamaged once his use is completed. He has agreed to close both ends of the route once his use has been completed to prevent unauthorized access to the city's property.

As a background, his ATC Site Plan was recently approved for construction of a 190-unit multi-family project, along with a new city street, Anderson Parkway, into the site from Tankersley Road. Mr. Anderson has paid for his building permits for the multi-family apartment buildings on the site and will soon begin construction activities there. The project will encompass, once completed, a mixed-use planned development of retail, residential and hospitality uses adjacent to the new Christus Emergency hospital site along I-30 at Tankersley Road at the western boundary of the city near Lake Tankersley.

Protection for neighbors along Rotan Road residences will be in place through the license agreement to limit construction activities into the property to occur during ordinary business hours Monday-Saturday. Any waste vegetation produced from constructing the route will be transported to Mr. Anderson's property for disposal similarly with his site clearing activities.

---

## RIGHT OF CONSTRUCTION ACCESS AGREEMENT

between  
The City of Mount Pleasant, Texas  
and  
Jon Anderson and ATC Partners LLC

### I. PARTIES

This AGREEMENT is entered into by and between the City of Mount Pleasant (GRANTOR"), Jon Anderson and ATC Partners LLC ("GRANTEES"). The above entities are jointly referred to in this AGREEMENT as the PARTIES.

### II. PURPOSE

GRANTEES wish to clear and build a temporary construction access road 30 feet wide along ~~700-900755~~ feet ~~aeross~~within a 60 foot wide strip of GRANTOR's property known as PREMISES located at the southeast corner of Tankersley Lake adjacent to the westernmost end of Rotan Road on an approximately 9 acre portion of the John Thompson Abstract 966 Tract 10 totaling 140.14 acres of Tankersley Lake and adjacent city property and further identified as TCAD Property ID 9189 and connecting GRANTEE's property located at the southeastern edge of Tankersley Lake in the Porter Reese Abstract 441, Tract 1900 and further identified as TCAD Property ID # 7383 totaling approximately 36.25 acres, hereinafter known as the CONSTRUCTION SITE N with property at Anderson Towne Crossing Phase 1, Lot 2 and further identified as TCAD Property 6567 totaling 13.73 acres hereinafter known as the CONSTRUCTION SITE S to move construction materials onto the new Anderson Towne Crossing development site and return for additional truckloads.

### III. CONSIDERATION

GRANTOR hereby grants to GRANTEES the right to access the PREMISES for 120 days in exchange for: a payment of \$10,000 and includes

(A) GRANTEES' agreement to bear all costs and expenses related to said access to the PREMISES as GRANTEES shall determine between themselves including any and all engineering, legal costs to prepare and review required construction documents consisting of dimensioned plans required by GRANTOR for width, length, location and surface proposed that clearly shows the flood plain is avoided which are acceptable to the GRANTOR; (B) all construction and maintenance costs of the temporary roadway including disposal (no sale permitted) of any material cleared from PREMISES; (C) GRANTEES agreement to repair and replace said PREMISES to like condition prior to their access (D) provision of a method acceptable to GRANTOR to prevent unauthorized access upon cessation of use of the construction roadway and (E) GRANTEES agreement to hold GRANTOR harmless from any loss or damage incurred by GRANTEES or GRANTOR as a result of GRANTEES exercise of such access to the PREMISES.

#### **IV. PREMISES**

GRANTEES have requested access to the PREMISES located at the southeast corner of Tankersley Lake adjacent to the westernmost end of Rotan Road on an approximately 9 acre portion of the John Thompson Abstract 966 Tract 10 totaling 140.14 acres of Tankersley Lake and adjacent city property and further identified as TCAD Property ID 918, and further shown as per attached Exhibit A showing the specific location of the PREMISES.

#### **V. NON-EXCLUSIVE RIGHT OF ACCESS**

GRANTEES right of access to the PREMISES is not exclusive. GRANTOR, its successors, agents, assigns and grantees, shall each have the right to use the PREMISES for all purposes as are permitted by federal, state, and local statutes, laws, ordinances, codes, regulations and rules, or as determined by GRANTOR, so long as such use does not interfere with GRANTEE'S rights hereunder.

