

NOTICE AND AGENDA OF REGULAR CALLED MEETING MOUNT PLEASANT CITY COUNCIL

Tuesday, September 2, 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/@thecityofmountpleasanttexas1157/streams>

CALL TO ORDER

Roll Call and Certification of a Quorum

Invocation

Pledge of Allegiance

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 August 19, 2025 Meeting Minutes.
2. Consider Pay Request #27 from Heritage Construction LLC for work performed at the Southside Wastewater Treatment Plant.
3. Consider Pay Request #10 for Wicker Construction, Inc. for work performed on the West Loop Wastewater Collection Project.
4. Consider Pay Request #2 for Capital Underground Utilities for work performed on the Housing Authority Water Improvements.
5. Consider Pay Request #3 for J2 Construction Services for work performed at the Industrial Lift Station and force main.

CONSENT AGENDA MOTION

MOTION TO APPROVE ALL CONSENT AGENDA ITEMS AS PRESENTED

REGULAR AGENDA

6. Hold a public hearing and Consider Order 25-009 a declaration of a dilapidated structure at 803 E 4th Street 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 803 E 4th Street, City Block 163, Lot 2C & 3.

7. Hold a public hearing and Consider Order 25-010 a declaration of a dilapidated structure at 205 Martin Luther King 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 205 MLK, French Addition block 1 Lot 19B & 20.
8. Hold a Public Hearing and Consider Proposing the Tax Rate for Fiscal Year 2026.
9. Hold a Public Hearing on the Proposed Annual Operating Budget for Fiscal Year 2026.
10. Consider Resolution 2025-12 Authorizing adding Rob Vine to all certification agreements and investments with financial institutions on accounts of the City of Mount Pleasant and removing Greg Nyhoff.
11. 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:

Deliberations regarding Economic Development Negotiations (Tex Gov't Code 551.087) and Consultation with Attorney (Tex. Gov't Code §551.071): regarding Project Wick

Consultation with Attorney (Tex. Gov't Code §551.071): regarding claims received by City

Consultation with Attorney (Tex. Gov't Code §551.071): regarding optional benefits that may be available to public officials;

Consultation with Attorney (Tex. Gov't Code §551.071): regarding social media policy, and

Consultation with Attorney (Tex. Gov't Code §551.071): regarding Water Purchase Contract with Tri-Special Utility District

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.

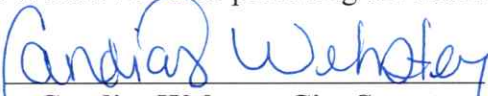
12. Discuss, consider, and take appropriate action on the Performance Agreement with Alexander Ryan Investment, LLC

13. Action on any other 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 27th of August 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 - Sep 02 2025

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: Consider Approval of the August 19, 2025 Meeting Minutes.

Item Summary:

This is a typed copy of the minutes from the August 19, 2025 Meeting Minutes

Financial Impact:

N/A.

Recommendation(s):

Motion to approve the consent agenda item

Attachments:

[2025.08.19 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 August 19, 2025, 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
Kelly Redfearn	-	Council Member
Jonathan Hageman	-	Council Member
Debbie Corbell	-	Council Member
Greg Nyhoff	-	City Manager
Rob Vine	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT

No action was taken by the Council

PRESENTATION OF LIFESAVING MEDALS TO FIREFIGHTERS

Larry McRae presented awards to Deputy Chief Rodriguez, Captain Decker, Driver Fry, and Fire Fighter Williams.

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.

Consider Approval of the August 5, August 7, and August 12, 2025 Meeting Minutes.

Consider pay request #3 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 Redfearn and seconded by Council Member Corbell to approve all consent agenda items as presented. Upon a vote, the motion carried unanimously.

CONSIDER ORDINANCE 2025-15 AMENDING THE FISCAL YEAR 2025 BUDGET – GRANTS

Motion was made by Council Member Hageman and seconded by Council Member Redfearn to approve Ordinance 2025-15 Amending the Fiscal Year 2025 Budget – Grants. Upon a vote, the motion carried unanimously.

CONSIDER ORDINANCE 2025-16 AMENDING THE FISCAL YEAR 2025 BUDGET – AUCTION

Motion was made by Council Member Hinton and seconded by Council Member Hageman to approve Ordinance 2025-16 Amending the Fiscal Year 2025 Budget – Auction. Upon a vote, the motion carried unanimously.

CONSIDER DELLWOOD PARK IMPROVEMENT CONSTRUCTION DOCUMENTS AND CONSTRUCTION ADMINISTRATION.

Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve Dellwood Park Improvement Construction Documents and Construction Administration only after the contract is reviewed by the City Attorney. Upon a vote, the motion carried unanimously.

CITY MANAGER'S REPORT

COUNCIL COMMENTS

Council Comments 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 6:30 PM

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 Legal Counsel (Tex. Gov't Code 551.071) Consultation with legal counsel regarding contract terms and provisions on interlocal agreement for fire services

RECONVENE INTO THE SPECIAL SESSION 7:57 PM

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into special session to consider action, if any, on matters discussed in executive session. NO ACTION

ADJOURN 7:58 PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY



AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: Erin Marshall, Utilities Director

Department: Utilities

Subject: Consider Pay Request #27 from Heritage Construction LLC for work performed at the Southside Wastewater Treatment Plant.

Item Summary:

Pay Request # 27 is in the amount of \$ 228,350.23 This pay request is for work performed at the Wastewater Treatment Plant including but not limited to equipment installation at the headworks, backfilling and piping for the chlorine contact chamber, and electrical improvements.

Financial Impact:

Amount Payable \$ 228,350.23

Adjusted Contract \$ 41,012,657.85

Completed Contract Cost to Date \$ 32,151,930.21

Percent money 78%

Recommendation(s):

Recommend a motion to approve consent agenda item

Attachments:

[MP160 PE No. 27](#)

[MP160 PE No. 27 MOH & Invoices](#)

PROGRESS ESTIMATE

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

Estimate No.: 27

Date: July 31, 2025
 Project: Southside WWTP Improvements
 Period: From: 06/26/2025 To: 07/25/2025
 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 \$ _____
# 2 \$ _____	# 7 \$ _____
# 3 \$ _____	# 8 \$ _____
# 4 \$ _____	# 9 \$ _____
# 5 \$ _____	#10 \$ _____
Total Change Orders: <u>\$463,357.85</u>	
Total Adjusted Contract: <u>\$41,012,657.85</u>	

Notice to Proceed Date:	<u>May 15, 2023</u>
Contract Time:	<u>750 Days</u>
% Complete (Time)	<u>107.73%</u>
% Complete (\$)	<u>71.69%</u>
Project No:	<u>MP.160</u>

PREVIOUS PAYMENTS AUTHORIZED

#1 thru #9	<u>14,783,654.04</u>	#33 _____
#10 thru 25	<u>16,892,120.55</u>	#34 _____
#26	<u>476,155.62</u>	#35 _____
#27	_____	#36 _____
#28	_____	#37 _____
#29	_____	#38 _____
#30	_____	#39 _____
#31	_____	#40 _____
#32	_____	#41 _____
Total Payments	_____	
Previously Authorized:	_____	<u>\$32,151,930.21</u>

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
SCHEDULE 1.0 - BASE BID								
1.01	Mobilization, Insurance, and Bonds	LS	1	1.00		1.00	\$1,900,000.00	\$1,900,000.00
1.02	Stormwater Pollution Prevention	LS	1	0.95	0.02	0.97	\$15,000.00	\$14,550.00
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	1.00		1.00	\$250,000.00	\$250,000.00
1.03C	Pipe & Valves	LS	1	1.00		1.00	\$750,000.00	\$750,000.00
1.03D	Major Equipment	LS	1	0.28	0.15	0.43	\$1,400,000.00	\$602,000.00
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	0.85		0.85	\$530,600.00	\$451,010.00
1.08	Disinfection System							
1.08A	Excavation, Embedment, & Backfill	LS	1	0.85	0.05	0.90	\$368,000.00	\$331,200.00
1.08B	Concrete	LS	1	0.10	0.20	0.30	\$1,100,000.00	\$330,000.00
1.08C	Pipe, Valves, & Appurtenances	LS	1	0.65	0.10	0.75	\$100,000.00	\$75,000.00
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	1.00		1.00	\$600,000.00	\$600,000.00
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	0.95	0.01	0.96	\$853,472.00	\$819,333.12
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	0.25		0.25	\$200,000.00	\$50,000.00
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	0.88	0.02	0.90	\$340,000.00	\$306,000.00
1.13E	Pavement	LS	1	0.00		0.00	\$400,000.00	\$0.00
1.14	SCADA and Power System Study Allowance	AL	1	0.70	0.10	0.80	\$200,000.00	\$160,000.00
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	0.65	0.05	0.70	\$1,500,000.00	\$1,050,000.00
1.15E	Below Grade & Ductbanks	LS	1	0.85	0.01	0.86	\$1,800,000.00	\$1,548,000.00
1.15F	Lighting	LS	1	0.00		0.00	\$500,000.00	\$0.00
1.15G	Devices, Panels, Flow Meters & Fire Alarm	LS	1	0.40	0.05	0.45	\$1,000,000.00	\$450,000.00
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	*9 \$132,189.88	\$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	0.98	0.01	0.99	\$1,142,095.00	\$1,130,674.05
SCHEDULE 2.0 - BID ALTERNATES								
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
FIELD WORK ORDER No. 1								
*WO1.1	Temporary Electric Conduit Reroute for Sludge Valves	LS	1	1.00		1.00	\$5,424.41	\$5,424.41
FIELD WORK ORDER No. 2								
*2WO2.1	Dewatering Press Modifications to Add a Circuit and Booster	LS	1	0.00		0.00	\$5,117.00	\$0.00
FIELD WORK ORDER No. 3								
*3WO3.1	Blower Building a Adjustment to avoid existing electrical conduits	LS	1	1.00		1.00	\$10,607.47	\$10,607.47
FIELD WORK ORDER No. 4								
*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
FIELD WORK ORDER No. 5								
*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
FIELD WORK ORDER No. 6								
*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
FIELD WORK ORDER No. 7								
*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
FIELD WORK ORDER No. 8								
*8WO8.1	Replace cone section of four (4) manholes with a flat top section	LS	1	1.00		1.00	\$2,386.00	\$2,386.00

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 (\$)
FIELD WORK ORDER No. 9								
* ⁹ WO9.1	Increase Breaker Terminals from 4 to 6, Add Extra Conduits, and Increase Grounding Conductor	LS	1	0.00		0.00	\$18,100.00	\$0.00
Change Order No. 1								
^CO 1.1	Refurbishment of Two (2) Existing 60-in Diameter Internalift Screw Pumps (Evoqua)	LS	1	1.00		1.00	\$463,357.85	\$463,357.85

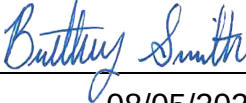
*Per FWO No. 1; *² Per FWO No. 2; *³Per FWO No. 3; *⁴ Per FWO No. 4; *⁵ Per FWO No. 5; *⁶ Per FWO No. 6; *⁷Per FWO No. 7; *⁸Per FWO No. 8;

*⁹Per FWO No. 9

^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 
Date 08/05/2025

Approved: **CITY OF MOUNT PLEASANT**
By _____
Date _____

Total Amount to Date	\$29,402,068.14
Material on Hand	\$4,682,437.59
	\$34,084,505.73
Less 5% Retainage	\$1,704,225.29
Net Total	\$32,380,280.44
Less Previous Payments	\$32,151,930.21
Amount Payable to Contractor This Estimate	\$228,350.23

MATERIALS ON HAND

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

Estimate No.: 27

Date: July 31, 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	\$100,280.00	\$345,000.00
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	\$259,500.00	\$320,000.00
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	\$205,351.28	\$361,000.00
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	\$61,315.53	\$30,000.00
61.	Crawford-H&K (Aug Inv. 12117917.003,12117918.002,12117919.002,12219293.02)		\$49,864.72	\$34,864.72	\$15,000.00
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	\$38,293.04	\$10,000.00
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	\$35,200.00	\$280,000.00
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	\$25,118.00	\$0.00
84.	Municipal Valve (Feb Inv 41393B30879)		\$13,506.01		\$13,506.01
85.	Municipal Valve (Feb Inv 41393B31243)		\$6,211.46	\$6,211.46	\$0.00
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	\$6,224.04	\$7,000.00
89.	Hayes Pipe (Jul Inv 1127337,1129415,1129416)	\$21,693.00			\$21,693.00

\$4,682,437.59

7,929,642.63



INVOICE

HAYES PIPE SUPPLY, INC.

☐ Corporate: 950 Fiber Glass Rd. • P.O. Box 101550 • Nashville, TN 37224
(615) 255-4040 • (800) 342-1973 • Fax (615) 256-8836
www.hayespipe.com

☐ Murfreesboro, TN • (615) 217-3040

☐ Lexington, KY • (859) 231-8323

☐ Tampa, FL • (813) 241-4040

☐ Acworth, GA • (770) 529-8883

☐ Columbia, SC • (803) 695-2424

Knoxville, TN • (865) 525-1717 ☐

Louisville, KY • (502) 454-8500 ☐

Lake Helen, FL • (386) 228-9819 ☐

Longview, TX • (903) 753-5533 ☐

Mains - Main Line Accessories - Service Materials - Casing Pipe

Bill To:

HERITAGE CONSTRUCTORS INC
3737 LAMAR AVE STE 700
PARIS TX 75460

Ship To:

HERITAGE CONSTRUCTORS INC
SOUTHSIDE WWTP
2561 COUNTY RD 4540
H7022NN
MT PLEASANT TX 75455

Invoice

1127337

Date

07/02/25

13:09:38

Co/Cust. No.

Order No.

Customer P.O. #

Ter.

Sls.#

1/0000006010 AM374/07 198.HAY.001

07 73

MARK THOMAS 419-569-2044

Ship Via DIRECT

Terms

Net 30 Days

Ref #

Pay Type Accounts Receivable

Item Number / Description	U / M	Ordered	Shipped	Sell Price	Total
---------------------------	-------	---------	---------	------------	-------

FOB Description: DELIVERED

S4408999	EA	1.000	1.000	2995.00000 EA	
48IN MANHOLE FOR PLUG VALVE					2,995.00

S4408999	EA	1.000	1.000	2995.00000 EA	
48IN MANHOLE FOR PLUG VALVE #2					2,995.00

INVOICE DUE: 08/01/25

SUBTOTAL: 5,990.00

TOTAL: 5,990.00

DEPOSIT:
AMT DUE: 5,990.00

REMIT TO: P.O. BOX 101550, NASHVILLE, TN 37224

ALL PRODUCTS ARE WARRANTED ONLY TO THE EXTENT OF THE WARRANTIES PROVIDED BY THE RESPECTIVE MANUFACTURERS OF THESE PRODUCTS, AND PRODUCTS ARE INTENDED FOR USAGE AND INSTALLATIONS AS STATED IN THE MANUFACTURERS WRITTEN RECOMMENDATIONS. ANY PRIOR WRITTEN OR IMPLIED WARRANTIES OR SERVICE / INSTALLATION INSTRUCTIONS ARE SUPERSEDED BY THIS STATEMENT. THIS ENTIRE TRANSACTION IS EXPRESSLY LIMITED TO THE TERMS AND CONDITIONS OF SALE AS STATED ON THE REVERSE SIDE OF THIS PAGE. INTEREST AT THE MAXIMUM LEGAL RATE WILL BE CHARGED IN THE EVENT PAYMENT IS NOT MADE WITHIN THE TERMS OF THIS INVOICE.



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Lake Helen, FL • (386) 228-9819 ☐

Longview, TX • (903) 753-5533 ☐

Mains - Main Line Accessories - Service Materials - Casing Pipe

Bill To:

DRAKE HEAVY CONTRACTORS LLC
 3737 LAMAR AVE STE 700
 PARIS TX 75460

Ship To:

HERITAGE CONSTRUCTORS INC
 SOUTHSIDE WWTP
 2561 COUNTY RD 4540
 H7022NN
 MT PLEASANT

Invoice

1129415

Date

07/15/25

16:57:21

Co/Cust. No.

Order No.

Customer P.O. #

Ter.

Sls.#

1/0000006010 BH3A9/00

07 73

MARK THOMAS 419-569-2044

Ship Via OUR TRUCK 64

Terms

Net 30 Days

Ref #

Pay Type Accounts Receivable

Item Number / Description	U / M	Ordered	Shipped	Sell Price	Total
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FOB Description: DELIVERED

S3508999 3/4IN x 12'0" 304SS ALL THREAD ROD	EA	50.000	50.000	196.00000 EA	9,800.00
S3508999 3/4IN 304SS HEX NUT	EA	225.000	225.000	2.50000 EA	562.50
S3508999 3/4IN 304SS FLAT WASHER	EA	150.000	150.000	1.75000 EA	262.50
S3508999 3/4IN 304SS ROD COUPLING	EA	25.000	25.000	8.00000 EA	200.00
3510042 3/4IN TIE BOLTS 3/4x4IN	EA	42.000	42.000	9.00000 EA	378.00
9000000 ***	EA	1.000	1.000	.00000 EA	.00

INVOICE DUE: 08/14/25

SUBTOTAL: 11,203.00

TOTAL: 11,203.00

DEPOSIT:
 AMT DUE: 11,203.00

REMIT TO: P.O. BOX 101550, NASHVILLE, TN 37224

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 WARRANTIES PROVIDED BY THE RESPECTIVE MANUFACTURERS OF THESE
 PRODUCTS, AND PRODUCTS ARE INTENDED FOR USAGE AND
 INSTALLATIONS AS STATED IN THE MANUFACTURERS WRITTEN
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☐ Louisville, KY • (502) 454-8500 ☐
☐ Lake Helen, FL • (386) 228-9819 ☐
☐ Columbia, SC • (803) 695-2424 ☐
☐ Longview, TX • (903) 753-5533 ☐

Mains - Main Line Accessories - Service Materials - Casing Pipe

Bill To:
DRAKE HEAVY CONTRACTORS LLC
3737 LAMAR AVE STE 700
PARIS TX 75460

Ship To:
HERITAGE CONSTRUCTORS INC
SOUTHSIDE WWTP
2561 COUNTY RD 4540
H7022NN
MT PLEASANT TX 75455

Invoice
1129416
Date
07/15/25
16:57:21

Co/Cust. No. Order No. Customer P.O. #
1/0000006010 BH35P/00 .

07 73

MARK THOMAS 419-569-2044

Ship Via will call

Terms

Net 30 Days

Ref #

Pay Type Accounts Receivable

Item Number / Description	U / M	Ordered	Shipped	Sell Price	Total
FOB Description: DELIVERED					
S5522999 30006-Z-7A JOSAM FLOOR DRAIN	EA	10.000	10.000	385.00000 EA	3,850.00
3204012 6IN DI x CI/PVC SHEAR RING RUBBER CPLG	EA	10.000	10.000	65.00000 EA	650.00

INVOICE DUE: 08/14/25

SUBTOTAL: 4,500.00

TOTAL: 4,500.00

DEPOSIT:
AMT DUE: 4,500.00

REMIT TO: P.O. BOX 101550, NASHVILLE, TN 37224

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AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: Erin Marshall, Utilities Director

Department: Utilities

Subject: Consider Pay Request #10 for Wicker Construction, Inc. for work performed on the West Loop Wastewater Collection Project.

Item Summary:

Pay Request # 10 is in the amount of \$ 403,531.21. This pay request is for laying approximately 3600 ft of 18-inch, 12 inch sewer mains this month, and a railroad bore. Total sewer main installed to date is approximately 29,600 ft, this includes road bores and casing.

Financial Impact:

Original Construction \$ 9,816,351.10

Payments Previously Authorized \$ 5,171,332.41

The amount of this pay request is \$ 403,531.21

Percentage time complete 57%

Percent money 52 %

Recommendation(s):

Recommend a motion to approve consent agenda item

Attachments:

[MP162 PE No. 10](#)

[MP162 PE No. 10 MOH](#)

PROGRESS ESTIMATE

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

Estimate No.: 10

Date: July 31, 2025

Project: West Loop Wastewater Collection Improvements

Period: From: 06/26/2025 To: 07/25/2025

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): 57.07%

% Complete (\$): 49.25%

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	475,061.18	#17
#9	463,814.23	#18

Total Payments

Previously Authorized: \$5,171,332.41

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 (\$)
BASE BID								
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	0.90		0.90	\$15,000.00	\$13,500.00
1.03	Storm Water Pollution Prevention	LS	1	0.90		0.90	\$2,000.00	\$1,800.00
1.04	Care of Water During Construction	LS	1	0.75	0.05	0.80	\$2,500.00	\$2,000.00
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	23,730.00	3,706.00	27,436.00	\$0.65	\$17,833.40
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	68.00	68.00	\$85.00	\$5,780.00
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	680.00	2,524.00	3,204.00	\$79.00	\$253,116.00
1.17	12-in SDR 26 Restrained Joint PVC Sanitary Sewer Line	LF	1,455	140.00	80.00	220.00	\$85.00	\$18,700.00
1.18	18-in PS 115 PVC Sanitary Sewer Line (0FT to 8FT Open Cut)	LF	12,316	6,203.00		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	6,170.00	49.00	6,219.00	\$103.00	\$640,557.00
1.20	18-in PS 115 PVC Sanitary Sewer Line (>12FT Open Cut)	LF	3,410	2,505.00	905.00	3,410.00	\$108.00	\$368,280.00
1.21	18-in PS 115 Restrained Joint PVC Sanitary Sewer Line	LF	1,601	520.00		520.00	\$143.00	\$74,360.00
1.22	12-in Steel Encasement by Dry Bore	LF	106	0.00	63.00	63.00	\$260.00	\$16,380.00
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	140.00		140.00	\$628.00	\$87,920.00
1.28	24-in Steel Encasement by Open Cut with Pipe Supports	LF	460	0.00	80.00	80.00	\$240.00	\$19,200.00
1.29	30-in Steel Encasement by Open Cut	LF	320	320.00		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	80.00		80.00	\$310.00	\$24,800.00
1.32	30-in Steel Encasement by Dry Bore at Railroad Crossing	LF	120	120.00		120.00	\$1,145.00	\$137,400.00
1.33	48-in Sanitary Sewer Manhole (0FT to 8FT Deep)	EA	88	38.00	12.00	50.00	\$8,750.00	\$437,500.00
1.34	Extra Depth for Manholes	VF	225	92.19	23.44	115.63	\$620.00	\$71,690.60

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	3.00		3.00	\$12,128.00	\$36,384.00
1.36	Drop Piping for Manholes	EA	10	4.00	1.00	5.00	\$7,039.00	\$35,195.00
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	0.50		0.50	\$294,000.00	\$147,000.00
1.52	FM 271 Lift Station and Appurtenances	LS	1	0.50		0.50	\$290,000.00	\$145,000.00
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	1,700.00	1,000.00	2,700.00	\$3.00	\$8,100.00
1.57	Foundation Material for Unstable Trench	CY	7,770	500.00	1,679.00	2,179.00	\$1.00	\$2,179.00
1.58	Erosion Control Matting	SY	500	0.00		0.00	\$5.00	\$0.00
1.59	Temporary Creek Crossing	EA	1	1.00	1.00	2.00	\$20,650.00	\$41,300.00
1.60	Seed and Fertilize	AC	37	7.17		7.17	\$850.00	\$6,094.50
1.61	Clearing Grubbing	AC	37	32.00	5.00	37.00	\$4,500.00	\$166,500.00
1.62	Special Provisions for Landowners	LS	1	0.40	0.35	0.75	\$5,000.00	\$3,750.00
1.63	Miscellaneous Allowance	AL	1	0.00		0.00	*\$522,000.00	\$0.00
1.64	Railroad Flagman, Observation, and Survey Allowance	AL	1	0.05	0.19	0.24	\$200,000.00	\$47,900.00
1.65	Remove and Dispose of Existing Sanitary Sewer Line	LF	922	0.00		0.00	\$17.00	\$0.00
FIELD WORK ORDER No. 1								
*WO1.1	12-In Sewer Bore under Redfern Driveway and Trees at	LF	60	60.00		60.00	\$300.00	\$18,000.00

*Per FWO 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	\$4,834,093.50
Date	8/5/2025	Material on Hand	\$1,034,184.00
Approved:	CITY OF MOUNT PLEASANT	Less 5% Retainage	\$5,868,277.50
By		Net Total	\$293,413.88
Date		Less Previous Payments	\$5,574,863.62
		Amount Payable to Contractor This Estimate	\$5,171,332.41
			\$403,531.21

MATERIALS ON HAND

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

Estimate No.: 10

Date: July 31, 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
START PAY ESTIMATE NO. 1								
	NONE							
START PAY ESTIMATE NO. 2								
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	140.00	\$0.00
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
START PAY ESTIMATE NO. 3								
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	21.00	\$22,110.00
10.	HAYES INVOICE NO. 1096774 (12" X 24" END SEAL)	EA		20.00	20.00	\$76.00	2.00	\$1,368.00
10.	HAYES INVOICE NO. 1096774 (18" X 30" SS CASING SPACER)	EA		220.00	220.00	\$164.00	95.00	\$20,500.00
10.	HAYES INVOICE NO. 1096774 (18" X 30" END SEAL)	EA		20.00	20.00	\$90.00	12.00	\$720.00
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	15.00	\$11,925.00
12.	HAYES INVOICE NO. 1096776 (18" BELL RESTRAINT)	EA		64.00	64.00	\$690.00	34.00	\$20,700.00

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	3.00	\$0.00
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	3.00	\$0.00
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	3.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (18" MJ ACC KIT)	EA		6.00	6.00	\$110.00	6.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (12" MJ ACC KIT)	EA		15.00	15.00	\$60.00	15.00	\$0.00
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	12.00	\$0.00
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	2.00	\$0.00
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	15.00	\$0.00
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	10.00	\$0.00
14.	HAYES INVOICE NO. 1097117 (6" X .25 BARE STEEL CASING)	LF		560.00	560.00	\$19.50	560.00	\$0.00
14.	HAYES INVOICE NO. 1097117 (12" X .25 BARE STEEL CASING)	LF		120.00	120.00	\$28.00	120.00	\$0.00
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	80.00	\$108,160.00
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	120.00	\$0.00
14.	HAYES INVOICE NO. 1097117 (30" X .50 COATED STEEL CASING)	LF		240.00	240.00	\$174.00	120.00	\$20,880.00
15.	HAYES INVOICE NO. 1097131 (12" X 14' SDR26 SEWER PVC PIPE)	LF		2,688.00	2,688.00	\$26.60	2,688.00	\$0.00
16.	HAYES INVOICE NO. 1097133 (12" X 14' SDR26 SEWER PVC PIPE)	LF		2,688.00	2,688.00	\$26.60	736.00	\$51,923.20
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

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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	1,050.00	\$0.00
34.	HAYES INVOICE NO. 1097160 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	928.00	\$5,172.80
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
START PAY ESTIMATE NO. 4								
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

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49.	HAYES INVOICE NO. 1100669 (32" MANHOLE FRAME & COVER)	EA		92.00	92.00	\$460.00	53.00	\$17,940.00
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
	START PAY ESTIMATE NO. 5							
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
	START PAY ESTIMATE NO. 6							
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	1.00	\$0.00
57.	HAYES INVOICE NO. 1110585 (6" X 50' ROLL JOINT WRAP)	EA		1.00	1.00	\$85.00	1.00	\$0.00
	START PAY ESTIMATE NO. 7							
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
	START PAY ESTIMATE No. 8, No. 9 & No.10							
	NONE							

Total Material on Hand Amount \$1,034,184.00



AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: Erin Marshall, Utilities Director

Department: Utilities

Subject: Consider Pay Request #2 for Capital Underground Utilities for work performed on the Housing Authority Water Improvements.

Item Summary:

Pay Request # 2 is in the amount of \$ 185,278.50. This pay request is for the installation of 6 inch PVC water line, valves, connection to existing water lines, pavement repair, testing and associated.

Financial Impact:

Original Construction \$ 451,895.00

Previous Payments \$ 163,827.50

The amount of this pay request is \$ 185,278.50

Percentage time complete 81 %

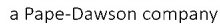
Percent money 36 %

Recommendation(s):

Recommend a motion to approve consent agenda item

Attachments:

[103321 PE No. 2](#)



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



AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: Erin Marshall, Utilities Director

Department: Utilities

Subject: Consider Pay Request #3 for J2 Construction Services for work performed at the Industrial Lift Station and force main.

Item Summary:

Pay Request # 3 is in the amount of \$ 111,110.19. This pay request is for laying approximately 3,300 ft of 8 inch sewer force main.

Financial Impact:

Original Construction \$ 1,440,424.00

Previous Payments \$322,379.75

The amount of this pay request is \$ 111,110.19

Percentage time complete 37 %

Percent money 22 %

Recommendation(s):

Recommend a motion to approve consent agenda item

Attachments:

[102055 PE No. 3 MOH & Invoices](#)

[102055 PE No. 3](#)

MATERIALS ON HAND

Estimate No.: 3

Date: July 28, 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	-\$2,329.82	\$0.00
457026	R.K. HALL LLC	LS	\$4,403.09	-\$4,403.09	\$0.00
116284172.1	Coburn Supply Company	LS	\$2,265.56	-\$2,265.56	\$0.00
116284172.2	Coburn Supply Company	LS	\$2,351.28	-\$2,351.28	\$0.00
116284172.3	Coburn Supply Company	LS	\$8,340.19	-\$8,340.19	\$0.00
116287469.1	Coburn Supply Company	LS	\$848.19	\$0.00	\$848.19
116287520.1-1	Coburn Supply Company	LS	\$4,023.60	-\$4,023.60	\$0.00
116287520.1	Coburn Supply Company	LS	\$66,256.10	-\$66,256.10	\$0.00
116287520.2	Coburn Supply Company	LS	\$18,498.36	-\$5,852.76	\$12,645.60
116287520.3	Coburn Supply Company	LS	\$22,175.00	-\$22,175.00	\$0.00
116287610.1	Coburn Supply Company	LS	\$58.38	-\$58.38	\$0.00
116288090.1-1	Coburn Supply Company	LS	\$8,950.65	-\$8,950.65	\$0.00
116288090.1	Coburn Supply Company	LS	\$292.50	-\$292.50	\$0.00
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	-\$200.00	\$0.00
1162899.45	Coburn Supply Company	LS	\$1,628.56	-\$1,628.56	\$0.00
116290899	Coburn Supply Company	LS	\$1,536.54	-\$1,536.54	\$0.00
116288800	Coburn Supply Company	LS	\$262.40	-\$262.40	\$0.00
576211078	Coburn Supply Company	LS	\$3,272.40	-\$3,272.40	\$0.00
116290371	Coburn Supply Company	LS	\$27,249.96	-\$27,249.96	\$0.00
116287469.2	Coburn Supply Company	LS	\$657.15	\$0.00	\$657.15
462539	R.K. HALL LLC	LS	\$3,492.96	-\$3,081.04	\$411.92
462540	R.K. HALL LLC	LS	\$1,159.59	\$0.00	\$1,159.59

Total Material on Hand Amount \$21,689.55



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	
576211078		OUR TRUCK	
Inv. Date	Order Date	Ship Date	
07/02/25	07/01/25	07/02/25	
Branch Location			
COBURN'S TEXARKANA (57) 210 S ROBISON RD TEXARKANA, TX 75501 903-336-6770			

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	DEVIN JACKSON		YELOMINE	STEVEN

Line#	Qty.	Ship	PartNumber	Description	Unit Price	Per	Ext. Price
1	120	120	47388653	8 in X 20 ft SDR21 CL200 D2241/RJ Yelomine Certa-Lok PVC Pressure Pipe Restraint Joint	27.27	FT	3272.40

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	3272.40
Freight	0.00
Handling	0.00
Tax Rate: 0.000 Sales Tax	0.00
Tax Code: EX-TX TOTAL	\$3,272.40



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	
116290371		CUSTOMER PICK-UP	
Inv. Date	Order Date	Ship Date	
06/30/25	04/29/25	06/30/25	
Branch Location			
COBURN'S LONGVIEW (11) 201 S SPUR 63 LONGVIEW, TX 75601 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	2505 PC02	STEVEN

Line#	Qty.	Ship	PartNumber Description	Unit Price	Per	Ext. Price
1	720	720	47388653 8 in X 20 ft SDR21 CL200 D2241/RJ Yelomine Certa-Lok PVC Pressure Pipe Restraint Joint 1	24.12	FT	17366.40
2	10	9	683NS10823 P401 LINED DML8 1	774.51	EA	6970.59
3	20	20	SIGSLCE8 SLCE8 Sigma E-Coat One-Lok 8 PVC Restraint 1	75.51	EA	1510.20
4	20	20	683NS10845 TGP8S LF TRANS GASKET WITH SS BOLTS 1 Compliant with Lead Free Regulations	58.71	EA	1174.20
5	1	1	473BROKENBUNDLE BROKEN BUNDLE FEE 1	150.00	EA	150.00
6	3	3	66201047 QS1 1 Gal Off White Pipe Lube	26.19	EA	78.57

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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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	27249.96
Freight	0.00
Handling	0.00
Sales Tax	0.00
TOTAL	\$27,249.96

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	
116287469.2		CUSTOMER PICK-UP	
Inv. Date	Order Date	Ship Date	
07/17/25	04/01/25	07/17/25	
Branch Location			
COBURN'S LONGVIEW (11) 201 S SPUR 63 LONGVIEW, TX 75601 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	ALEX

Line#	Qty.	Ship	PartNumber Description	Unit Price	Per	Ext. Price
1	3	3	ROM286098042 286-098042 202NS-9.80 X 1 IP OD RANGE 8.63-9.80	124.44	EA	373.32
2	3	3	FORF11004NL F1100-4-NL 1 in Keycorp/MIP/CTS PJ	69.62	EA	208.86
3	20	0	45000304 1 X 20 LF K Hard Copper Tubing	9.03	FT	0.00
4	3	3	FORC8444NL C84-44-NL 1 in Coupling MIP/CTS PJ	24.99	EA	74.97

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	657.15
Freight	0.00
Handling	0.00
Tax Rate: 0.000 Sales Tax	0.00
Tax Code: EX-TX TOTAL	\$657.15



INVOICE

Invoice:	462539
Date:	06/30/25
Customer:	700228
PO:	0
Job:	
Project Name:	
Project:	700228-17
Location:	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
100636834	06/30/25	00069	1" #57 Rock - SB Sawyer	26.17	TON	22.00	575.74	22.31	583.85	0.00	0.00	1,159.59
100636955	06/30/25	00069	1" #57 Rock - SB Sawyer	26.74	TON	22.00	588.28	22.31	596.57	0.00	0.00	1,184.85
100636981	06/30/25	00069	1" #57 Rock - SB Sawyer	25.92	TON	22.00	570.24	22.31	578.28	0.00	0.00	1,148.52
Subtotal: 1" #57 Rock - SB Sawyer				78.83			\$1,734.26		\$1,758.70	\$0.00	\$0.00	\$3,492.96
Totals :							\$1,734.26		\$1,758.70	\$0.00	\$0.00	\$3,492.96

Delivered To: Mt. Pleasant Lift St

TOTAL DUE: \$3,492.96

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



INVOICE

Invoice:	462540
Date:	06/30/25
Customer:	700228
PO:	12
Job:	
Project Name:	
Project:	700228-17
Location:	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
100636978	06/30/25	00069	1" #57 Rock - SB Sawyer	26.17	TON	22.00	575.74	22.31	583.85	0.00	0.00	1,159.59
Subtotal: 1" #57 Rock - SB Sawyer				26.17			\$575.74		\$583.85	\$0.00	\$0.00	\$1,159.59
Totals :							\$575.74		\$583.85	\$0.00	\$0.00	\$1,159.59

Delivered To: Mt. Pleasant Lift St

TOTAL DUE: \$1,159.59

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



PROGRESS ESTIMATE

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

Estimate No.: 3

Date: July 28, 2025
Project: Industrial Lift Station and Force Main
Period: From: 06/26/2025 To: 07/28/2025
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) 37.33%
% Complete (\$) 30.18%
Project No: 102055

PREVIOUS PAYMENTS AUTHORIZED

#1	<u>242,303.68</u>	#10	<u> </u>
#2	<u>80,076.07</u>	#11	<u> </u>
#3	<u> </u>	#12	<u> </u>
#4	<u> </u>	#13	<u> </u>
#5	<u> </u>	#14	<u> </u>
#6	<u> </u>	#15	<u> </u>
#7	<u> </u>	#16	<u> </u>
#8	<u> </u>	#17	<u> </u>
#9	<u> </u>	#18	<u> </u>

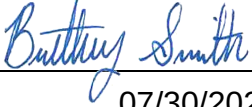
Total Payments
Previously Authorized: \$322,379.75

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
SCHEDULE 1 - GENERAL								
1.01	Mobilization, Insurance, Bonds	LS	1	1.00		1.00	\$47,600.00	\$47,600.00
1.02	Barricades, Signs, and Traffic Handling	LS	1	0.21	0.10	0.31	\$7,950.00	\$2,499.99
1.03	Clearing and Grubbing	AC	1	1.00		1.00	\$26,700.00	\$26,700.00
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	0.22	0.11	0.33	\$13,650.00	\$4,550.01
1.08	Excavation Safety	LS	1	0.32	0.34	0.66	\$2,200.00	\$1,447.65
1.09	Trench Safety	LF	7,790	2,512.00	2,614.00	5,126.00	\$0.50	\$2,563.00
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	2,512.00	2,614.00	5,126.00	\$38.00	\$194,788.00
1.13	8-in SDR 21 Restrained Joint PVC Force Main by Directional Drill	LF	***1,611	896.00	715.00	1,611.00	\$81.00	\$130,491.00
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	3.00	3.00	\$4,305.00	\$12,915.00
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	****\$41,412.00	\$0.00
***1.33	Cost of Sleeves and Restraints	LS	1	0.00		0.00	\$6,945.00	\$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 (\$)
*FIELD WORK ORDER No. 1								
*FWO 1.1	Furnish and Install 14-in PVC Casing over Existing	LF	40	40.00		40.00	\$72.00	\$2,880.00
**FIELD WORK ORDER No. 2								
*FWO 2.1	Add 6-in Water Line Conflict Avoidance	LS	1	1.00		1.00	\$2,461.00	\$2,461.00
*FWO 2.2	Add 12-in Water Line Conflict Avoidance	LS	1	1.00		1.00	\$3,360.00	\$3,360.00
****FIELD WORK ORDER No. 4								
****FWO4.1	12-in Waterline Crossing	LF	20	0.00	20.00	20.00	\$118.00	\$2,360.00
****FWO4.2	Furnish and Install 12-in RCP Culvert	LF	1	0.00		0.00	\$68.50	\$0.00
****FWO4.3	Furnish and Install 12-in C900 Culvert	LF	1	0.00		0.00	\$52.50	\$0.00

*Per FWO No. 1; **Per FWO No. 2; *** Per FWO No. 3; ****Per FWO No. 4

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	\$434,615.65
Date	07/30/2025	Material on Hand	\$21,689.55
			\$456,305.20
		Less 5% Retainage	\$22,815.26
Approved:	CITY OF MOUNT PLEASANT	Net Total	\$433,489.94
By		Less Previous Payments	\$322,379.75
Date		Amount Payable to Contractor This Estimate	\$111,110.19



AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: Hold a public hearing and Consider Order 25-009 a declaration of a dilapidated structure at 803 E 4th Street 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 803 E 4th Street, City Block 163, Lot 2C & 3.

Item Summary:

The structure at 803 E 4th Street had a fire in the rear portion of the home in 2024, which caused damage, with the structure becoming dilapidated. A code case was opened by staff in December of 2024 for property maintenance. US Bank Trust National Assoc was properly notified by the city through written notice sent 6-30-2025 that immediate action was required and has subsequently taken no action to repair the unsafe condition. The Owner US Bank Trust National Assoc. was contacted by the city and they told us they would let us know if they would let the city move forward with the demo or they would perform the demo. The building at 803 E 4th 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 (\$7800) 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 803 E 4th 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:

[Orders 25-009](#)

[Council Packet 803 E 4th](#)

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT 803 E 4th St, Mount Pleasant TX 75455, ("SUBJECT PROPERTY"), LEGAL DESCRIPTION BEING: MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B Parcel 11028

The City Council for the City of Mount Pleasant conducted a public hearing on **September 2, 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 2nd DAY OF September, 20 25

WESLEY LYON, Mayor, on behalf of City Council

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: September 2, 2025
SUBJECT: Unsafe Building Declaration of 803 E 4th 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 damaged and dilapidated structure at 803 E 4th 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 803 E 4th, City Block 163 Lot 2C & 3, and Lot 21-C Block 160-B, and take any action necessary.