This AGREEMENT does not convey a property interest to GRANTEE'S in the PREMISES at any time during the term of this AGREEMENT, GRANTOR may convey any or all of the PREMISES without permission of GRANTEE'S, provided that such conveyance shall be subject to the rights and liabilities set forth in this AGREEMENT.

#### **VI. GRANTEE'S ACTIVITIES**

The right of access to the PREMISES granted herein is subject to all the terms, conditions and warranties contained in this AGREEMENT, and is a non-exclusive right only as needed and solely for the activities listed herein (the "ACTIVITIES"). GRANTEE'S shall have access to the PREMISES at all times as may be necessary during the term of this AGREEMENT.

GRANTEE'S ACTIVITIES shall be limited to the following:

A. Installation of a TEMPORARY CONSTRUCTION ACCESS ROADWAY connection from CONSTRUCTION SITE N to CONSTRUCTION SITE S located on PREMISES according to agreed upon construction documents.

B. Use of said TEMPORARY CONSTRUCTION ACCESS ROADWAY during agreed upon construction days and hours 8 am to 8 pm Monday – Saturday. . GRANTEE'S shall have access to the PREMISES at all times as needed at their discretion.

#### **VII. CONDITION OF PREMISES**

GRANTEE'S shall maintain the PREMISES in the same condition they were in at the commencement of this AGREEMENT, reasonable wear and tear excepted. GRANTEE'S shall promptly repair any damage to the PREMISES caused by the acts or omissions of GRANTEE'S.

#### **VIII. PERIOD OF PERFORMANCE**

Subject to its other provisions, the period of performance of this AGREEMENT shall commence on the date all the PARTIES have signed this AGREEMENT, and be terminated at any such time upon the written, mutually acceptable agreement of all PARTIES or construction activities at ATC are concluded, whichever comes first.

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## **IX. GRANTEES WARRANTIES**

GRANTEES warrant that it will be solely responsible for all costs and expenses, as determined by their mutual agreement, related to GRANTEES access of the PREMISES.

## **X. INDEMNIFICATION**

GRANTEES shall indemnify, defend, and save GRANTOR, its successors, assigns, and agents harmless from any and all claims, liability, losses, costs, charges, or expenses which GRANTOR may incur as a result of any act or omission of GRANTEES in its use of the right of access granted under this AGREEMENT. If any action, claim, or demand is made against GRANTOR for any act or omission of GRANTEES, GRANTEES agree to assume the expense and shall pay all costs, charges, attorney's fees, settlements, judgments, and other expenses incurred by or obtained against GRANTOR.

## **XI. MODIFICATION**

The PARTIES may modify this AGREEMENT only by mutual consent. Any modification shall be effective only if written, signed by the authorized representatives of each PARTY, and attached to this AGREEMENT.

## **XII. COMPLIANCE WITH ALL LAWS AND INDUSTRY STANDARDS**

The PARTIES hereby agree to comply in all respects with any and all federal, state, and local statutes, laws, ordinances, codes, regulations, and rules in connection with the ~~re~~light of access.

## **XIII. UNDERGROUND UTILITIES**

If applicable, GRANTEES shall determine, by using evidence satisfactory to GRANTOR, the location of any underground utilities prior to any digging, and shall bear the sole cost and responsibility related thereto.

## **XIV. NOTICE**

Any notice or demand from or to the PARTIES shall be personally delivered or mailed by first class certified United States mail, return receipt requested, postage prepaid, addressed to the address set forth below or to such other address as the PARTIES hereto shall have last designated by notice in writing to the other PARTY as provided in this AGREEMENT. Notice shall be deemed delivered on the date actually received.