The following is a synopsis of the case:

The home located at 803 E 4th came before the city council 5-6-25 and was tabled. The property owner stated her daughter was going to take possession of the property and rehabilitate the home. Per Donna McEntire the property has now been taken by the bank. This property has had 60 cases opened against it since 2009. Five of them are property maintenance issues. It recently had a fire in the rear portion of the home. I have talked with the Owner US Bank Trust National Assoc. and they said they would either demo the home or let the city move forward with the demo. The home has 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; (G) that a portion is likely to partially collapse; (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 May, 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 sent certified mailed by Mr. Ankrum to Donna McEntire and the lien holder Attorney Anderson on June 30, 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 or relative of 803 E 4th, 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

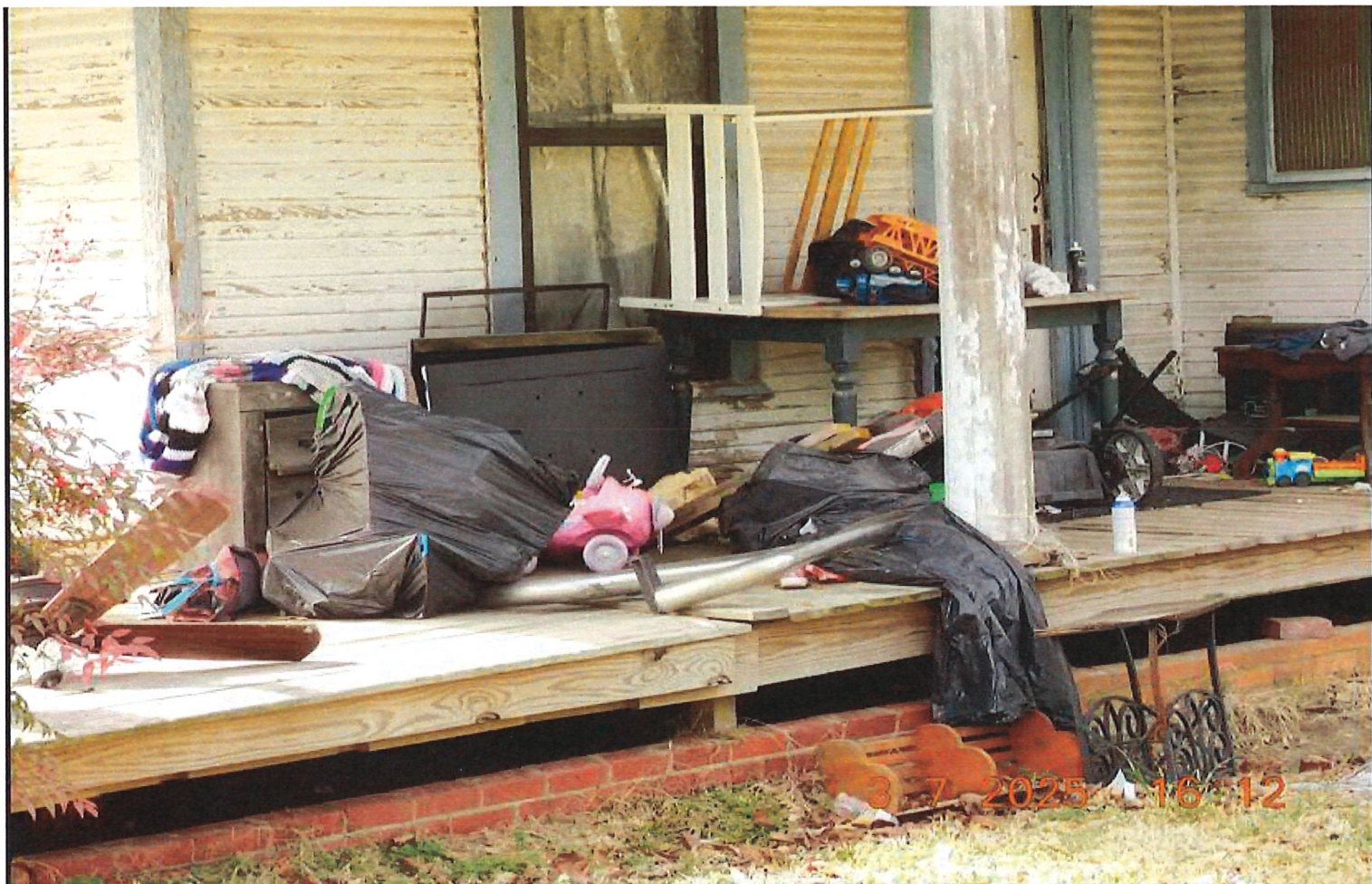


















3 7 2025 16 13



3 7 2025 16 13



NOTICE OF PUBLIC HEARING

MCENTIRE DONNA
PO BOX 1256
MOUNT PLEASANT, TX 75455-5455

RE: City of Mount Pleasant, MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B, located at 803 E 4th, Mount Pleasant, TX. Titus CAD Property ID # 11028

Per city ordinance 150.015 Dangerous Structure. The structure located at **803 E 4th Street** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **September 2, 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 June 30, 2025. It was determined by the Building Official that the structure has considerable damage due to fire, broken windows, 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

NOTICE OF PUBLIC HEARING

Attorney Anderson
Attn: US Bank Trust National Association as LB- Ranch Series J Trust
SN Servicing Corporation as Service 4 US Bank
4920 Westport Dr
The Colony TX 75056

RE: City of Mount Pleasant, MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B, located at 803 E 4th, Mount Pleasant, TX. Titus CAD Property ID # 11028

Per city ordinance 150.015 Dangerous Structure. The structure located at **803 E 4th Street** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **September 2, 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 June 30, 2025. It was determined by the Building Official that the structure has considerable damage due to fire, broken windows, 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 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

John Ankrum

From: John Ankrum
Sent: Wednesday, July 30, 2025 11:22 AM
To: Leslie Brosnan
Subject: Please Post
Attachments: 205 MLK CC.pdf; 803 E 4th CC.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 9/2/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

205 Martin Luthur King owned by PEREZ RICARDO & BRENDA LOPEZ Legal Description: FRENCH ADDITION BLK 1 LOT 19B & 20 .2709 AC, Titus CAD Property ID # 13460

803 E 4th St owned by US BANK TRUST NATIONAL ASSOC, Legal Description: MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B, Titus CAD Property ID# 11028

Both 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.



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John Ankrum

From: Regina Reynolds
Sent: Tuesday, April 1, 2025 1:24 PM
To: John Ankrum
Subject: FW: Quote

Thank you,
Regina Reynolds
Admin Assistant
Building, Code, Planning, & Zoning
City of Mt. Pleasant
903 575 4149

CONFIDENTIALITY NOTICE: This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing, or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your computer.

From: cameronauto@suddenlinkmail.com <cameronauto@suddenlinkmail.com>
Sent: Tuesday, April 1, 2025 1:15 PM
To: Regina Reynolds <rreynolds@mpcity.org>
Subject: Quote

CAUTION: [EXTERNAL EMAIL]

Good afternoon Regina,

Dennis wanted me to send this quote over to you on the two properties:

*508 Haggard- Removal of debris to dump area \$3600 (If the slab breaks during removal, an additional \$1000 will be added to the debris of slab as well)

*803 E 4th- \$7800 Removal of debris to dump

ORDER NO. 25-009

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **803 E 4th Street, Mount Pleasant TX 75455**, (“**SUBJECT PROPERTY**”), **LEGAL DESCRIPTION BEING: MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B, Parcel 11028**

The City Council for the City of Mount Pleasant conducted a public hearing on **September 2, 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 2nd DAY OF September, 2025

NAME

Mayor, on behalf of City Council



AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: Hold a public hearing and Consider Order 25-010 a declaration of a dilapidated structure at 205 Martin Luther King 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 205 MLK, French Addition block 1 Lot 19B & 20.

Item Summary:

The structure at 205 MLK was neglected and is in a state of disrepair. A code case was opened by staff in May of 2025. Perez Ricardo & Brenda Lopez was properly notified by the city through a written notice sent 7-3-2025 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 (\$5200) 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 205 MLK 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:

[Orders 25-010](#)

[Council Packet 205 MLK](#)

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **205 Martin Luthur King Ave, Mount Pleasant TX 75455, ("SUBJECT PROPERTY"), LEGAL DESCRIPTION BEING: FRENCH ADDITION BLK 1 LOT 19B & 20 .2709 AC, Parcel 13460**

The City Council for the City of Mount Pleasant conducted a public hearing on **September 2, 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 2nd DAY OF September, 2025

WESLEY LYON, Mayor, on behalf of City Council

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: September 2, 2025
SUBJECT: Unsafe Building Declaration of 205 Martin Luthur King

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 205 MLK 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 205 MLK , French Addition Blk 1 Lot 19B & 20 and take any action necessary.

The following is a synopsis of the case:

The home located at 205 MLK has become dilapidated over the last 5 years. The home has been vacant, and no repairs have been made. The owner of the property Perez Ricardo & Brenda Lopez has been notified. The home has 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 September, 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 Perez Ricardo & Brenda Lopez on July 3, 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.

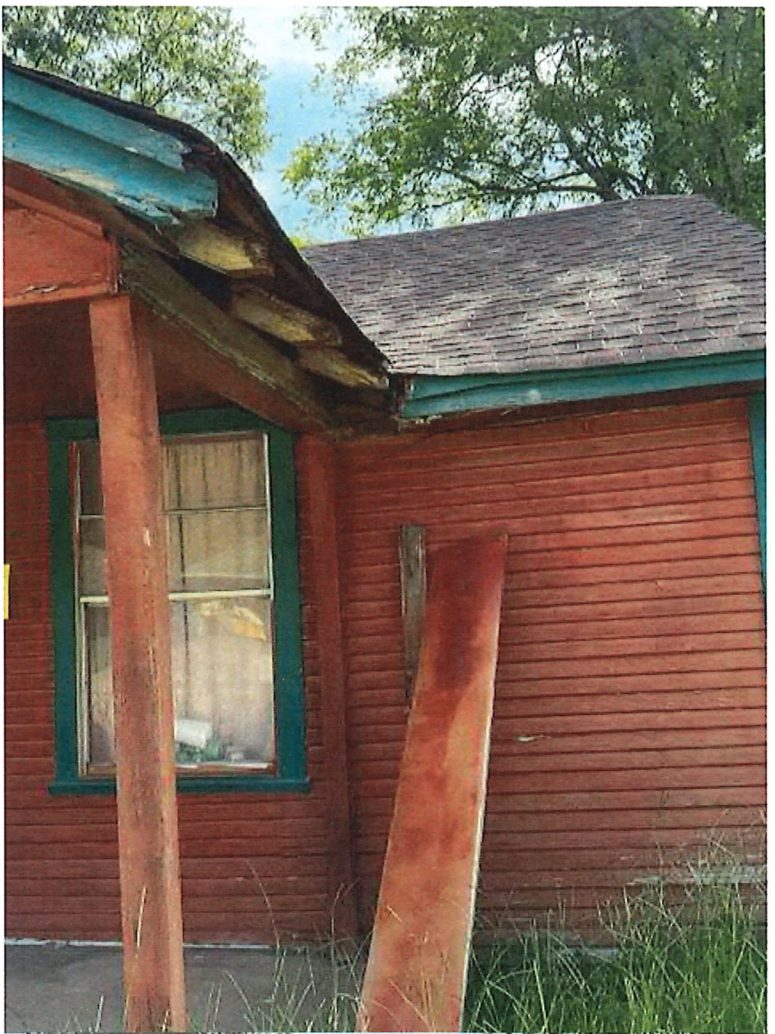
City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner or relative of 205 MLK, that City Council order the home to be demolished after expiration of the 30 day waiting period and notice required by law; and that the cost of such demolition, if incurred by the city, be secured by a lien of the property.

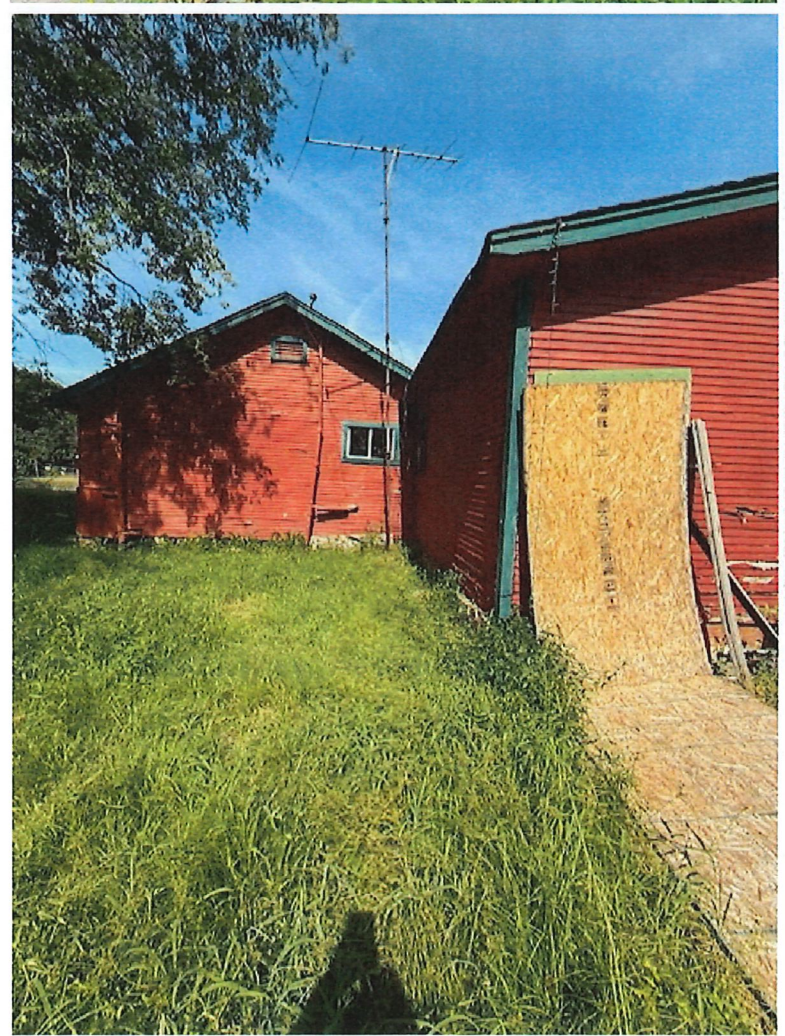
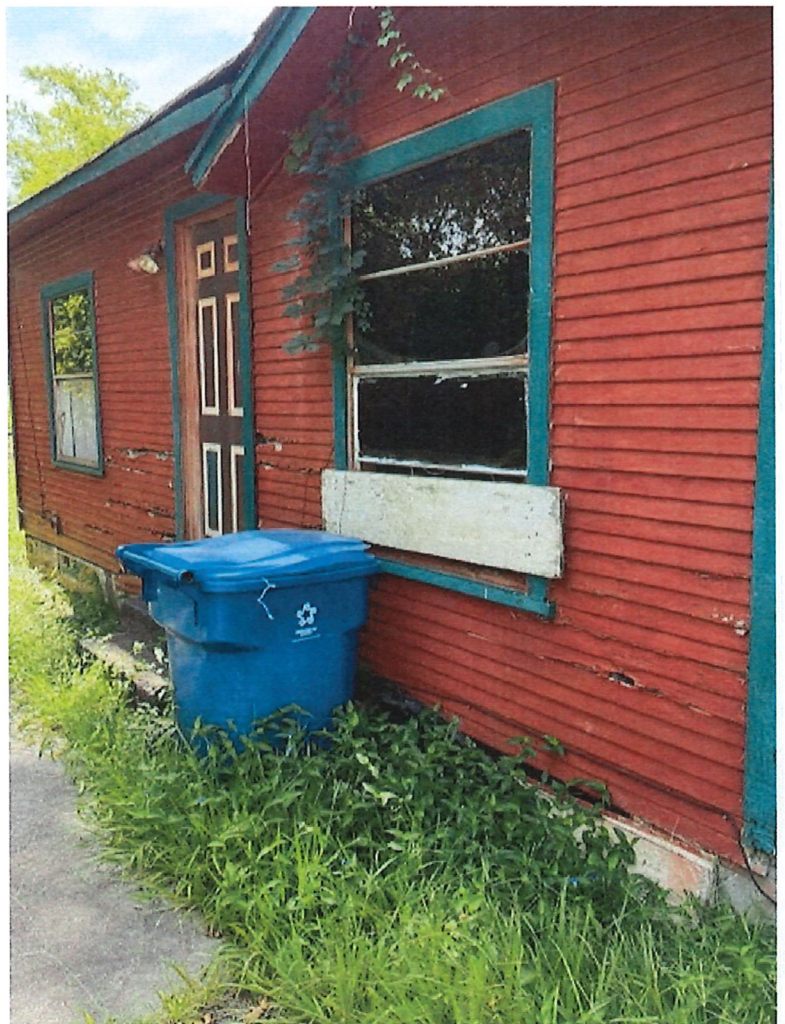
Attachments:

- Photos

- Emails

- Applicable Code Sections





NOTICE OF PUBLIC HEARING

PEREZ RICARDO & BRENDA LOPEZ
18009 FM 2015
TYLER, TX 75706

RE: City of Mount Pleasant, FRENCH ADDITION BLK 1 LOT 19B & 20 .2709 AC, located at 205 MLK Ave , Mount Pleasant, TX. Titus CAD Property ID # 13460

Per city ordinance 150.015 Dangerous Structure. The structure located at **205 MLK Ave** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **September 2, 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

John Ankrum

From: John Ankrum
Sent: Wednesday, July 30, 2025 11:22 AM
To: Leslie Brosnan
Subject: Please Post
Attachments: 205 MLK CC.pdf; 803 E 4th CC.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 9/2/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

205 Martin Luthur King owned by PEREZ RICARDO & BRENDA LOPEZ Legal Description: FRENCH ADDITION BLK 1 LOT 19B & 20 .2709 AC, Titus CAD Property ID # 13460

803 E 4th St owned by US BANK TRUST NATIONAL ASSOC, Legal Description: MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B, Titus CAD Property ID# 11028

Both 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.



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AD Land Services
550 County Road 4765
Mount Pleasant, TX 75455-1071

doug@adlandservices.com
+1 (903) 708-1902



Bill to
City Of Mount Pleasant

Estimate no.: 1112
Estimate date: 07/17/2025

Product or service	Description	Qty	Rate	Amount
Building Demolition	Structure demo and debris removal from 205 MLK Mount Pleasant TX 75455	1	\$5,200.00	\$5,200.00
Total				\$5,200.00

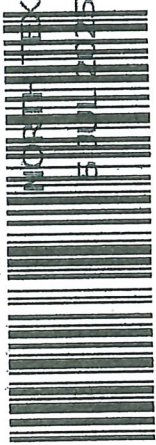
Accepted date

Accepted by



CITY OF MOUNT PLEASANT
CODE ENFORCEMENT
501 N. Madison
Mount Pleasant, TX 75455

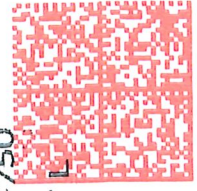
CERTIFIED MAIL



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RETURN RECEIPT REQUESTED



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US POSTAGE

Perez Ricardo & Brenda Lopez
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Tyler, TX 75706

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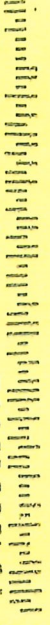
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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

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ORDER NO. 25-010

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **205 Martin Luthur King Ave, Mount Pleasant TX 75455**, (“**SUBJECT PROPERTY**”), **LEGAL DESCRIPTION BEING: FRENCH ADDITION BLK 1 LOT 19B & 20 .2709 AC, Parcel 13460**

The City Council for the City of Mount Pleasant conducted a public hearing on **September 2, 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 2nd DAY OF September, 2025

NAME

Mayor, on behalf of City Council



AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: Gillian Gatewood, Finance Director

Department: Finance

Subject: Hold a Public Hearing and Consider Proposing the Tax Rate for Fiscal Year 2026.

Item Summary:

The council must vote to propose a tax rate. During the August 7th and 12th budget workshops, the tax rate of .366042 per \$100 of valuation was proposed; however, a vote was not taken. This vote is separate from the vote that will be taken on September 16, 2025, to adopt the Fiscal Year 2026 tax rate. The proposed voter approval tax rate of .366042 per \$100 of valuation is 2.56 cents per \$100 of valuation higher than the Fiscal Year 2025 tax rate of .340414 cents per \$100 of valuation and 3.46 cents higher than the No New Revenue rate.

Financial Impact:

The proposed budget is based on the proposed tax rate.

Recommendation(s):

Motion to propose the tax rate of 0.366042 per \$100 of valuation for the Fiscal Year 2026 and setting the date of September 16, 2026 to adopt the tax rate.



AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: Gillian Gatewood, Finance Director

Department: Finance

Subject: Hold a Public Hearing on the Proposed Annual Operating Budget for Fiscal Year 2026.

Item Summary:

Conduct a Public Hearing and Discussion Regarding an Ordinance Adopting a Budget for the City of Mount Pleasant for the Fiscal Year October 1, 2025, through September 30, 2026; Providing that Expenditures for said Fiscal Year shall be made in accordance with said Budget.

Financial Impact:

During the budget process City Council focused on providing quality service at the greatest value. To accomplish this goal, the City must operate in the most effective and efficient ways possible.

Recommendation(s):

No motion is needed

Attachments:

[Mount Pleasant Fiscal Year 2026 Proposed Budget](#)

CITY OF MOUNT PLEASANT BUDGET FISCAL YEAR 2026



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Fiscal Year 2025-2026

City of Mount Pleasant Required Legislation Notice for Budget 2026

This budget will raise more revenue from property taxes than last year's budget by an amount of \$396,874, which is an 8.56 percent increase from last year's budget, and of that amount, \$109,182 is tax revenue to be raised from new property added to the tax roll this year.

The tax rate will be voted on by Council Members.

RATES	FISCAL YEAR 2024-2025	FISCAL YEAR 2025-2026
Proposed Rate	0.340414	0.366042
No New Revenue Rate	0.340414	0.331463
Voter Approval Rate	0.354651	0.366042
De Minimis Rate	N/A	0.369408

Name	Title	Vote
Wesley Lyon	Mayor	
Carl Hinton	Mayor Pro Tem	
Debbie Corbell	Council Place 1	
Melanie Knight	Council Place 2	
Kelly Redfearn	Council Place 3	
Jonathan Hageman	Council Place 4	

Total debt obligation for City of Mount Pleasant secured by property taxes: \$ 21,826,400.

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City Leadership

Mount Pleasant City Council



Wesley Lyon II, Mayor



Carl Hinton, Mayor Pro Tem



Debbie Corbell, Place 1



Melanie Knight, Place 2



Jonathan Hageman, Place 3



Kelly Redfearn, Place 4

The Mount Pleasant City Council is composed of a mayor and five council members. The Council meets every Tuesday on the 1st & 3rd of each month at 6:00 p.m. in the Mount Pleasant Council Chambers. All meetings are open to the public. Citizens and employees are encouraged to attend.

Mount Pleasant City Leadership

Greg Nyhoff

Interim City Manager

Candias Webster

Asst City Manager/City Secretary

Gillian Gatewood

Director of Finance

Hollie Motley

Director of Human Resources

Mark Buhman

Police Chief

Larry McRae

Fire Chief

Lynn Barrett

Director of Development Services

Garrett Houston

Director of Public Works

Lupe Herrera

Director of Library

Erin Marshall

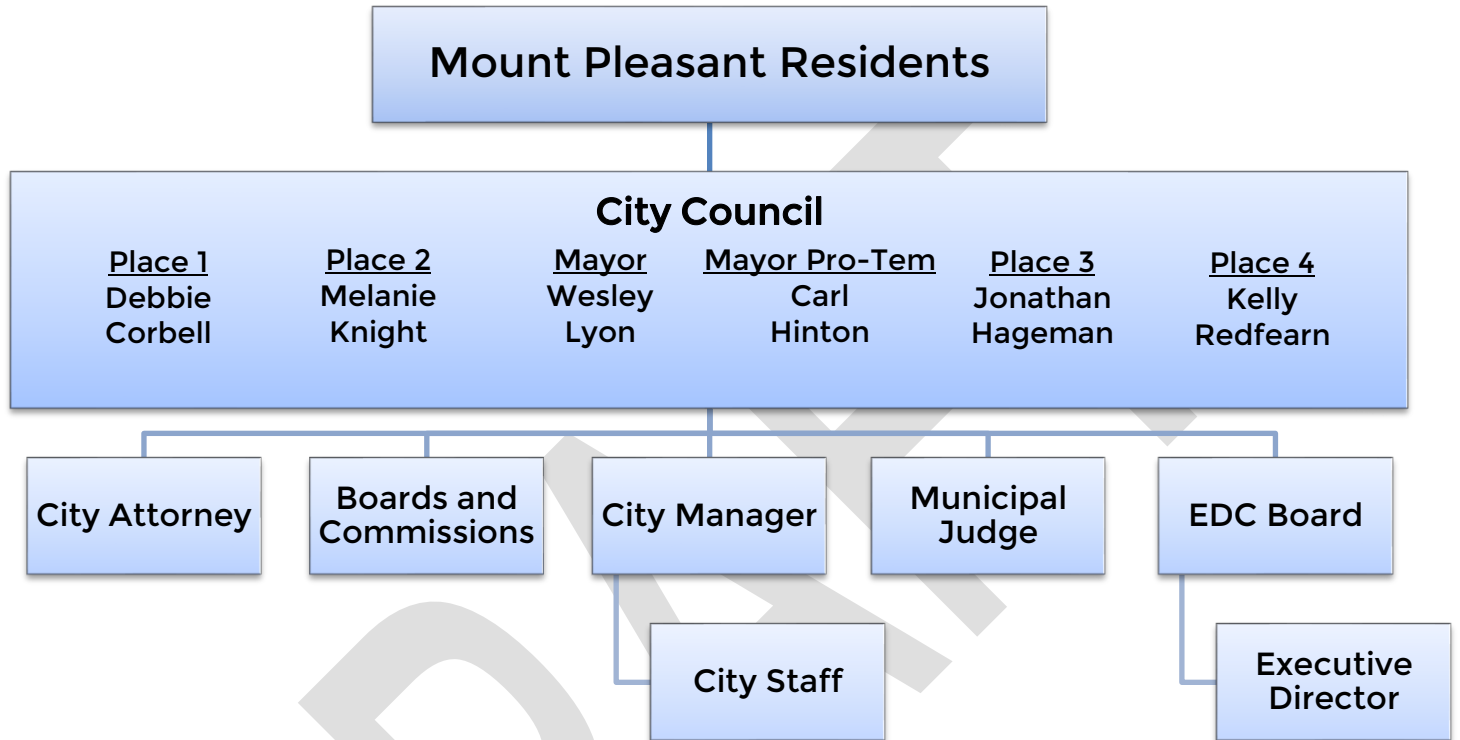
Director of Utilities

Paul Henderson

Director of Airport

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City Org Chart



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City History

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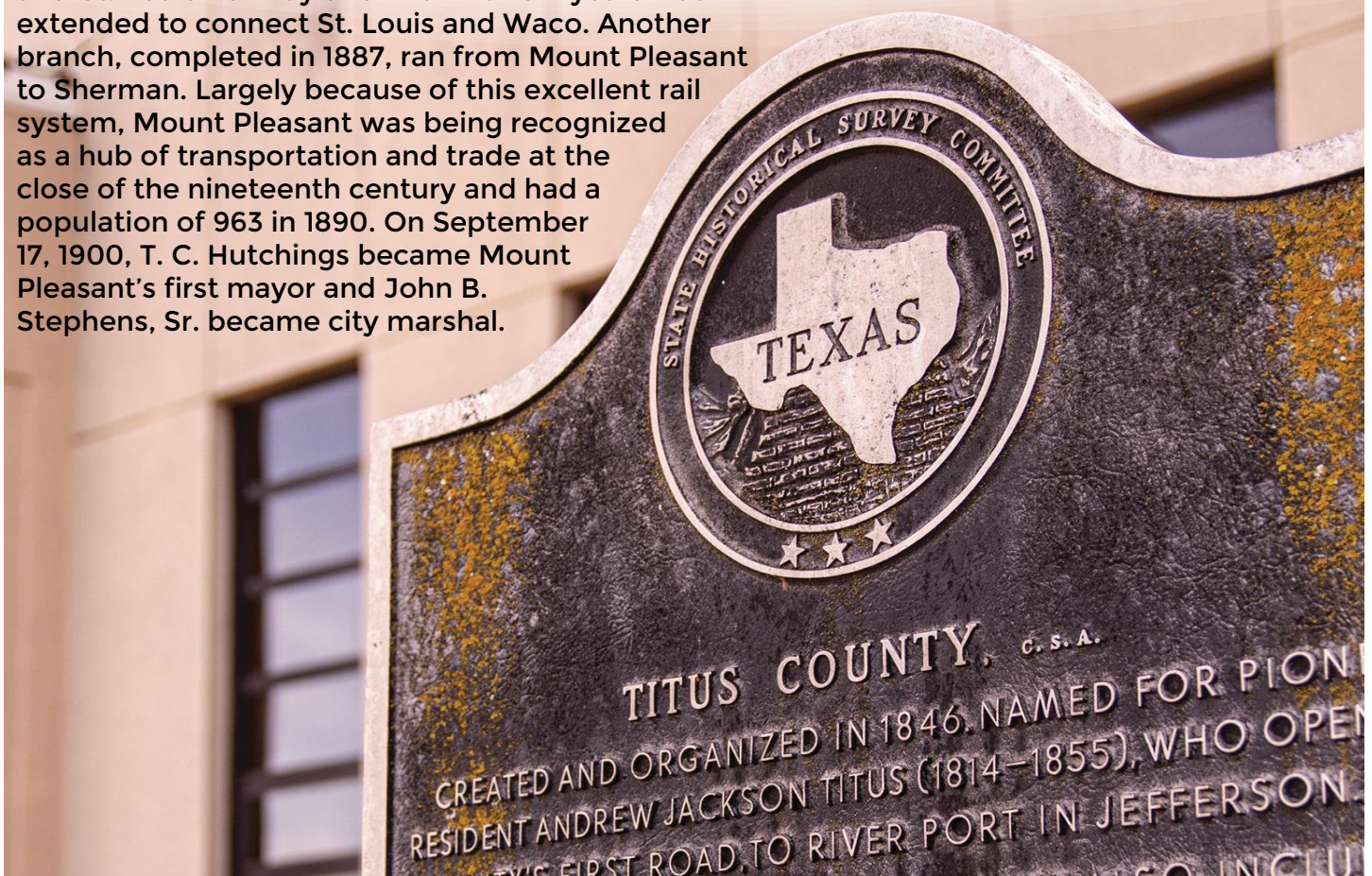
City History

Located on a broad hill in the heart of Northeast Texas, Mount Pleasant has served as the county seat of Titus County since 1848, after Texas became a state. When the county was organized, the small village that would become the seat of government was given the name Mount Pleasant.

In 1850, the little town on the hill had a population of 227. One thing that contributed to attracting settlers, and especially merchants, in the early years was the Clarksville to Jefferson Road, which passed through Mount Pleasant. Established by Andrew J. Titus, for whom Titus County is named, this road made possible the movement of goods to and from Jefferson, which at that time could be reached by riverboats. Between 1850 and 1860, Titus County's population grew from 3,636 to 9,648, although it must be remembered that the county then included the present-day counties of Franklin and Morris.

In 1861, Titus County voted for secession by a vote of 411 to 285 and sent as many as 1,500 men to fight in the Confederate Army. During the Civil War, Mount Pleasant was the site of a confederate transportation depot which employed blacksmiths, carpenters, harness makers and wheelwrights. In 1876, the East Line and Red River Railroad Company laid tracks across the southeast corner of the county. Following in 1878 was the extension to Mount Pleasant of the narrow gauge "Tyler Tap".

In 1879, this section of line was acquired by the Texas and St. Louis Railway and within a few years was extended to connect St. Louis and Waco. Another branch, completed in 1887, ran from Mount Pleasant to Sherman. Largely because of this excellent rail system, Mount Pleasant was being recognized as a hub of transportation and trade at the close of the nineteenth century and had a population of 963 in 1890. On September 17, 1900, T. C. Hutchings became Mount Pleasant's first mayor and John B. Stephens, Sr. became city marshal.



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Budget Message

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Budget Message

August 5, 2025

Mayor and City Council:

In accordance with the City Charter and the laws of the State of Texas governing home rule cities, please accept this letter as my budget message and executive summary for the Fiscal Year 2026 Annual Budget. The budget is structurally balanced, meaning that reserves have not been used to balance the operating budget. It provides for all available resources and expenditures for the City and acts as the general financial and operational plan for the City of Mount Pleasant.

INTRODUCTION

This budget was prepared with diligence in allocating limited resources for the best benefit to the citizens of Mount Pleasant. The budget is a balanced budget, however, to present a fiscally responsible budget, some staff requests were either reduced or eliminated. This is not a reflection on the merit of these requests but rather, it is indicative of the need to prioritize based on available resources, community need and Council direction. Financial projections for the upcoming year remain conservative. The planned projects will continue this year, and we remain optimistic regarding Mount Pleasant's future opportunities.

BUDGET HIGHLIGHTS

General Fund

- The FY 2025-2026 budget is a balanced budget.
- Sales tax revenue conservatively budgeted with a 2% increase to projected actuals.

Utility Fund

- The FY 2025-2026 budget is a balanced budget.
- CIP projects of over \$40 million.
- No Increase in Water and Sewer Rates.

FINANCIAL INFORMATION AND FUND SUMMARIES

GENERAL FUND

The General Fund is the City's principal operating fund and is supported by taxes, fees and other revenues that are not restricted to specific uses. This fund accounts for City functions such as police, fire, community development, parks, court, and administration.

Fiscal Year 2025 total General Fund revenue is expected to end the year just below the original budget. This is largely due to lower than anticipated sales tax collections.

Total revenue for the FY 2026 General Fund is projected to be \$15,817,200.

Taxable Value and Tax Rate

The total certified property valuations for FY 2026 are \$1,791,448,304 which is a 5.97% increase or \$100,887,491 increase in total valuations. This is from an increase in new construction and existing property valuations which is indicative of a thriving community.

Sales Tax

The City has taken a very conservative approach to budgeting sales tax. The actual collections have been trending toward a decrease over the prior year and are now leveling off. FY 2026 estimates an increase of 2% from projected FY2025 year-end actuals.

WATER AND SEWER FUND

The Water and Sewer Fund is an enterprise fund that accounts for the water, sewer, and refuse services that are provided to the City's residents. Revenues are derived from charges for water consumption, wastewater collection and refuse services. The City conducted a water and sewer rate study with NexGen that was completed December 5, 2023. Water and sewer rate increases were implemented in January 2024 and 2025. These increases should provide the needed capital expenditure debt requirements for the next five years. Revenues are expected to exceed expenses each year from FY 2024 - FY 2028.

FY 2025 total Water and Sewer Fund revenue is expected to end the year just above the original budget. There was a rate increase during the 2024 and 2025 fiscal years which began the recovery of our reserves for capital improvement and debt management. Total revenue for FY2026 is estimated at \$20,432,000.

UTILITY CAPITAL IMPROVEMENT PROGRAM

The projects in the Water and Sewer Capital Fund are funded through bond proceeds, developer contributions and grants. Projects include:

- Waste Water Treatment Plant
- West Loop WWCS Improvement
- Industrial Park South Lift Station Upgrade
- Wastewater Treatment Plant Generator
- Water Treatment Plant Generator
- LBS Water Treatment Plant
- I-30 Filter
- John Deere Reroute

The total capital expenditure is estimated to be \$40,725,631 for FY 2026.

DEBT SERVICE FUNDS

The City issues debt to support capital expenditures. This debt is either tax supported and accounted for in the Debt Service fund, or it is water and sewer revenue supported and accounted for in the Water and Sewer Fund. The combined total debt payments for Property Tax Supported and Utility Supported debt for FY 2026 will be \$7,099,613.

CONCLUSION

The fiscal year 2026 is a balanced budget and provides an operating basis for the next year. It provides for investment in infrastructure, quality of life services, and our workforce. At the same time, we are maintaining the long-term fiscal viability of the community by promoting saving measures and supporting development.

While the budget process is always a challenge, we have produced a budget that is both balanced and sufficient to meet the needs of the upcoming fiscal year. On behalf of myself and the staff, I want to express my appreciation to the City Council for your diligent efforts throughout the process in providing guidance, direction, and support for this budget. I feel the budget accurately represents the goals of the City which are designed to provide quality of services to our citizens with the resources available.

Respectfully submitted,

Greg Nyhoff
Interim City Manager

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Fund Summaries

General Fund

FUND SUMMARY	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
Property Tax	4,634,526	4,387,607	5,031,400
Penalties	45,000	52,493	55,000
Sales Tax	6,859,455	5,184,914	6,325,300
Liquor Tax	34,300	23,560	30,000
Fines	650,000	476,079	575,000
Landfill Fees	1,250,000	704,465	1,150,000
Permits & Fees	354,500	380,468	426,000
Other User Fees	379,000	348,795	389,500
Contract Income	650,000	541,667	715,000
Interest Income	130,000	75,088	100,000
Interfund Transfers	900,000	675,072	1,000,000
Misc Income	10,000	118,989	20,000
TOTAL REVENUE	15,896,781	12,969,197	15,817,200
LEGISLATIVE	42,000	29,941	42,000
GENERAL ADMINISTRATION	706,271	534,301	680,585
LEGAL	100,000	110,983	125,000
TAX ASSESSMENT & COLLECTION	160,000	158,421	200,000
HUMAN RESOURCE	135,186	107,426	116,407
ELECTIONS	26,750	26,366	15,000
TECHNOLOGY	270,529	210,332	275,000
NON-DEPARTMENTAL	863,676	723,442	557,676
MUNICIPAL COURT	342,177	268,295	366,260
ANIMAL SERVICES	389,440	300,514	447,585
POLICE DEPARTMENT	5,200,560	4,105,254	5,260,452
FIRE DEPARTMENT	3,965,568	2,979,521	4,088,376
PLANNING DEPARTMENT	323,885	225,628	298,873
BUILDING & DEVELOPMENT	283,814	194,997	288,366
CODE ENFORCEMENT	251,567	183,778	215,034
FLEET SERVICES	592,319	384,138	548,509
BUILDING MAINTENANCE	229,330	167,012	192,335
PARK DEPARTMENT	1,501,436	1,000,605	1,480,710
LIBRARY	611,246	439,219	611,154
TOTAL EXPENSE	15,995,754	12,150,174	15,809,323
Surplus (Deficit)	(98,973)	819,023	7,877

Utilities Fund

FUND SUMMARY	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
Penalties	132,000	125,854	132,000
Interest Income	160,000	72,864	90,000
Misc Income	102,000	63,042	75,000
Water Sales	11,700,000	8,188,511	12,000,000
Sewer Charges	3,493,000	3,140,723	4,500,000
Solid Waste Collection Fees	3,100,000	2,556,464	3,500,000
Tap and Connect Fees	150,000	99,087	100,000
Leases and Rentals	35,000	30,140	35,000
TOTAL REVENUE	18,872,000	14,276,687	20,432,000
NON-DEPARTMENTAL	1,577,026	1,512,506	1,979,026
UTILITY ADMINISTRATION	1,613,883	947,813	1,176,914
FLEET SERVICES	510,237	332,771	556,145
SOLID WASTE MANAGEMENT	3,183,100	2,294,494	3,183,100
WATER TREATMENT	2,860,465	2,053,662	2,741,274
FRESH WATER SUPPLY	1,806,561	1,503,113	1,806,561
WASTEWATER PLANTS	888,905	521,045	1,046,220
UTILITY DEPARTMENT	1,411,100	1,000,192	1,837,967
PRETREATMENT DEPARTMENT	76,058	37,779	-
DEBT SERVICE	4,943,790	4,874,189	5,245,324
TOTAL EXPENSE	18,871,125	15,077,563	19,572,531
Surplus (Deficit)	875	(800,877)	859,469

Street Fund

FUND SUMMARY	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
Interest Income	32,000	23,427	32,000
Interfund Transfers	400,000	300,006	400,000
Misc Income	-	133,287	-
Franchise Fee	1,310,000	978,105	1,310,000
TOTAL REVENUE	1,742,000	1,434,826	1,742,000
Payroll	716,526	517,541	783,397
Operations and Maintenance	821,000	425,446	743,001
TOTAL EXPENSE	1,537,526	942,986	1,526,398
Surplus (Deficit)	204,474	491,839	215,602

Cemetery Fund

FUND SUMMARY	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
Property Tax	35,900	40,217	43,625
Penalties	125	492	400
Sale of Land & Equipment	25,000	11,985	15,000
TOTAL REVENUE	61,025	52,694	59,025
Operations and Maintenance	59,025	29,234	56,025
TOTAL EXPENSE	59,025	29,234	56,025
Surplus (Deficit)	2,000	23,459	3,000

Civic Center Fund

FUND SUMMARY	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
Interfund Transfers	-	25,000	-
Leases and Rentals	115,000	80,038	95,000
Hotel Revenue	855,000	488,523	700,000
TOTAL REVENUE	970,000	593,561	795,000
 CIVIC CENTER	 519,892	 404,451	 451,479
COMMUNITY CENTER	18,000	10,540	17,000
TOURISM	178,000	113,304	200,020
HOTEL MOTEL	217,296	157,500	212,000
TOTAL EXPENSE	933,188	685,796	880,499
Surplus (Deficit)	36,812	(92,234)	(85,499)

Airport Fund

FUND SUMMARY	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
Misc Income	400	58	400
Leases and Rentals	225,000	163,423	225,000
Airport Revenue	945,000	718,601	899,000
TOTAL REVENUE	1,170,400	882,081	1,124,400
Payroll	301,504	244,412	314,326
Operations and Maintenance	849,342	533,836	755,150
TOTAL EXPENSE	1,150,846	778,247	1,069,476
Surplus (Deficit)	19,554	103,834	54,924

Debt Service Fund

FUND SUMMARY	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
Property Tax	1,252,600	1,243,596	1,433,000
Penalties	12,000	14,090	15,000
Interest Income	20,000	16,344	20,000
Fund Balance	491,909		
TOTAL REVENUE	1,776,509	1,274,030	1,468,000
DEBT SERVICE	1,776,509	1,778,870	1,859,289
TOTAL EXPENSE	1,776,509	1,778,870	1,859,289
Surplus (Deficit)	-	(504,839)	(391,289)

MPEDC Funds

FUND SUMMARY	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
Sales Tax	2,000,000	1,719,410	2,000,000
Interest Income	150,000	159,052	150,000
Misc Income	-	503,054	236,660
Leases and Rentals	50,000	31,500	42,000
Interest Income	-	8,698	7,196
TOTAL REVENUE	2,200,000	2,421,713	2,435,856
Payroll	302,399	231,266	455,519
Operations and Maintenance	526,250	273,468	247,600
Other Expenses	1,400,000	4,002,550	1,615,000
Interfund Transfers	20,200	3,897	5,200
TOTAL EXPENSE	2,248,849	4,511,181	2,323,319
Surplus (Deficit)	(48,849)	(2,089,468)	112,537

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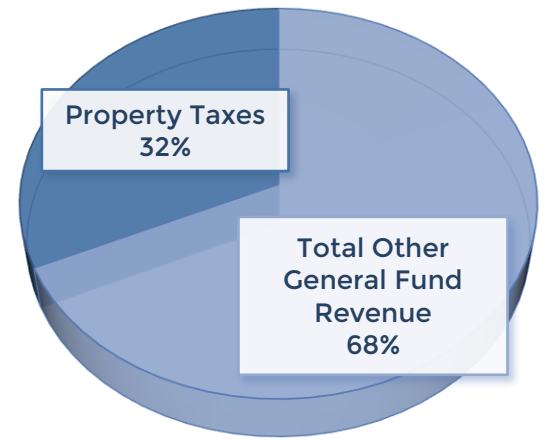


Major Revenues

Property Tax

Distribution

Maintenance & Operations	0.280344
Cemetery	0.002441
Interest & Sinking	0.083257
Total	0.366042



*Per \$100 Valuation on all property owners within City-limits.

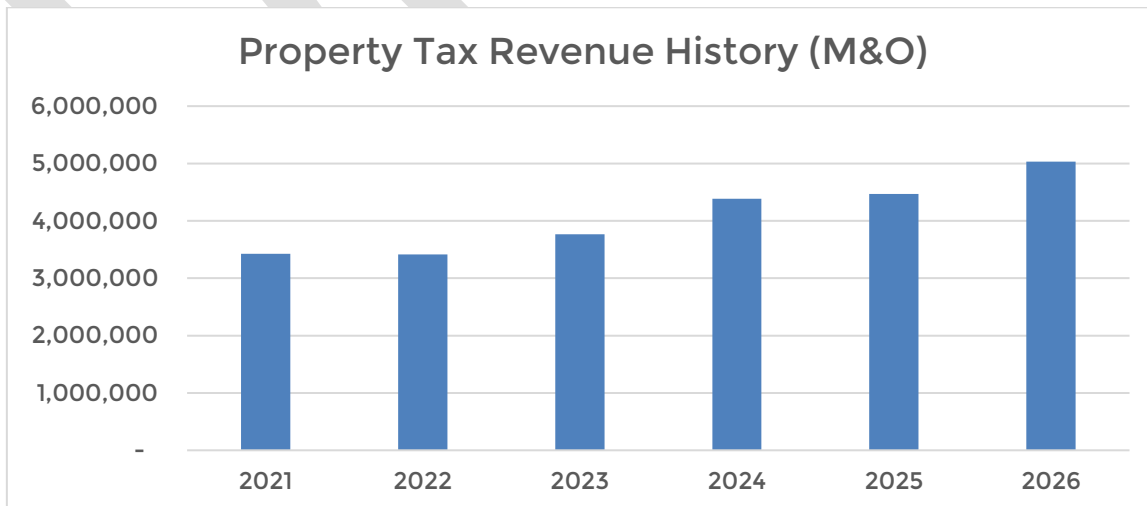
Collection

Titus County Tax Office collects and remits revenue monthly to the City.