GRANTOR: City of Mount Pleasant  
500 Madison  
Mt. Pleasant, TX 75455

GRANTEES: Jon Anderson  
Mount Pleasant

**XV. SIGNATURES**

The PARTIES affirm that the individuals signing this AGREEMENT have been granted the authority to do so. The PARTIES further affirm they will comply with all the terms and conditions of this AGREEMENT.

\_\_\_\_\_  
(GRANTOR)  
City of Mount Pleasant, TX  
By: \_\_\_\_\_  
Title : \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
(GRANTEE  
Jon Anderson / ATC Partners  
By: \_\_\_\_\_  
Title : \_\_\_\_\_  
Date: \_\_\_\_\_



Tankersley Lake Project  
Slide Nos. 139 & 140  
Plat Records, Titus County, Texas

J.M. Copeland and wife, Carrie Copeland to  
the City of Mt. Pleasant, Texas  
called 87.91 acres  
Volume 222, Page 527  
Deed Records, Titus County, Texas

called 9.34 acres on  
Slide Nos. 139 & 140  
Plat Records, Titus County, Texas

Point of Termination  
(Centerline of Temporary  
Construction Easement - proposed)

- 1/2" iron rod with a cap marked "Denney"  
previously set
- ◇ 1/2" iron rod with a cap marked "DCA" found
- ⊕ 1/2" iron rod with a cap marked "Hampton" found
- ⊕ 5/8" iron rod found
- ⊗ 2" iron pipe found

--- Centerline of easement (proposed)

--- Original land grant boundary line (approximate)

Primeaux Land, LLC to  
Creative Destination Development, LLC  
remainder of called 53.84 acres  
Instrument No. 20160480  
Public Records, Titus County, Texas

Pond

Russ F. Crawley and Betty J. Crawley to  
Gaylon Cameron and Johnnie L. Cameron  
called 1.003 acres  
Volume 1250, Page 253  
Real Property Records, Titus County, Texas

Aubrey Roberts and wife, Sue Roberts  
to the County Judge of Titus County, Texas  
called 1.67 acres  
Volume 399, Page 359  
Deed Records, Titus County, Texas



Scale: 1" = 100'

John W. Denney  
Registered Professional Land Surveyor No. 6516  
Licensed State Land Surveying  
Denney Land Surveying, L.L.C.  
Firm Registration No. 10194010  
P.O. Box 451  
Mount Pleasant, TX 75456  
Office: 903-577-0424  
Fax: 903-577-0425  
Email: john@denneylandsurveying.com  
Job No. 2025-D118  
CRD 2015-D221  
Date of plat: May 20, 2025

**COPY**



Reese Porter Survey  
Abstract No. 441  
Titus County, Texas

James R. Mitchell Survey  
Abstract No. 384  
Titus County, Texas

Lot No. Two  
Anderson Towne Crossing (Phase One)  
Slide Nos. 731-733  
Plat Records, Titus County, Texas

Point of Beginning  
(Centerline of Temporary  
Construction Easement - proposed)

City of Mount Pleasant

Rotan Road

**Notes:**

- (1) A separate description of even date and job number accompanies this plat.
- (2) No fences, improvements, utilities, nor easements (except for the subject proposed easement) are shown.



# Denney Land Surveying, LLC



Office: 903-577-0424 Fax: 903-577-0425

PO Box 451, Mount Pleasant, Texas 75456

[www.denneylandsurveying.com](http://www.denneylandsurveying.com)

*Firm Registration No. 10194010*

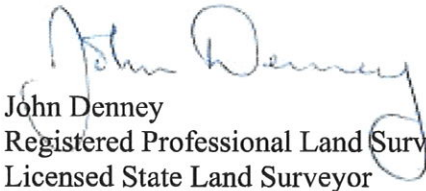
Major credit cards accepted. Financing available through PayPal™ Bill Me Later®