Analysis & Projection

Factors Affecting Property Tax Revenue:

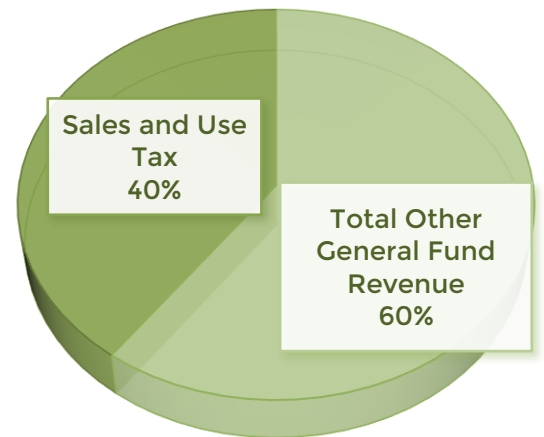
- Tax rate
- Overall Debt
- Overall assessed value
- Demographic shift
- Annexation



Sales and Use Tax

Distribution

State of Texas	6.250%
County of Titus	0.500%
City of Mount Pleasant	1.000%
MP Property Tax Reduction	0.125%
MPEDC	0.375%
Total	8.250%



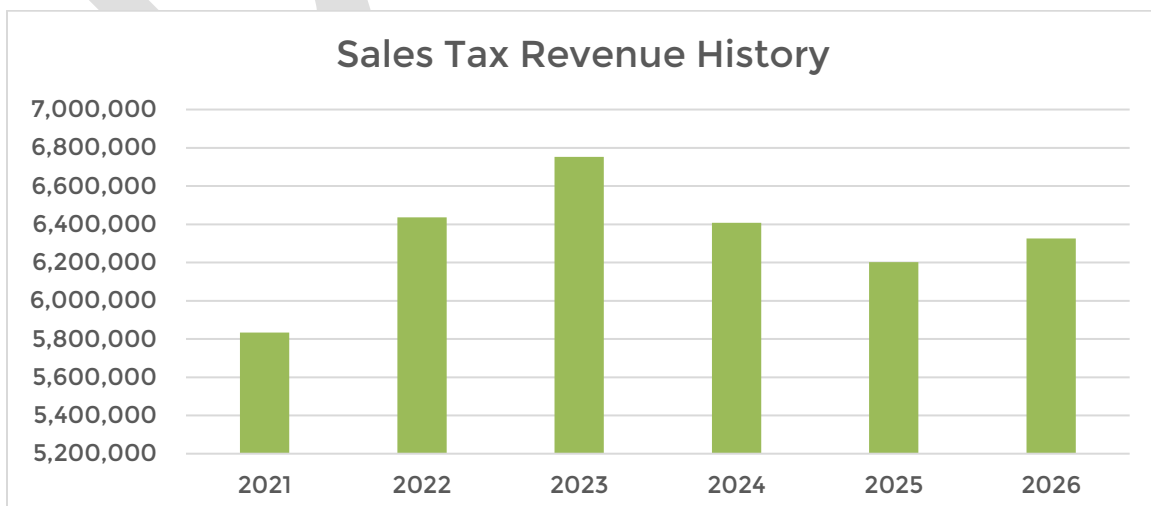
Collection

State Comptroller's office collects and remits revenue monthly to the City.

Analysis & Projection

Economic Indicators of Future Growth or Decline

- Unemployment rate changes and Demographic Shifts/Increase in population.
- Inflation will cause an appeared increase in Sales Tax Revenue
- Consumer confidence
- Historical trends – generally used to assess projected change



Franchise Tax

Distribution

In general, how much is charged businesses to use Right-of-Ways.

Source

Fees paid by businesses to have Right-of-Way and City street area usage in order to provide amenities such as energy, cell phone, and landline services.

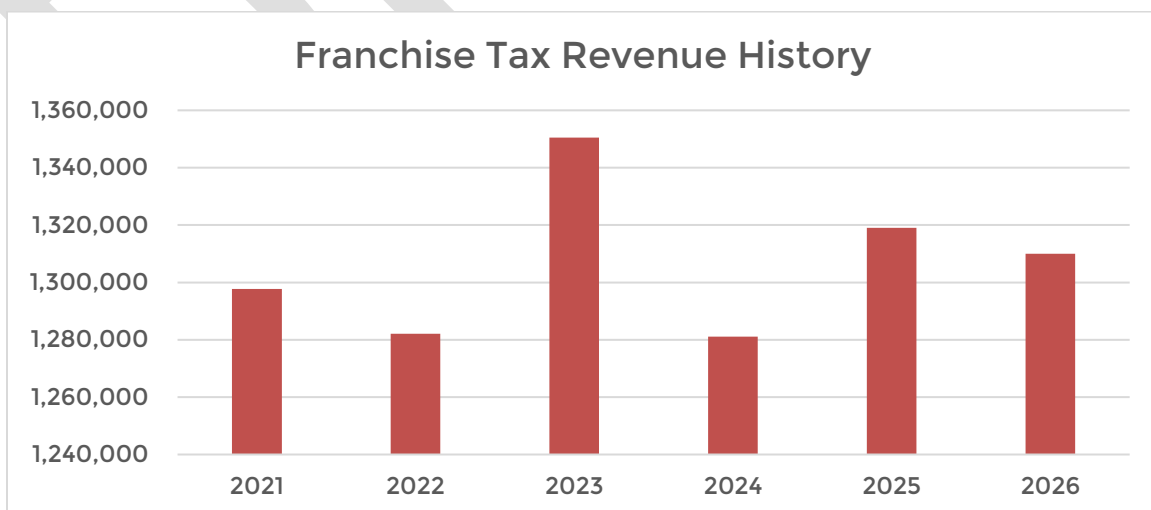
Collection

Businesses submit payments monthly, quarterly, or annually.

Analysis & Projection

Economic Indicators of Future Growth or Decline

- Unemployment rate changes
- Demographic Shifts/Increase in pop.
- Inflation will cause an appeared increase in Franchise Tax Revenue
- New Constructions of right of ways and streets
- Historical trends - generally used to assess projected change



Water Sales

Distribution

The Charge for use of water services.

Source

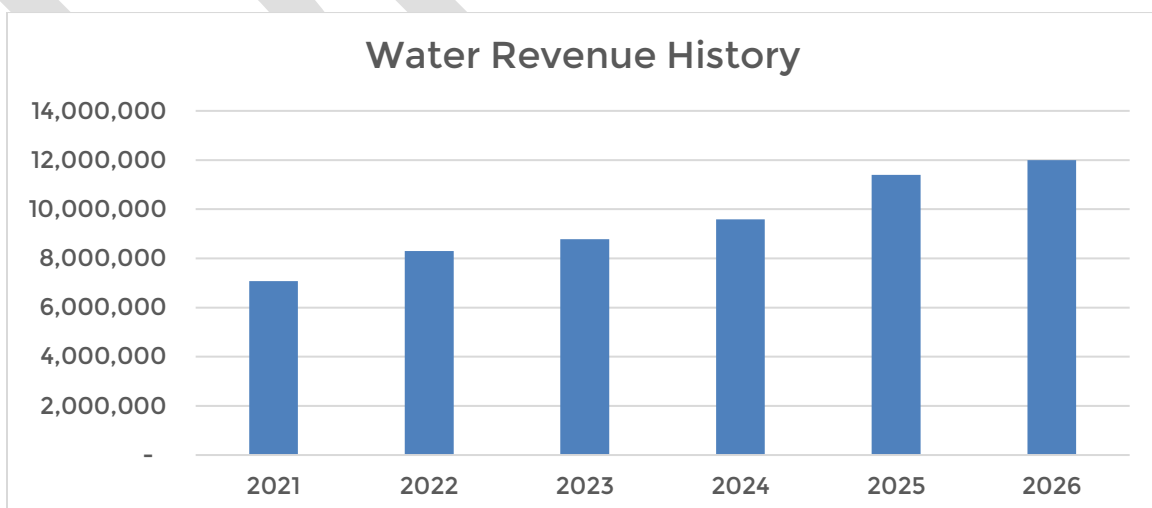
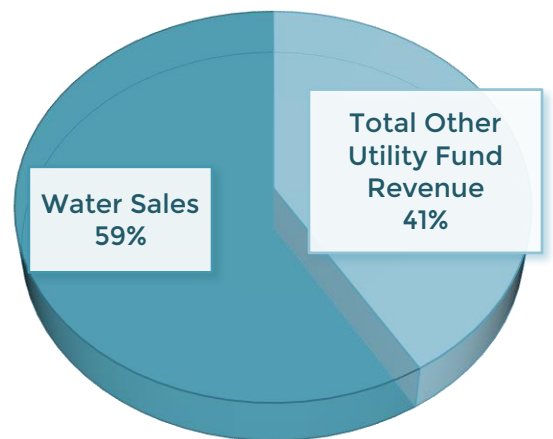
Customers are billed in exchange for water services.

Collection

Monthly fees are paid by water service customers living within City limits.

Analysis & Projection

- Demographic Shifts/Increase in pop.
- Inflation will cause an appeared increase in Franchise Tax Revenue
- New constructions of homes
- New constructions of water lines
- Projected rate increases - Past rate increases
- Historical trends



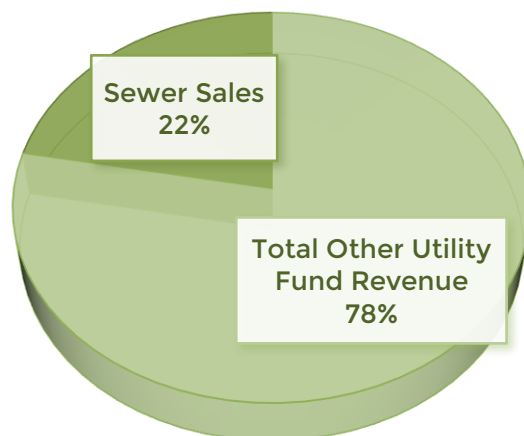
Sewer Sales

Distribution

The Charge for use of sewer services.

Source

Customers are billed in exchange for sewer services.

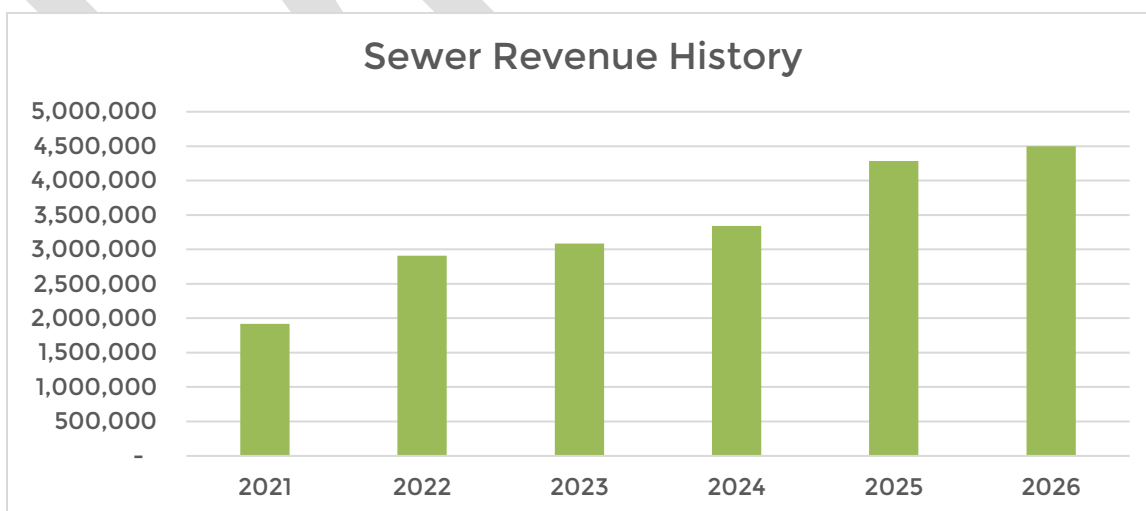


Collection

Monthly fees are paid by sewer service customers living within City limits.

Analysis & Projection

- Demographic Shifts/Increase in pop.
- Inflation will cause an appeared increase in Franchise Tax Revenue
- New constructions of homes
- New constructions of sewer lines
- Projected rate increases - Past rate increases
- Historical trends



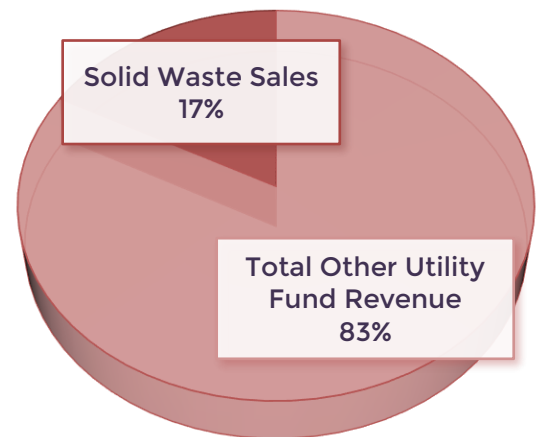
Solid Waste Sales

Distribution

The Charge for solid waste services.

Source

Customers are billed in exchange for solid waste pick-up services.

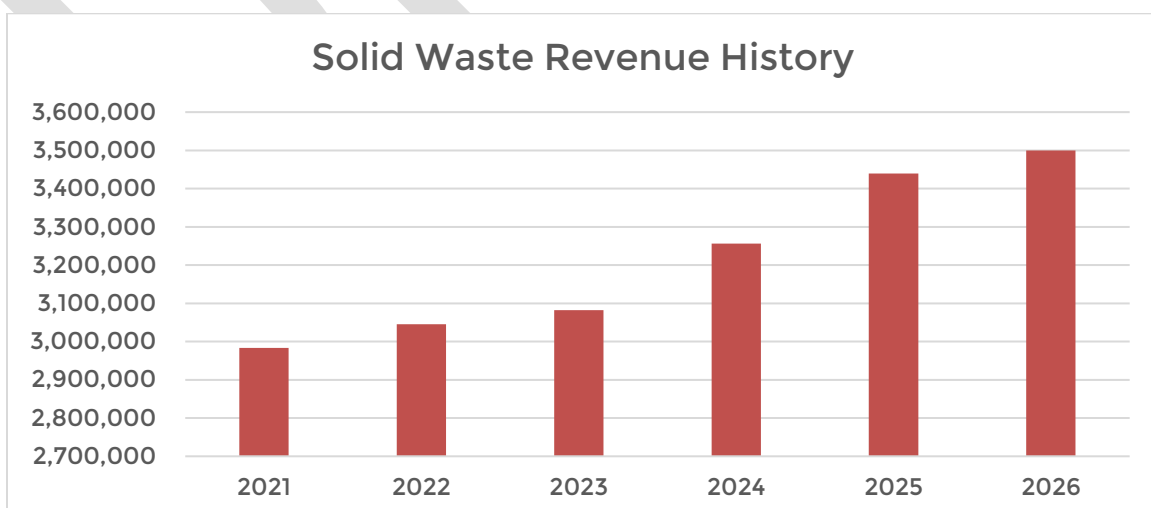


Collection

Monthly fees are paid by solid waste customers living within City limits.

Analysis & Projection

- Demographic Shifts/Increase in pop.
- Number of containers and dumpsters
- New constructions of homes
- Number of Commercial customers
- Projected rate increases - Past rate increases
- Historical trends



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Overall Budget

All Funds Revenue Summary

		2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
GENERAL FUND	Property Tax	4,634,526	4,387,607	5,031,400
GENERAL FUND	Penalties	45,000	52,493	55,000
GENERAL FUND	Sales Tax	6,859,455	5,184,914	6,325,300
GENERAL FUND	Liquor Tax	34,300	23,560	30,000
GENERAL FUND	Fines	650,000	476,079	575,000
GENERAL FUND	Landfill Fees	1,250,000	704,465	1,150,000
GENERAL FUND	Permits & Fees	354,500	380,468	426,000
GENERAL FUND	Other User Fees	379,000	348,795	389,500
GENERAL FUND	Contract Income	650,000	541,667	715,000
GENERAL FUND	Interest Income	130,000	75,088	100,000
GENERAL FUND	Grant Income	-	65,898	-
GENERAL FUND	Interfund Transfers	900,000	675,072	1,000,000
GENERAL FUND	Misc Income	10,000	118,989	20,000
STREET DEPARTMENT FUND	Interest Income	32,000	23,427	32,000
STREET DEPARTMENT FUND	Interfund Transfers	400,000	300,006	400,000
STREET DEPARTMENT FUND	Misc Income	-	133,287	-
STREET DEPARTMENT FUND	Franchise Fee	1,310,000	978,105	1,310,000
GENERAL CAPITAL FUND	Sale of Land & Equipment	50,000	24,052	50,000
GENERAL CAPITAL FUND	Interfund Transfers	599,600	449,700	599,600
GENERAL CAPITAL FUND	Fund Balance	30,000	-	-
INSURANCE FUND	Interfund Transfers	277,000	207,747	277,000
UTILITY FUND	Penalties	132,000	125,854	132,000
UTILITY FUND	Interest Income	160,000	72,864	90,000
UTILITY FUND	Misc Income	102,000	63,042	75,000
UTILITY FUND	Water Sales	11,700,000	8,188,511	12,000,000
UTILITY FUND	Sewer Charges	3,493,000	3,140,723	4,500,000
UTILITY FUND	Solid Waste Collect Fees	3,100,000	2,556,464	3,500,000
UTILITY FUND	Tap and Connect Fees	150,000	99,087	100,000
UTILITY FUND	Leases and Rentals	35,000	30,140	35,000
UTILITY CAP REPLACE FUND	Interfund Transfers	-	-	250,000
AIRPORT FUND	Misc Income	400	58	400
AIRPORT FUND	Leases and Rentals	225,000	163,423	225,000
AIRPORT FUND	Airport Revenue	945,000	718,601	899,000

LIBRARY GRANTS FUND	Grant Income	-	29,700	-
POLICE SEIZURE FUND	Interest Income	-	49	60
TXDOT RAMP GRANT FUND	Grant Income	90,000	186,856	90,000
LIBRARY CONTRIB FUND	Interfund Transfers	-	2,500	-
LIBRARY CONTRIB FUND	Misc Income	5,000	8,119	8,000
LIBRARY CONTRIB FUND	Fund Balance	20,521	-	-
RESCUE RECOVERY FUND	Misc Income	-	432	4,000
CEMETERY FUND	Property Tax	35,900	40,217	43,625
CEMETERY FUND	Penalties	125	492	400
CEMETERY FUND	Sale of Land & Equipment	25,000	11,985	15,000
PEG FUNDS	Interest Income	14,400	9,274	14,000
PEG FUNDS	Franchise Fee	23,050	15,034	21,000
FIREMEN'S RELIEF FUND	Interfund Transfers	-	333	500
POLICE ESCROW FUND	Interest Income	-	1,581	2,000
ANIMAL SHELTER FUND	Misc Income	2,800	2,184	2,500
MC SPECIAL REV FUND	Fines	-	19,165	22,500
MC SPECIAL REV FUND	Interest Income	-	631	900
POLICE DONATION FUND	Interest Income	-	9	12
POLICE DONATION FUND	Grant Income	-	2,165	-
POLICE DONATION FUND	Misc Income	-	500	-
POLICE SHOP WITH A COP	Interest Income	-	63	100
POLICE SHOP WITH A COP	Misc Income	-	16,142	13,000
CIVIC CENTER FUND	Interfund Transfers	-	25,000	-
CIVIC CENTER FUND	Leases and Rentals	115,000	80,038	95,000
CIVIC CENTER FUND	Hotel Revenue	855,000	488,523	700,000
LEO EDUCATION FUND	Grant Income	2,400	5,866	5,000
TOBACCO ENFORC PROGRAM	Grant Income	-	6,250	6,000
WATER CONSTRUCTION FUND	Interest Income	1,800,000	637,993	830,000
WATER CONSTRUCTION FUND	Interfund Transfers	-	2,101	-
WATER CONSTRUCTION FUND	Misc Income	-	1,000,000	-
LOGIC 2024 BOND GENERAL	Interest Income	360,000	285,212	350,000
LOGIC 2024 BOND GENERAL	Grant Income	-	-	600,000
LOGIC 2024 BOND UTILITY	Interest Income	-	715,754	900,000
LOGIC 2024 BOND UTILITY	Misc Income	-	20,000	-
COMUNITY CENTER FUND	Interest Income	15,000	2,398	2,000
ECONOMIC DEV FUND	Sales Tax	2,000,000	1,719,410	2,000,000
ECONOMIC DEV FUND	Interest Income	150,000	159,052	150,000
ECONOMIC DEV FUND	Misc Income	-	503,054	236,660
ECONOMIC DEV FUND	Leases and Rentals	50,000	31,500	42,000
RURAL DEV LOAN FUND	Interest Income	-	8,698	7,196
DEBT SERVICE FUND	Property Tax	1,252,600	1,243,596	1,433,000
DEBT SERVICE FUND	Penalties	12,000	14,090	15,000
DEBT SERVICE FUND	Interest Income	20,000	16,344	20,000
DEBT SERVICE FUND	Fund Balance	491,909	-	-
TOTAL REVENUES		45,978,486	37,622,497	47,941,653

All Funds Expense Summary

			2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
GENERAL FUND	LEGISLATIVE	O & M	42,000	29,941	42,000
GENERAL FUND	GENERAL ADMIN	Payroll	479,206	333,398	436,820
GENERAL FUND	GENERAL ADMIN	O & M	219,065	200,902	242,565
GENERAL FUND	GENERAL ADMIN	Debt Service	8,000	21,000	-
GENERAL FUND	LEGAL	O & M	100,000	110,983	125,000
GENERAL FUND	TAX ASSESS & COLL	O & M	160,000	158,421	200,000
GENERAL FUND	HUMAN RESOURCE	Payroll	79,986	72,309	68,407
GENERAL FUND	HUMAN RESOURCE	O & M	55,200	35,117	48,000
GENERAL FUND	ELECTIONS	O & M	26,750	26,366	15,000
GENERAL FUND	TECHNOLOGY	Payroll	26,518	26,518	-
GENERAL FUND	TECHNOLOGY	O & M	244,011	210,332	275,000
GENERAL FUND	NON-DEPARTMENT	Payroll	-	-	(365,000)
GENERAL FUND	NON-DEPARTMENT	O & M	247,076	254,739	296,076
GENERAL FUND	NON-DEPARTMENT	Other Expenses	-	-	35,000
GENERAL FUND	NON-DEPARTMENT	Transfers	616,600	468,703	591,600
GENERAL FUND	MUNICIPAL COURT	Payroll	290,612	234,732	300,595
GENERAL FUND	MUNICIPAL COURT	O & M	51,565	33,563	65,665
GENERAL FUND	ANIMAL SERVICES	Payroll	266,481	210,316	329,656
GENERAL FUND	ANIMAL SERVICES	O & M	122,959	90,198	117,929
GENERAL FUND	POLICE DEPT	Payroll	4,804,042	3,833,092	4,848,634
GENERAL FUND	POLICE DEPT	O & M	396,518	272,162	411,818
GENERAL FUND	FIRE DEPT	Payroll	3,588,268	2,741,897	3,772,476
GENERAL FUND	FIRE DEPT	O & M	376,800	237,291	315,400
GENERAL FUND	FIRE DEPT	Transfers	500	333	500
GENERAL FUND	PLANNING	Payroll	254,885	204,506	265,873
GENERAL FUND	PLANNING	O & M	69,000	21,122	33,000
GENERAL FUND	BUILDING & DEV	Payroll	229,114	184,864	244,266
GENERAL FUND	BUILDING & DEV	O & M	54,700	10,133	44,100
GENERAL FUND	CODE ENFORCE	Payroll	180,967	139,255	151,734
GENERAL FUND	CODE ENFORCE	O & M	70,600	44,523	63,300
GENERAL FUND	FLEET SERVICES	Payroll	139,959	101,269	137,949
GENERAL FUND	FLEET SERVICES	O & M	452,360	282,869	410,560
GENERAL FUND	BUILDING MAINT	Payroll	200,330	155,768	169,335
GENERAL FUND	BUILDING MAINT	O & M	29,000	11,244	23,000
GENERAL FUND	PARK DEPARTMENT	Payroll	1,068,186	745,606	1,082,560
GENERAL FUND	PARK DEPARTMENT	O & M	433,250	254,999	398,150
GENERAL FUND	LIBRARY	Payroll	475,546	368,142	490,954
GENERAL FUND	LIBRARY	O & M	135,700	71,078	120,200
STREET FUND	STREET DEPT	Payroll	716,526	517,541	783,397
STREET FUND	STREET DEPT	O & M	821,000	425,446	743,001
GENERAL CAP FUND	CAPITAL REPLACE	Debt Service	679,450	636,394	679,450
INSURANCE FUND	LEGISLATIVE	Payroll	200,000	129,535	200,000
INSURANCE FUND	LEGISLATIVE	O & M	77,000	66,258	77,000
UTILITY FUND	NON-DEPARTMENT	O & M	404,526	333,125	456,526
UTILITY FUND	NON-DEPARTMENT	Transfers	1,172,500	1,179,381	1,522,500
UTILITY FUND	UTILITY ADMIN	Payroll	1,035,683	591,134	781,214
UTILITY FUND	UTILITY ADMIN	O & M	560,200	335,680	395,700
UTILITY FUND	UTILITY ADMIN	Debt Service	18,000	21,000	-
UTILITY FUND	FLEET SERVICES	Payroll	333,137	252,438	384,645
UTILITY FUND	FLEET SERVICES	O & M	177,100	80,332	171,500
UTILITY FUND	SOLID WASTE MGMT	O & M	2,783,100	2,294,494	2,783,100
UTILITY FUND	SOLID WASTE MGMT	Transfers	400,000	-	400,000
UTILITY FUND	WATER TREATMENT	Payroll	998,515	888,565	1,034,274
UTILITY FUND	WATER TREATMENT	O & M	1,911,950	1,165,097	1,707,000
UTILITY FUND	FRESH WATER SUP	O & M	1,806,561	1,503,113	1,806,561
UTILITY FUND	WASTEWATER	Payroll	270,725	181,222	359,420

UTILITY FUND	WASTEWATER	O & M	568,180	339,823	686,800
UTILITY FUND	UTILITY DEPT	Payroll	1,115,400	762,541	1,095,567
UTILITY FUND	UTILITY DEPT	O & M	295,700	237,650	742,400
UTILITY FUND	PRETREATMENT	Payroll	52,158	36,343	-
UTILITY FUND	PRETREATMENT	O & M	23,900	1,437	-
UTILITY FUND	DEBT SERVICE	Debt Service	4,943,790	4,874,189	5,245,324
UTILITY CAP REPLACE	CAPITAL REPLACE	O & M	-	-	250,000
AIRPORT FUND	AIRPORT	Payroll	301,504	244,412	314,326
AIRPORT FUND	AIRPORT	O & M	849,342	533,836	755,150
LIBRARY GRANTS FUND	LIBRARY	O & M	-	5,465	200
LIBRARY GRANTS FUND	LIBRARY	Transfers	-	2,573	-
POLICE SEIZURE FUND	POLICE DEPT	O & M	39,000	11,744	8,000
TXDOT RAMP GRANT	AIRPORT	O & M	100,000	72,922	100,000
LIBRARY CONTRIB	LIBRARY	O & M	25,000	5,601	15,000
RESCUE RECOVERY	FIRE DEPARTMENT	O & M	-	-	17,000
CEMETERY FUND	PARK DEPARTMENT	O & M	59,025	29,234	56,025
PEG FUNDS	GENERAL ADMIN	O & M	-	-	35,000
FIREMEN'S RELIEF	FIREMEN'S RELIEF	Other Expenses	-	417	500
ANIMAL SHELTER	ANIMAL SERVICES	O & M	17,000	151	17,000
MC SPECIAL REV FUND	CAR SEAT EDU	O & M	1,000	-	1,000
MC SPECIAL REV FUND	MC SECURITY	O & M	-	-	180,000
MC SPECIAL REV FUND	MC TECHNOLOGY	O & M	-	2,503	60,000
POLICE DONATION	POLICE DEPT	O & M	-	2,138	4,500
SHOP WITH A COP	POLICE DEPT	O & M	-	14,795	15,000
CIVIC CENTER FUND	PARK DEPARTMENT	Payroll	444,435	342,166	371,683
CIVIC CENTER FUND	PARK DEPARTMENT	O & M	75,457	56,813	72,496
CIVIC CENTER FUND	PARK DEPARTMENT	Transfers	-	5,472	7,300
CIVIC CENTER FUND	COMMUNITY CNTR	O & M	18,000	10,540	17,000
CIVIC CENTER FUND	TOURISM	Payroll	-	-	68,520
CIVIC CENTER FUND	TOURISM	O & M	138,000	83,754	91,500
CIVIC CENTER FUND	TOURISM	Other Expenses	40,000	29,550	40,000
CIVIC CENTER FUND	HOTEL MOTEL	O & M	210,000	157,500	212,000
CIVIC CENTER FUND	HOTEL MOTEL	Transfers	7,296	-	-
LEO EDUCATION FUND	LEO EDUCATION	O & M	3,000	2,613	8,000
TOBACCO ENFORCE	POLICE DEPT	O & M	8,000	7,259	18,000
WATER CONSTRUCT	CAPITAL	O & M	37,613,893	10,982,932	29,383,580
WATER CONSTRUCT	CAPITAL	Other Expenses	739,643	-	1,323,758
2024 BOND GENERAL	FIRE DEPT	O & M	2,563,564	-	2,970,000
2024 BOND GENERAL	STREET DEPT	O & M	2,260,000	-	1,000,000
2024 BOND GENERAL	PARK DEPT	O & M	2,100,000	137,763	2,451,359
2024 BOND GENERAL	AIRPORT	O & M	138,977	311,049	100,000
2024 BOND UTILITY	WATER TREATMENT	O & M	5,009,589	105,828	7,883,839
2024 BOND UTILITY	WATER TREATMENT	Other Expenses	3,106,332	988,747	1,941,245
2024 BOND UTILITY	WATER TREATMENT	Transfers	-	2,101	-
2024 BOND UTILITY	WASTEWATER	O & M	698,397	-	-
2024 BOND UTILITY	WASTEWATER	Other Expenses	229,005	34,633	193,209
COMUNITY CENTER	PARK BUILDING	O & M	34,242	-	-
ECONOMIC DEV FUND	IDC	Payroll	302,399	231,266	455,519
ECONOMIC DEV FUND	IDC	O & M	526,250	273,468	247,600
ECONOMIC DEV FUND	IDC	Other Expenses	1,400,000	4,002,550	1,615,000
ECONOMIC DEV FUND	IDC	Transfers	20,200	3,897	5,200
DEBT SERVICE FUND	DEBT SERVICE	O & M	-	6,562	-
DEBT SERVICE FUND	DEBT SERVICE	Debt Service	1,776,509	1,772,308	1,859,289
TOTAL EXPENSES			98,215,641	49,524,990	92,028,399

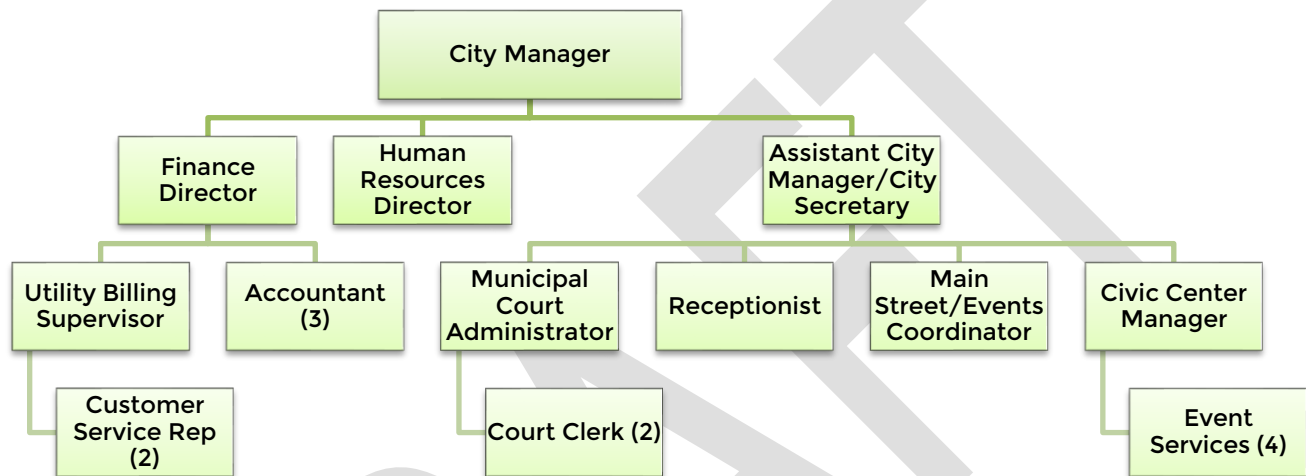
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Departments

Administration

Org Chart



Mission Statements

General Administration

General Administration is charged with the implementation of policies established by the City Council and with the provision of general administrative and support services for those departments and operations of the City which are financed from taxes and other general revenues. Such administrative and support services include central accounting, financial reporting, budget preparation and control, data processing, purchasing, debt management, payroll, accounts payable, custody and investment of public funds, personnel management, insurance risk management and general administrative and clerical services for the City Council.

Legal

The Legal department provides the City Council and administrative staff with legal guidance and assistance, draft ordinances, and resolutions, serves as prosecuting attorney in proceedings before the Municipal Court and represents the City in the event of litigation.

Tax Assessment and Collection

The City of Mount Pleasant contracts with the Titus County Appraisal for the assessment and collection of property taxes. This department comprises all contractual payments made to the Titus County Appraisal District for tax appraisal, assessment, and collection services, as well as all fees paid to the City's delinquent tax attorney for the collection of delinquent taxes.

Municipal Court

It is the mission of the Mount Pleasant Municipal Court to efficiently and fairly and without favor, bias, or prejudice dispense justice to all persons.

Elections

The Elections Department accounts for all expenditures incurred to call and hold both general and special elections. Election judges and clerks are paid on a fee basis and are not considered to be employees of the City. The City Secretary is the Chief Election Official of the City. This fund is designated for all election costs that the City may incur in hosting an election, such as supplies, election software and maintenance, and travel and training.

Non-Departmental - General

The Non-Departmental Department accounts for General Fund expenditures which are non-departmental in nature. Included in this department is General Fund contingency. Non-departmental expenditures are those expenditures that do not readily pertain to any specific department.

Utility Administration

Utility Administration is charged with the implementation of policies established by the City Council and with the provision of general administrative and support services for those departments and operations of the City which are financed from revenues from the City's utility system.

Non-Departmental - Utility

The Non-Departmental Department accounts for Utility Fund expenditures which are non-departmental in nature. Non-departmental expenditures are those expenditures that do not readily pertain to any specific department.

Civic Center/Hotel Tax/Tourism

The Mount Pleasant Civic Center enhances the quality of life in Mount Pleasant through the provision of facilities for cultural and entertainment events, as well as more traditional events and activities such as educational and training programs, conventions, meetings, banquets and reunions. This also includes the city's share of tourism and special projects including Main Street. The revenue from Hotel/Motel tax is used to promote tourism activities through a contract with the Mount Pleasant/Titus County Chamber of Commerce and also to support the operation of the Mount Pleasant Civic Center. The local portion of the tax is 7% of the room rate.

Cemetery

The Mount Pleasant Cemetery Fund maintains two cemeteries in Mount Pleasant (Edwards and Cortznes) through the provision of maintenance and upkeep. As a result of an election held on April 6th, 1948, the City was authorized to acquire, establish and maintain cemeteries and to levy and collect an ad valorem tax not to exceed \$0.08 per \$100.00 of assessed value for the purpose of maintaining the cemeteries in the City. A five-member Cemetery Board, appointed by City Council, serves in an advisory capacity in all matters pertaining to the Cemetery.

Financials

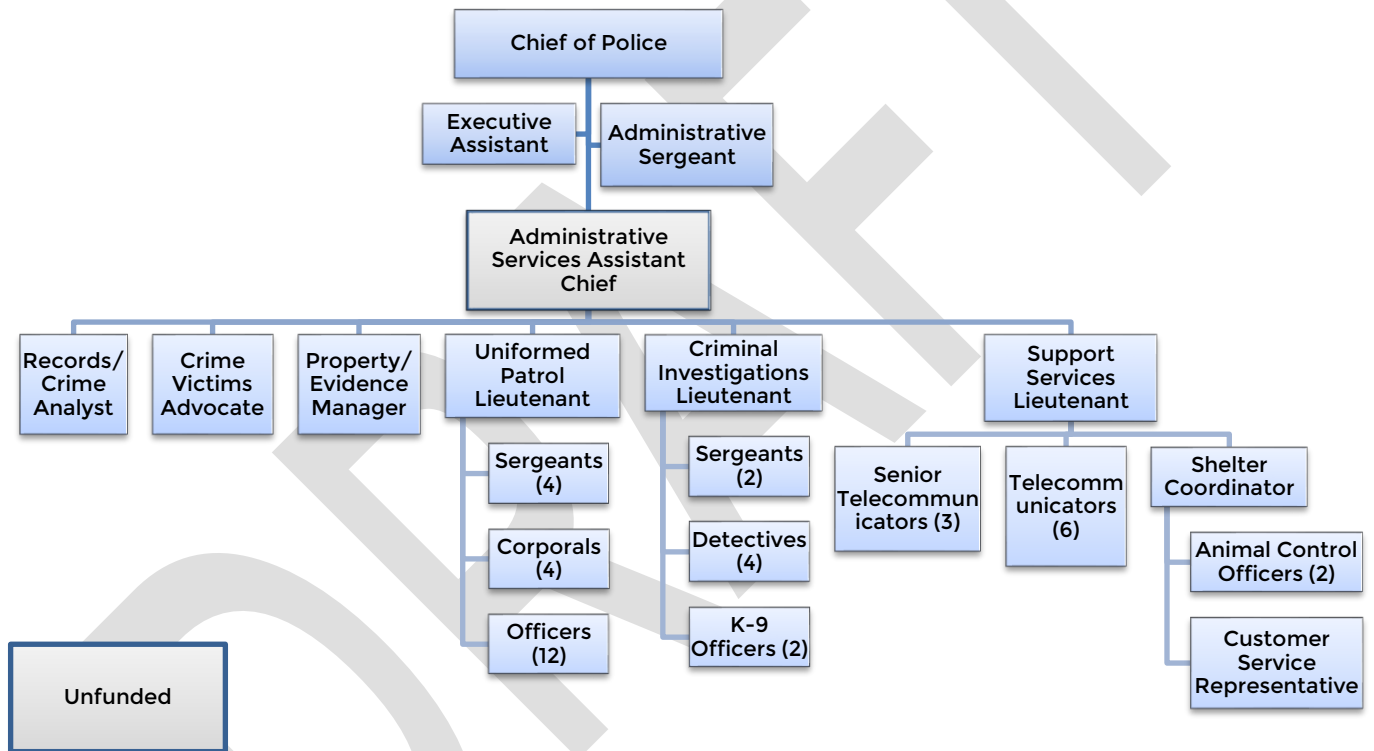
	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
LEGISLATIVE			
Operations and Maintenance			
COMMUNICATION	4,000	1,565	4,000
ADVERTISING	1,000	-	1,000
BUSINESS AND TRAVEL	10,000	3,528	10,000
MEMBERSHIPS AND SUBSCRIPTIONS	6,700	6,533	6,700
CONTRACTUAL AND FEE SERVICES	20,000	17,994	20,000
OFFICE SUPPLIES	100	88	100
OTHER SUPPLIES	200	234	200
GENERAL ADMINISTRATION			
Payroll	554,681	333,398	438,020
Operations and Maintenance			
COMMUNICATION	35,000	19,390	35,000
RENTAL EXPENSE	1,065	432	1,065
ADVERTISING	6,000	937	-
BUSINESS AND TRAVEL	15,000	5,770	10,000
UNIFORMS AND CLOTHING	3,000	1,238	3,000
UTILITY SERVICES	7,000	4,783	7,000
EMPLOYEE TRAINING	3,000	740	-
MEMBERSHIPS AND SUBSCRIPTIONS	8,000	2,588	8,000
CONTRACTUAL AND FEE SERVICES	100,000	144,495	150,000
OFFICE SUPPLIES	16,000	6,658	8,000
JANITORIAL SUPPLIES	5,000	3,842	5,000
OTHER SUPPLIES	-	3,304	-
BUILDINGS AND GROUNDS	13,000	6,726	11,000
OFFICE EQUIPMENT REPAIRS	2,000	-	1,000
CAP OUTLAY OFFICE EQUIP	7,000	-	3,500
LEASE EXPENSE	8,000	21,000	
LEGAL			
Operations and Maintenance			
CONTRACTUAL AND FEE SERVICES	100,000	110,983	125,000
TAX ASSESSMENT & COLLECTION			
Operations and Maintenance			
CONTRACTUAL AND FEE SERVICES	160,000	158,421	200,000
HUMAN RESOURCE			
Payroll	79,986	72,309	68,407
Operations and Maintenance			
BUSINESS AND TRAVEL	4,000	399	4,000
EMPLOYEE RECOGNITION	15,000	5,794	10,000
EMPLOYEE TRAINING	5,000	-	4,000
CONTRACTUAL AND FEE SERVICES	30,000	28,648	30,000
OFFICE SUPPLIES	1,200	277	-
ELECTIONS			
Operations and Maintenance			
ADVERTISING	350	-	-
CONTRACTUAL AND FEE SERVICES	11,000	26,366	15,000

TECHNOLOGY			
Payroll	45,354	26,518	-
Operations and Maintenance			
DATA PROCESSING MAINTENANCE	150,000	209,918	270,000
OFFICE SUPPLIES	1,000	160	
COMPUTER EQUIPMENT	10,000	254	5,000
CAPITAL OUTLAY - OTHER EQUIP	5,000	-	-
NON-DEPARTMENTAL - GENERAL			
EXPECTED VACANCY SAVINGS 3%	-	-	(365,000)
Operations and Maintenance			
RENTAL EXPENSE	35,000	38,970	87,000
LIABILITY INSURANCE	203,076	202,992	203,076
ADVERTISING	-		1,000
DATA PROCESSING MAINTENANCE	-	8,974	
CONTRACTUAL AND FEE SERVICES	9,000	3,804	5,000
CONTINGENCY	35,000		35,000
INTERFUND TRANSFERS EXP	591,600	468,703	591,600
NON-DEPARTMENTAL - UTILITY			
Operations and Maintenance			
RENTAL EXPENSE	30,000	-	-
LIABILITY INSURANCE	186,526	202,894	186,526
DATA PROCESSING MAINTENANCE	188,000	130,232	270,000
INTERFUND TRANSFERS EXP	1,172,500	1,179,381	1,522,500
UTILITY ADMINISTRATION			
Payroll	1,035,683	591,134	781,214
Operations and Maintenance			
COMMUNICATION	28,000	15,956	28,000
RENTAL EXPENSE	1,300	470	1,300
ADVERTISING	5,000	938	1,000
BUSINESS AND TRAVEL	5,000	-	2,500
UNIFORMS AND CLOTHING	3,000	498	1,500
UTILITY SERVICES	8,000	8,253	8,000
DATA PROCESSING MAINTENANCE	150,000	91,583	-
EMPLOYEE RECOGNITION	15,000	4,454	10,000
EMPLOYEE TRAINING	10,000	-	20,000
CONTRACTUAL AND FEE SERVICES	190,000	102,437	190,000
OFFICE SUPPLIES	102,000	103,749	120,000
JANITORIAL SUPPLIES	900	933	900
OTHER SUPPLIES	1,700	-	-
BUILDINGS AND GROUNDS	5,000	2,253	7,500
HEATING AND COOLING EQUIPMENT	300	-	-
MISCELLANEOUS EXPENSE	-	19	
CAP OUTLAY OFFICE EQUIP	20,000	4,137	5,000
CAPITAL OUTLAY - OTHER EQUIP	15,000	-	-
LEASE EXPENSE	18,000	21,000	
CEMETERY FUND			
Operations and Maintenance			
DATA PROCESSING MAINTENANCE	15,000	4,260	12,000
CONTRACTUAL AND FEE SERVICES	34,000	24,974	34,000
BUILDINGS AND GROUNDS	10,000	0	10,000
MISCELLANEOUS EXPENSE	25	0	25

MUNICIPAL COURT			
Payroll	290,612	234,732	300,595
Operations and Maintenance			
COMMUNICATION	1,500	163	1,000
BUSINESS AND TRAVEL	2,500	2,323	3,000
UTILITY SERVICES	2,700	2,128	2,700
DATA PROCESSING MAINTENANCE	40,165	24,544	40,165
MEMBERSHIPS AND SUBSCRIPTIONS	300	-	300
CONTRACTUAL AND FEE SERVICES	-	-	12,000
OFFICE SUPPLIES	2,500	1,803	2,500
JANITORIAL SUPPLIES	900	1,955	3,000
BUILDINGS AND GROUNDS	1,000	647	1,000
CIVIC CENTER			
Payroll	444,435	342,166	371,683
Operations and Maintenance			
COMMUNICATION	8,100	5,554	8,100
LIABILITY INSURANCE	9,296	13,526	9,296
UNIFORMS AND CLOTHING	1,500	584	900
UTILITY SERVICES	30,000	20,162	30,000
CONTRACTUAL AND FEE SERVICES	5,400	4,226	5,400
OFFICE SUPPLIES	800	350	800
JANITORIAL SUPPLIES	5,000	3,073	5,000
BOTANICAL & AGR. SUPPLIES	5,000	3,781	5,000
OTHER SUPPLIES	2,000	382	500
MINOR TOOLS & APPARATUS	500	234	500
BUILDINGS AND GROUNDS	5,861	4,013	5,000
HEATING AND COOLING EQUIPMENT	2,000	929	2,000
INTERFUND TRANSFERS EXP	-	5,472	7,300
COMMUNITY CENTER			
Operations and Maintenance			
UTILITY SERVICES	8,000	5,097	8,000
JANITORIAL SUPPLIES	5,000	2,103	4,000
BUILDINGS AND GROUNDS	5,000	3,340	5,000
TOURISM			
Payroll	-	-	68,520
Operations and Maintenance			
COMMUNICATION	-	-	25,000
BUSINESS AND TRAVEL	2,000	2,647	3,500
SPECIAL EVENTS	90,000	63,780	60,000
CONTRACTUAL AND FEE SERVICES	10,000	535	1,000
OFFICE SUPPLIES	2,000	53	1,000
OTHER SUPPLIES	9,000	534	3,000
CAPITAL OUTLAY - OTHER IMPROV	25,000	16,205	-
FACADE GRANT	40,000	29,550	40,000
HOTEL MOTEL			
Operations and Maintenance			
CONTRACTUAL AND FEE SERVICES	210,000	157,500	212,000
INTERFUND TRANSFERS EXP	7,296	-	-
TOTAL ADMINISTRATION	6,842,611	5,392,376	6,472,393

Police Department

Org Chart



Mission Statements

Animal Shelter accounts for all expenditures incurred to provide facilities for the impoundment and care of animals found in violation of the City's animal control regulations and to provide humane disposition of unclaimed impounded animals. Such expenditures also include veterinarian fees for the vaccination of animals released from the Animal Shelter.