## LEGAL DESCRIPTION OF CENTERLINE OF PROPOSED SIXTY-FEET-WIDE TEMPORARY CONSTRUCTION EASEMENT

Being a tract of land located in the Reese Porter Survey, Abstract No. 441, Titus County, Texas, and in the City of Mount Pleasant, and being part of a called 9.34 acre tract shown on Slide Nos. 139 & 140 of the Plat Records of Titus County, Texas, with said 9.34 acre tract being a part of a called 87.91 acre tract conveyed to the City of Mt. Pleasant, Texas in a Deed found in Volume 222, Page 527 of the Deed Records of Titus County, Texas, and the centerline of which is more particularly described as follows:

Beginning at a point in a south line of said 9.34 acre tract, a south line of said 87.91 acre tract, a north line of Lot No. Two as shown on the plat of Anderson Towne Crossing (Phase One) found on Slide Nos. 731-733 of the Plat Records of Titus County, Texas and in or near a south line of said Porter Survey and a north line of the James R. Mitchell Survey, Abstract No. 384, Titus County, Texas, from which a 1/2" iron rod with a cap marked "DCA" found at an ell corner of said Lot No. Two, a southwest corner of said 9.34 acre tract, the easternmost southwest corner of said 87.91 acre tract, and at or near a southwest corner of said Porter Survey and a northwest corner of said Mitchell Survey bears South 87°43'15" West 453.38 feet, and a 1/2" iron rod with a cap marked "Denney" previously set at the southeast corner of said 9.34 acre tract, the southeast corner of said 87.91 acre tract, and the southwest corner of a called 1.67 acre tract (now known as Rotan Road) conveyed to the County Judge of Titus County, Texas in a Deed found in Volume 399, Page 359 of the Deed Records of Titus County, Texas bears North 87°43'15" East 236.27 feet;

Thence North 17°31'35" East across said 9.34 acre tract and said 87.91 acre tract for a distance of 754.36 feet to a point at the end of this centerline, the same lying in the east line of said 9.34 acre tract and said 87.91 acre tract and the westernmost west line of the remainder of a called 53.84 acre tract conveyed to Creative Destination Development, LLC in a Deed known as Instrument No. 20160480 of the Public Records of Titus County, Texas, from which a 5/8" iron rod found at a southwest corner of said 53.84 acre tract and the northwest corner of a called 1.003 acre tract conveyed to Gaylon Cameron and Johnnie L. Cameron in a Deed found in Volume 1250, Page 253 of the Real Property Records of Titus County, Texas bears South 01°07'17" East 431.08 feet, and a 2" iron pipe found at the northeast corner of said 9.34 acre tract bears North 01°07'17" West 638.41 feet.

  
John Denney  
Registered Professional Land Surveyor No. 6516  
Licensed State Land Surveyor  
Denney Land Surveying, LLC  
Firm Registration No. 10194010  
PO Box 451  
Mount Pleasant, TX 75456  
Office: 903-577-0424  
Fax: 903-577-0425  
Email: john@denneylandsurveying.com  
Job No. 2025-D118  
CRD 2015-D221  
May 20, 2025



Notes:

- (1) A separate plat of even date and job number accompanies this description.
- (2) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202), as observed by GNSS.
- (3) Controlling monuments are the 1/2" iron rod with a cap marked "DCA" and the 5/8" iron rod herein described as found.



# AGENDA ITEM REPORT

**Meeting:** City Council - Jul 01 2025

**Staff Contact:** Greg Nyhoff, City Manager

**Department:** Administration

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**Subject:**     **City Manager's Report**

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# AGENDA ITEM REPORT

**Meeting:** City Council - Jul 01 2025

**Department:**

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**Subject: EXECUTIVE SESSION**

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**Item Summary:**

**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:**

**Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074)** related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: (1) Discussion of application for City Manager and (2) Municipal Judge

**Deliberations Regarding Real Property (Tex. Gov't Code §551.072) to deliberate the purchase, exchange lease, or value of real property; Deliberations Regarding Economic Development Negotiations (Tex. Gov't Code §551.087) and (Tex. Gov't Code §551.072); and Consultation with Attorney (Tex. Gov't Code §551.071) concerning Performance Agreement between the City and the MPEDC relating to the lease agreement for Project Elixir Pro.**