The mission of the Mount Pleasant Police Department is to improve the quality of life by creating a fair and safe environment. We shall act with integrity to reduce fear and crime while treating all with respect, dignity, and compassion.

We will strive to be an exemplary agency by communicating and building trust within the Mount Pleasant Police Department and our community thereby creating a safer Mount Pleasant.

Core Values

Integrity - We will build our success through ethical behavior, exhibiting truthfulness in all actions, and be above reproach.

Respect - We hold life in the highest regard. We will respect one another, our differences, and value teamwork within our organization and our community.

Professionalism - We are committed to providing the highest level of law enforcement service. We will hold ourselves and each other accountable and represent our profession with dignity in our private and professional lives.

Courage - We will confront danger, stand for what is right even when it is not popular, and be an example of moral character.

Compassion - We will demonstrate genuine empathy with consistency for our community and treat all with dignity.

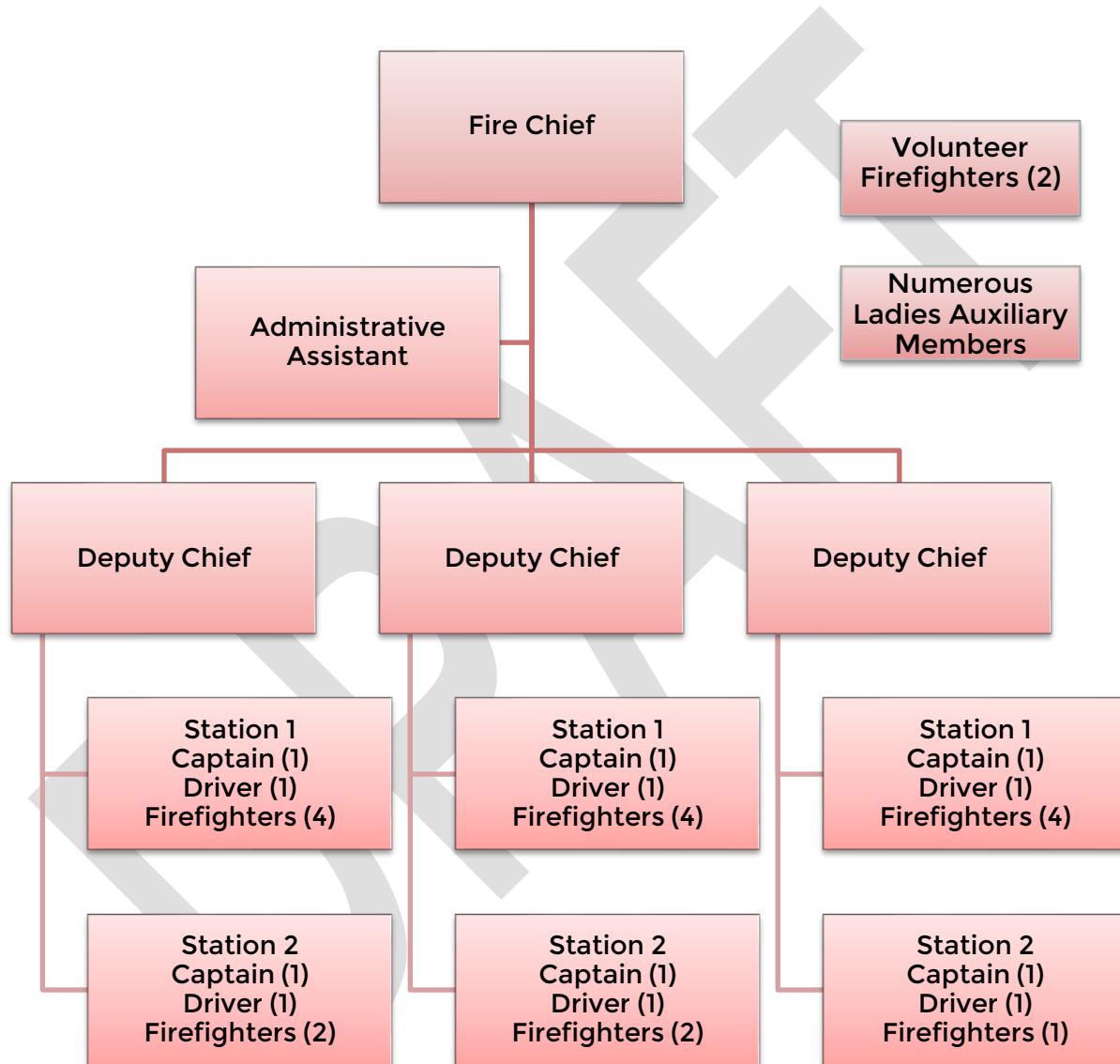
Financials

	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
ANIMAL SERVICES			
Payroll	266,481	210,316	329,656
Operations and Maintenance			
COMMUNICATION	6,000	4,324	6,000
BUSINESS AND TRAVEL	3,000	-	3,000
UNIFORMS AND CLOTHING	2,200	917	1,200
UTILITY SERVICES	28,000	24,083	28,000
CONTRACTUAL AND FEE SERVICES	17,000	16,245	25,000
OFFICE SUPPLIES	1,560	461	1,360
JANITORIAL SUPPLIES	4,000	1,808	4,000
CHEMICAL & MECHANICAL SUPPLIES	12,330	7,214	10,500
OTHER SUPPLIES	6,000	4,951	6,000
CUSTODY SUPPORT SERVICES	17,200	13,107	17,200
MINOR TOOLS & APPARATUS	5,669	1,678	5,669
BUILDINGS AND GROUNDS	10,000	5,693	10,000
HEATING AND COOLING EQUIPMENT	-	9,716	-
POLICE DEPARTMENT			
Payroll	4,804,042	3,833,092	4,848,634
Operations and Maintenance			
COMMUNICATION	23,000	18,456	23,000
BUSINESS AND TRAVEL	35,000	30,975	41,800
UNIFORMS AND CLOTHING	30,000	10,910	30,000
UTILITY SERVICES	16,000	14,059	16,000
DATA PROCESSING MAINTENANCE	2,000	934	2,000
MEMBERSHIPS AND SUBSCRIPTIONS	3,302	1,481	3,302
CONTRACTUAL AND FEE SERVICES	193,766	139,299	195,565
OFFICE SUPPLIES	15,000	7,585	12,000
LABORATORY SUPPLIES	5,050	2,773	9,550
JANITORIAL SUPPLIES	9,500	5,680	9,500
OTHER SUPPLIES	5,000	2,028	6,000
MINOR TOOLS & APPARATUS	29,000	24,512	31,101
BUILDINGS AND GROUNDS	10,000	10,244	20,000
HEATING AND COOLING EQUIPMENT	2,000	967	2,000
AUTOMOTIVE EQUIPMENT	15,000	2,257	10,000
TOTAL POLICE DEPARTMENT	5,577,100	4,405,768	5,708,037

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Fire Department

Org Chart



Mission Statement

The Mount Pleasant Fire Department is a leading emergency service organization meeting the service requirements of our community in fire prevention, fire suppression and rescue, and other emergencies by utilizing and improving the dedication, knowledge, and skills of our members; and continually pursuing improvement of all our services and operations with paid and volunteer members. Through a contract with Titus County this department also provides the same services to all unincorporated areas of the county.

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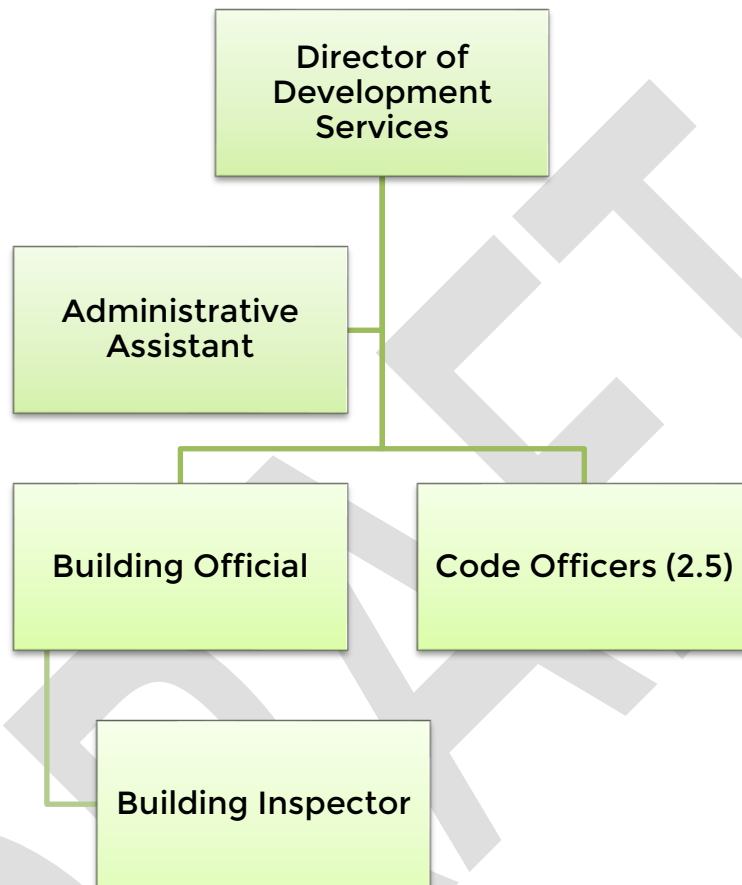
Financials

	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
FIRE DEPARTMENT			
Payroll	3,588,268	2,741,897	3,772,476
Operations and Maintenance			
COMMUNICATION	28,000	22,219	30,000
BUSINESS AND TRAVEL	28,300	12,962	25,000
UNIFORMS AND CLOTHING	59,000	22,515	57,000
UTILITY SERVICES	29,000	25,795	29,000
MEMBERSHIPS AND SUBSCRIPTIONS	4,500	2,456	4,700
CONTRACTUAL AND FEE SERVICES	27,000	19,825	44,000
OFFICE SUPPLIES	1,800	776	1,800
MOTOR VEHICLE SUPPLIES	2,500	497	2,500
JANITORIAL SUPPLIES	5,000	3,236	5,000
CHEMICAL & MECHANICAL SUPPLIES	500	-	500
BOTANICAL & AGR. SUPPLIES	300	10	300
OTHER SUPPLIES	7,000	3,770	7,000
MINOR TOOLS & APPARATUS	23,000	11,270	21,800
BUILDINGS AND GROUNDS	10,000	5,674	10,000
SIGNAL AND SIGN SYSTEM	2,000	-	2,000
RADIO MAINTENANCE	1,500	468	1,500
HEATING AND COOLING EQUIPMENT	2,000	1,841	2,000
AUTOMOTIVE EQUIPMENT	50,000	33,334	48,000
SHOP EQUIPMENT REPAIRS	3,000	2,848	6,000
MINOR TOOLS AND EQUIPMENT	10,300	12,078	17,300
CAP OUTLAY MACHINERY&EQUIPMENT	7,500	-	-
CAPITAL OUTLAY - OTHER EQUIP	74,600	55,718	-
Interfund Transfers	500	333	500
TOTAL FIRE DEPARTMENT	3,965,568	2,979,521	4,088,376

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Development Services

Org Chart



Mission Statement

This department is responsible for overseeing the health and safety of the city's built environment, issuing building, electrical, mechanical, and plumbing permits. It is also responsible for the development, implementation, and compliance monitoring of the City's Safety Program and oversees general code compliance to enhance citizen health and wellbeing. This department also provides for visionary planning and zoning functions of the City.

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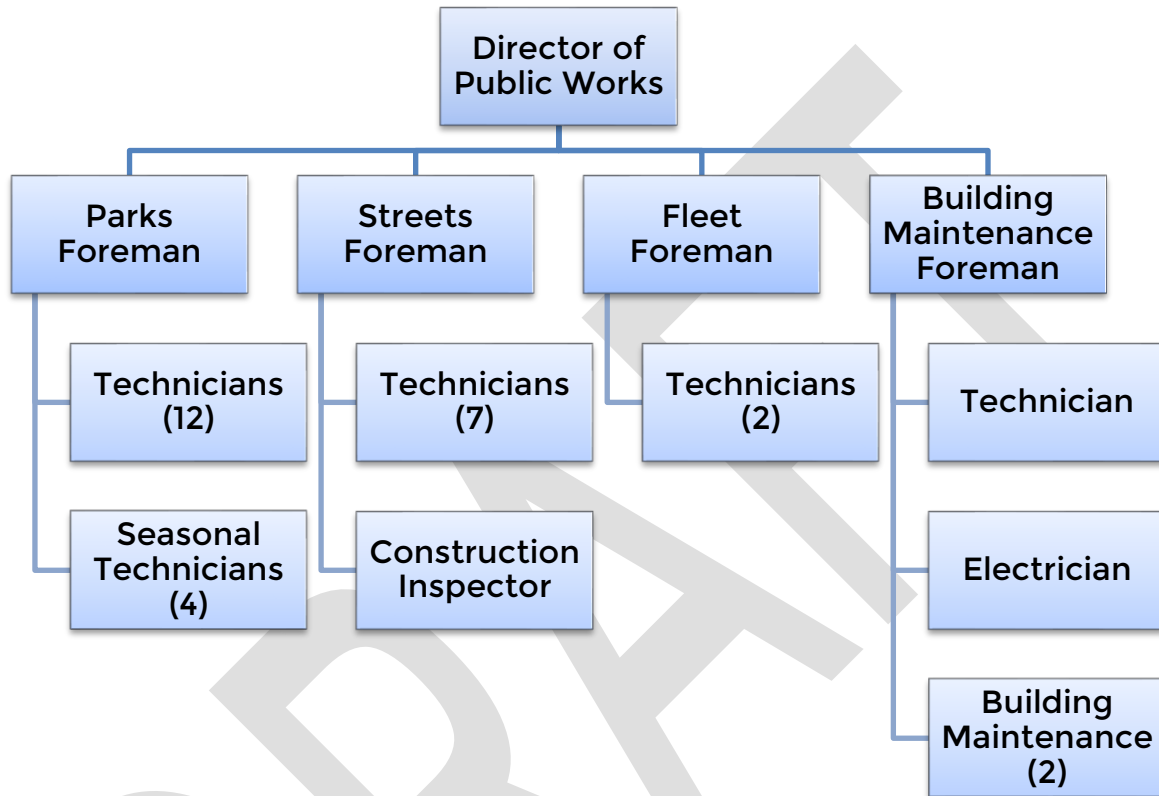
Financials

	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
PLANNING DEPARTMENT			
Payroll	254,885	204,506	265,873
Operations and Maintenance			
COMMUNICATION	-	42	
BUSINESS AND TRAVEL	7,500	-	1,500
MEMBERSHIPS AND SUBSCRIPTIONS	1,000	990	1,500
CONTRACTUAL AND FEE SERVICES	60,000	19,627	30,000
OFFICE SUPPLIES	500	463	-
BUILDING & DEVELOPMENT			
Payroll	229,114	184,864	244,266
Operations and Maintenance			
COMMUNICATION	2,000	921	2,000
ADVERTISING	500	59	500
BUSINESS AND TRAVEL	2,500	2,151	2,500
UNIFORMS AND CLOTHING	1,100	201	600
MEMBERSHIPS AND SUBSCRIPTIONS	1,000	752	500
CONTRACTUAL AND FEE SERVICES	50,000	5,949	38,000
OFFICE SUPPLIES	500	101	-
CODE ENFORCEMENT			
Payroll	178,067	139,255	151,734
Operations and Maintenance			
COMMUNICATION	4,100	2,343	4,100
BUSINESS AND TRAVEL	7,000	3,628	5,500
UNIFORMS AND CLOTHING	1,500	1,015	1,500
UTILITY SERVICES	3,400	3,459	5,000
MEMBERSHIPS AND SUBSCRIPTIONS	1,000	55	1,000
CONTRACTUAL AND FEE SERVICES	35,000	25,336	33,000
OFFICE SUPPLIES	11,500	5,134	7,500
JANITORIAL SUPPLIES	1,200	944	1,200
MINOR TOOLS & APPARATUS	800	52	500
BUILDINGS AND GROUNDS	4,000	2,558	4,000
HEATING AND COOLING EQUIPMENT	1,000	-	-
AUTOMOTIVE EQUIPMENT	100	-	-
TOTAL DEVELOPMENT SERVICES	859,266	604,403	802,273

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Public Works

Org Chart



Mission Statements

Park Department

The Parks Department is responsible for enhancing and maintaining the quality of life in Mount Pleasant through the provision, operation, and maintenance of City-wide and neighborhood recreational areas for family or group activities. City Parks and recreational facilities include 14 parks with a total area of approximately 441 acres of parkland excluding lakes (795 Total). Seventeen ballfields, seven tennis courts, fifteen soccer fields, six basketball courts, two volleyball courts, three splash pads, multiple jogging/exercise trails and one football field. Parks Department personnel also maintain several combination restroom/concession buildings, pavilions, and playgrounds throughout the city.

Building Maintenance

Building maintenance services will ensure the city's facilities are maintained responsibly and operated efficiently for the benefit of employees and the residents of Mount Pleasant.

Fleet Services

General Fund Fleet Services Department provides timely and cost-effective maintenance and repairs on all City vehicles and equipment. The department strives to maintain a high level of compliance with preventative maintenance. The department supports approximately 250 vehicles/equipment for departments including: Police, Fire, Public Works, Code Enforcement, Streets, Utilities, Water Treatment Plant, and Wastewater Treatment Plant.

Streets

The Streets Department manages and maintains City streets and public right of ways keeping them free from hazards. The city maintains approximately 112 miles of streets.

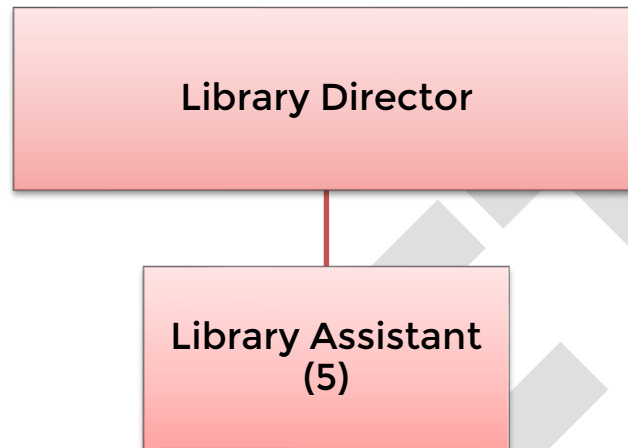
Financials

	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
FLEET SERVICES - GENERAL FUND			
Payroll	139,959	101,269	137,949
Operations and Maintenance			
COMMUNICATION	8,000	4,388	8,000
BUSINESS AND TRAVEL	3,000	51	1,500
UNIFORMS AND CLOTHING	5,000	5,164	6,500
UTILITY SERVICES	26,000	19,303	26,000
DATA PROCESSING MAINTENANCE	4,760	4,760	4,760
CONTRACTUAL AND FEE SERVICES	10,600	4,850	6,500
OFFICE SUPPLIES	1,000	183	1,000
MOTOR VEHICLE SUPPLIES	200,000	125,928	180,000
CHEMICAL & MECHANICAL SUPPLIES	4,000	1,372	3,500
OTHER SUPPLIES	600	190	600
TIRES AND TUBES	25,000	17,740	22,000
MINOR TOOLS & APPARATUS	19,200	7,006	15,000
BUILDINGS AND GROUNDS	5,000	3,205	5,000
HEATING AND COOLING EQUIPMENT	5,200	2,076	5,200
AUTOMOTIVE EQUIPMENT	135,000	86,654	125,000
BUILDING MAINTENANCE			
Payroll	200,330	155,768	169,335
Operations and Maintenance			
UNIFORMS AND CLOTHING	3,000	2,063	3,000
JANITORIAL SUPPLIES	8,000	4,918	8,000
MINOR TOOLS & APPARATUS	6,000	812	6,000
BUILDINGS AND GROUNDS	10,000	2,559	4,000
HEATING AND COOLING EQUIPMENT	2,000	892	2,000
PARK DEPARTMENT			
Payroll	1,068,186	745,606	1,082,560
Operations and Maintenance			
COMMUNICATION	600	600	2,000
RENTAL EXPENSE	7,500	-	5,000
BUSINESS AND TRAVEL	12,000	6,638	10,000
UNIFORMS AND CLOTHING	9,000	6,730	9,000
UTILITY SERVICES	70,000	68,446	80,000
MEMBERSHIPS AND SUBSCRIPTIONS	750	404	750
CONTRACTUAL AND FEE SERVICES	6,000	3,297	6,000
OFFICE SUPPLIES	500	169	500
JANITORIAL SUPPLIES	18,000	11,426	16,000
CHEMICAL & MECHANICAL SUPPLIES	12,000	5,473	8,000
BOTANICAL & AGR. SUPPLIES	32,000	15,204	32,000
OTHER SUPPLIES	2,000	1,423	2,000
TIRES AND TUBES	1,000	-	-
MINOR TOOLS & APPARATUS	8,400	2,862	8,400
BUILDINGS AND GROUNDS	210,000	98,787	180,000
ATHLETIC FIELD MAINTENANCE	40,000	31,656	35,000
SIGNAL AND SIGN SYSTEM	2,000	1,887	2,000
MINOR TOOLS AND EQUIPMENT	1,500	-	1,500

STREET DEPARTMENT			
Payroll	716,526	517,541	783,397
Operations and Maintenance			
COMMUNICATION	3,000	1,278	3,000
BUSINESS AND TRAVEL	3,000	544	3,000
UNIFORMS AND CLOTHING	7,000	3,991	7,000
UTILITY SERVICES	190,000	167,946	195,000
DATA PROCESSING MAINTENANCE	6,000	-	-
MEMBERSHIPS AND SUBSCRIPTIONS	5,000	2,500	3,000
CONTRACTUAL AND FEE SERVICES	100,000	45,821	80,001
OFFICE SUPPLIES	3,000	6	1,000
MOTOR VEHICLE SUPPLIES	48,000	18,386	40,000
BOTANICAL & AGR. SUPPLIES	2,000	921	2,000
OTHER SUPPLIES	4,000	654	4,000
MINOR TOOLS & APPARATUS	5,000	2,892	5,000
STREETS AND ALLEYS	350,000	117,216	300,000
SIGNAL AND SIGN SYSTEM	10,000	9,427	15,000
MACHINERY AND HEAVY EQUIPMENT	85,000	53,863	85,000
FLEET SERVICES - UTILITY FUND			
Payroll	333,137	252,438	384,645
Operations and Maintenance			
CONTRACTUAL AND FEE SERVICES	6,100	1,718	5,500
OFFICE SUPPLIES	1,000	18	1,000
MOTOR VEHICLE SUPPLIES	80,000	50,903	80,000
TIRES AND TUBES	25,000	6,257	20,000
BUILDINGS AND GROUNDS	5,000	-	5,000
MACHINERY AND HEAVY EQUIPMENT	25,000	11,406	25,000
AUTOMOTIVE EQUIPMENT	35,000	10,030	35,000
TOTAL PUBLIC WORKS	4,370,848	2,827,511	4,304,097

Library

Org Chart



Mission Statement

To dynamically and efficiently improve the quality of life for Mount Pleasant citizens by providing low-cost access to information and entertainment materials through both digital and analog mediums; to facilitate a lifelong love of learning in citizens of all ages, and to provide interactive and enriching programming and community outreach.

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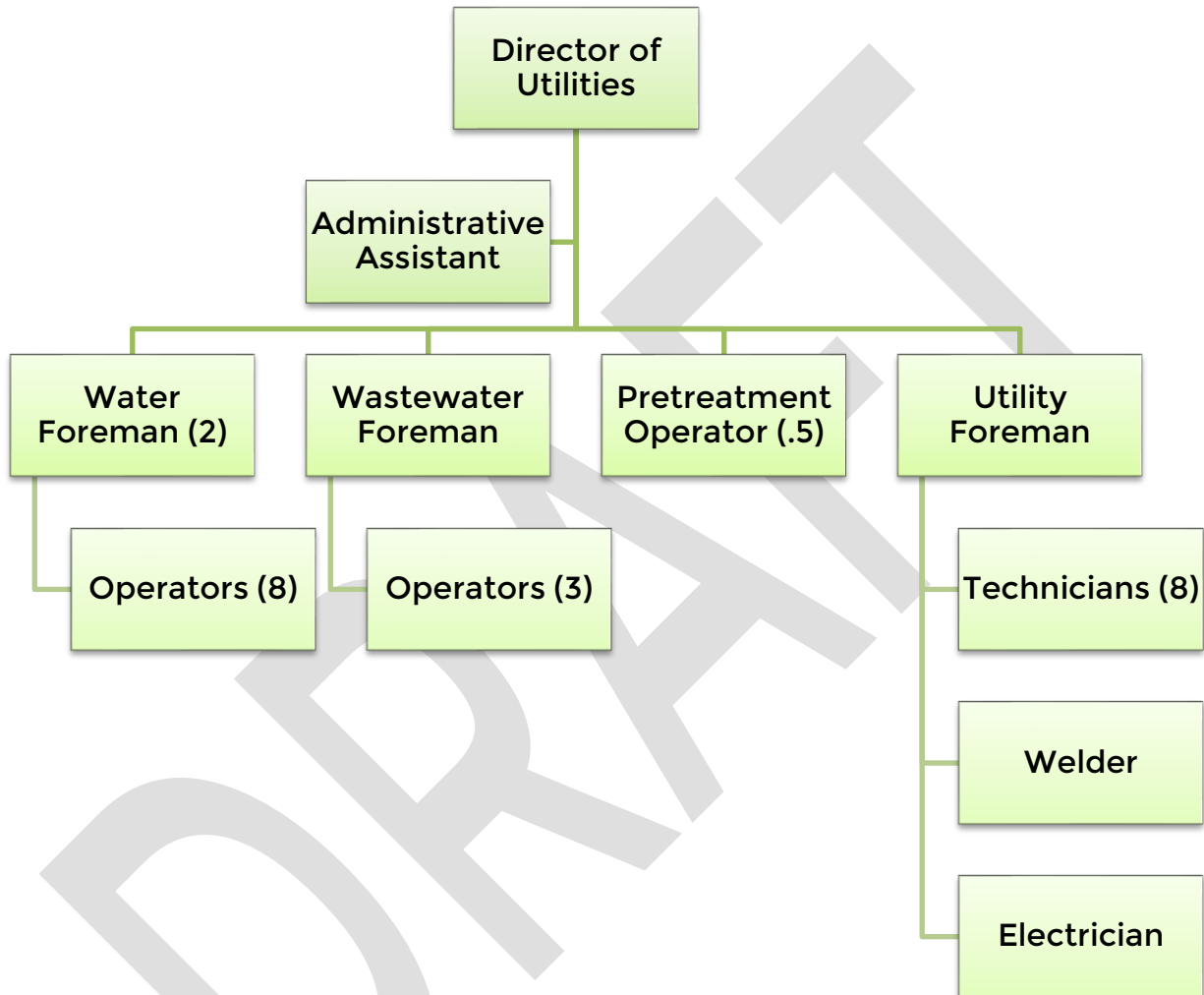
Financials

	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
LIBRARY			
Payroll	475,546	368,142	490,954
Operations and Maintenance			
COMMUNICATION	800	87	800
BUSINESS AND TRAVEL	4,000	3,598	4,000
UNIFORMS AND CLOTHING	750	750	800
UTILITY SERVICES	23,500	18,369	23,500
DATA PROCESSING MAINTENANCE	8,150	2,887	6,000
MEMBERSHIPS AND SUBSCRIPTIONS	7,500	2,095	6,100
CONTRACTUAL AND FEE SERVICES	2,000	1,880	2,000
OFFICE SUPPLIES	10,000	4,475	7,000
JANITORIAL SUPPLIES	5,000	2,399	5,000
OTHER SUPPLIES	9,000	8,367	10,000
BUILDINGS AND GROUNDS	25,000	11,280	20,000
CAPITAL OUTLAY LIBRARY BOOKS	40,000	14,891	35,000
TOTAL LIBRARY	611,246	439,219	611,154

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Utilities

Org Chart



Mission Statements

Solid Waste Collection

This Department accounts for payments made to Republic Services for collection of City residents and commercial solid waste collection accounts in accordance with their agreement.

Water Treatment

Water Treatment is responsible for the provision of a safe, reliable and publicly approved potable water supply which meets or exceeds all State and Federal water hygiene standards and for doing so in a manner which assures the highest possible quality of potable water for the residents of Mount Pleasant. In fulfilling this responsibility, Water Treatment personnel operate and maintain the Lake Bob Sandlin Raw Water Pump Station and in-take structure, the Lake Tankersley booster pump station, raw water storage facility of 10 million gallons, four ground storage facilities with a total capacity of 5.5 million gallons, three elevated water storage tanks with a total capacity of 1.8 million gallons, the City's Water Treatment Plant which has a treatment capacity of 12 MGD and the Lake Bob Sandlin Water Treatment Plant with a capacity of 5 MGD. The City's primary water supply is Lake Bob Sandlin (30,000 acre-feet) and Lake Cypress Springs (3,590 acre-feet) with Lake Tankersley (2,802 acre-feet) serving as a backup or emergency water supply. Average daily water production is approximately 8.0 million gallons.

Fresh Water Supply

Fresh Water Supply accounts for all contractual payments made to Titus County Fresh Water Supply District No. 1. Contractual payments include payments made to the District for the purchase of water from Lake Bob Sandlin and for the City's portion of the District's operation and maintenance expenses. Currently, the City purchases 30,000 acre-feet of water per year from the District on a take-or-pay basis. Additionally, this fund accounts for the maintenance fee paid to Franklin County Water District for the water purchased from Cypress Lake.

Wastewater Plants

Within the parameters of discharge permits issued by the U.S. Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ), Wastewater Plants is responsible for the successful treatment and eventual discharge of all sewage that is discharged into the City's Wastewater collection system. The Southeast and Northeast Plants were replaced in November 1991 with the opening of the new Southside Wastewater Treatment Facility. The Southside Plant has a permitted daily average flow of 2.90 MGD. The Southwest Wastewater Plant, with a permitted daily average flow 3.5 MGD, is leased and operated by Pilgrim's Pride Corporation. EPA and TCEQ permits for the Southwest Plant are issued to Pilgrim's Pride Corporation.

Utility Department

The Utility Department is responsible for the operation, maintenance, repair and extension of the City's water distribution and wastewater collection systems in order that the City may provide reliable and adequate water and sewer services to its customers. Utility Department personnel maintain approximately 205 miles of water mains, 195 miles of sanitary sewer mains, 1,020 fire hydrants and associated appurtenances within the water distribution and wastewater collection systems. Personnel from this department are also responsible for the installation of new water and sewer mains and fire hydrants, the reading of approximately 5500 active water meters, the installation of new water meters, and the cleaning of sewer lines and manholes.

Financials

	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
WATER TREATMENT			
Payroll	998,515	888,565	1,034,274
Operations and Maintenance			
COMMUNICATION	20,000	11,872	22,500
BUSINESS AND TRAVEL	7,500	2,935	6,000
UNIFORMS AND CLOTHING	7,500	2,623	5,000
UTILITY SERVICES	700,000	424,721	660,000
MEMBERSHIPS AND SUBSCRIPTIONS	700	-	-
CONTRACTUAL AND FEE SERVICES	176,500	88,718	150,000
OFFICE SUPPLIES	1,000	255	1,000
LABORATORY SUPPLIES	30,000	23,004	30,000
JANITORIAL SUPPLIES	1,000	796	1,250
CHEMICAL & MECHANICAL SUPPLIES	700,000	484,306	650,000
OTHER SUPPLIES	1,000	182	500
MINOR TOOLS & APPARATUS	6,250	490	2,250
BUILDINGS AND GROUNDS	32,500	20,860	32,500
CHLORINATION FACILITIES	10,000	4,890	10,000
WATER SYSTEM	135,000	49,387	100,000
WATER TOWERS AND TANKS	20,000	5,050	20,000
HEATING AND COOLING EQUIPMENT	5,000	20,474	16,000
CAPITAL OUTLAY WATER IMPROV	58,000	24,535	-
FRESH WATER SUPPLY			
Operations and Maintenance			
CONTRACTUAL AND FEE SERVICES	1,806,561	1,503,113	1,806,561
WASTEWATER PLANTS			
Payroll	270,725	181,222	359,420
Operations and Maintenance			
COMMUNICATION	6,500	3,655	6,500
BUSINESS AND TRAVEL	2,500	2,109	3,000
UNIFORMS AND CLOTHING	1,800	1,480	2,400
UTILITY SERVICES	215,000	84,183	350,000
MEMBERSHIPS AND SUBSCRIPTIONS	180	-	-
CONTRACTUAL AND FEE SERVICES	85,300	62,933	85,000
OFFICE SUPPLIES	500	316	500
LABORATORY SUPPLIES	7,500	6,385	9,000
JANITORIAL SUPPLIES	300	-	300
CHEMICAL & MECHANICAL SUPPLIES	150,000	142,336	150,000
OTHER SUPPLIES	400	-	400
BUILDINGS AND GROUNDS	9,500	4,480	9,500
WASTEWATER TREATMENT PLANT	60,000	29,647	60,000
CHLORINATION FACILITIES	13,500	-	10,000
HEATING AND COOLING EQUIPMENT	200	-	200
CAPITAL OUTLAY SEWER IMPROV	15,000	2,300	-

UTILITY DEPARTMENT

Payroll	1,115,400	762,541	1,095,567
Operations and Maintenance			
COMMUNICATION	11,000	1,867	5,000
BUSINESS AND TRAVEL	5,000	96	4,000
UNIFORMS AND CLOTHING	7,400	5,817	8,000
UTILITY SERVICES	15,000	15,599	20,000
MEMBERSHIPS AND SUBSCRIPTIONS	800	-	-
CONTRACTUAL AND FEE SERVICES	30,000	27,024	230,000
OFFICE SUPPLIES	400	336	400
JANITORIAL SUPPLIES	200	-	-
OTHER SUPPLIES	400	-	-
MINOR TOOLS & APPARATUS	14,000	13,085	14,000
BUILDINGS AND GROUNDS	6,000	3,360	6,000
SANITARY SEWERS	80,000	72,035	80,000
WATER SYSTEM	100,000	73,715	100,000
METERS AND SETTINGS	25,000	24,717	25,000
OFFICE EQUIPMENT REPAIRS	500	-	-
CAPITAL OUTLAY MOTOR VEHICLES	-		250,000

PRETREATMENT DEPARTMENT

Payroll	52,158	36,343	-
Operations and Maintenance			
BUSINESS AND TRAVEL	3,500	-	-
UNIFORMS AND CLOTHING	750	-	-
MEMBERSHIPS AND SUBSCRIPTIONS	100	-	-
CONTRACTUAL AND FEE SERVICES	10,000	1,437	-
OFFICE SUPPLIES	400	-	-
LABORATORY SUPPLIES	3,000	-	-
MINOR TOOLS & APPARATUS	1,000	-	-
SANITARY SEWERS	5,150	-	-

TOTAL UTILITIES	7,043,089	5,115,791	7,432,021
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Airport

Org Chart



Mission Statement

The Mount Pleasant Regional Airport is a general aviation airport providing business and community air transportation services for an area that includes over 26,000 people, as well as numerous industries and businesses. Existing runway facilities at the Airport consist of the lighted Runway 17-35 (6,000' X 100'). Private aircraft storage facilities and maintenance are available, as are av-gas and jet fuel. A seven-member Airport board, appointed by the City Council, serves in an advisory capacity in all matters pertaining to the Regional Airport.

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Financials

	2025 AMENDED BUDGET	2025 ACTUALS AS OF 7.20.25	2026 PROPOSED BUDGET
AIRPORT			
Payroll	301,504	244,412	314,326
Operations and Maintenance			
COMMUNICATION	10,500	7,660	10,500
LIABILITY INSURANCE	21,692	27,052	28,000
ADVERTISING	1,000	-	1,000
UNIFORMS AND CLOTHING	1,500	97	1,000
UTILITY SERVICES	27,000	18,354	27,000
MEMBERSHIPS AND SUBSCRIPTIONS	500	8	500
SALES TAX EXPENSE	650	455	650
CONTRACTUAL AND FEE SERVICES	5,000	2,461	5,000
OFFICE SUPPLIES	500	293	500
MOTOR VEHICLE SUPPLIES	9,000	4,913	7,000
JANITORIAL SUPPLIES	1,500	664	1,500
OTHER SUPPLIES	5,000	1,772	5,000
TIRES AND TUBES	2,000	490	1,000
AVIATION FUEL	736,000	453,965	642,000
MINOR TOOLS & APPARATUS	500	64	500
BUILDINGS AND GROUNDS	10,000	4,414	9,000
MACHINERY AND HEAVY EQUIPMENT	12,000	10,664	14,000
HEATING AND COOLING EQUIPMENT	1,000	509	1,000
CAP OUTLAY MACHINERY&EQUIPMENT	4,000	-	-
TOTAL AIRPORT	1,150,846	778,247	1,069,476

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Budget Related Ordinances

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AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: Gillian Gatewood, Finance Director

Department: Finance

Subject: Consider Resolution 2025-12 Authorizing adding Rob Vine to all certification agreements and investments with financial institutions on accounts of the City of Mount Pleasant and removing Greg Nyhoff.

Item Summary:

Removal of Greg Nyhoff as an Authorized signer on Bank accounts, as he is no longer employed, and add Rob Vine.

Financial Impact:

N/A

Recommendation(s):

motion to approve Resolution 2025-12, removing Greg Nyhoff and adding Rob Vine to all certification agreements and investments with financial institutions on accounts of the City of Mount Pleasant.

Attachments:

[Resolution 2025-12 Investment Changes](#)

RESOLUTION 2025-12

A RESOLUTION OF THE CITY OF MOUNT PLEASANT, TEXAS, APPROVING AND AUTHORIZING CITY MANAGER ROB VINE TO BE ADDED TO ALL CERTIFICATION AGREEMENTS AND INVESTMENTS ACCOUNTS WITH FINANCIAL INSTITUTIONS OF THE CITY OF MOUNT PLEASANT, AND REMOVING INTERIM CITY MANAGER GREG NYHOFF

WHEREAS, the City of Mount Pleasant, Texas, desires to invest in authorized investments and financial institution deposits for investment and deposit purposes; and,

WHEREAS, the City of Mount Pleasant, Texas, is authorized under applicable law and the City of Mount Pleasant Investment Policy to contract with investment firms and financial institutions for investment and deposit purposes.

WHEREAS, Greg Nyhoff is no longer an employee of the City of Mount Pleasant, and is hereby removed from all certification agreements or investments with financial institutions on account of the City of Mount Pleasant, and any and all agreements are hereby rescinded

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, AS FOLLOWS:

SECTION 1. That the findings and provisions set out in the preamble to this resolution are hereby in all things approved and adopted.

SECTION 2. That either of the following City of Mount Pleasant employees whose titles are set forth below are hereby authorized to execute any and all agreements and other documents as necessary to establish the City of Mount Pleasant investment and financial institution accounts, with the express powers granted to enter into treasury management services agreements as necessary for account transactions, including but not limited to deposit, withdrawal, and transfer via wire and ACH:

1. Title: FINANCE DIRECTOR

SECTION 3. The City Secretary is hereby authorized to provide such certifications of incumbency as may be necessary or convenient to confirm the title, identity, and signature of each person holding one of the aforesaid titles and the authority of said persons with respect to the transactions authorized herein. Presently, the incumbent for the position hereby authorized is Gillian Gatewood.

SECTION 4. Rob Vine is added to all certification agreements or investments with financial institutions on account of the City of Mount Pleasant, and all other agreements are hereby rescinded.

SECTION 5 Said designation shall be effective until rescinded by the City Council or upon termination of either person's employment.

SECTION 6. That all investments made under the authority provided herein are to be conducted in strict accordance with the City of Mount Pleasant Investment Policy and applicable law.

SECTION 7. That this resolution shall be effective immediately from and after its date of passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS,
ON THIS 2ND DAY OF SEPTEMBER 2025**

APPROVED:

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

LEA REAM, CITY ATTORNEY



AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: Greg Nyhoff, City Manager

Department: Administration

Subject: **City Manager's Report**



AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Staff Contact: Kevin Carter, Executive Director

Department: IDC

Subject: Discuss, consider, and take appropriate action on the Performance Agreement with Alexander Ryan Investment, LLC

Item Summary:

EDC will provide one hundred thousand and no/100 dollars (\$100,000.00) forgivable loan to Alexander Ryan Investment, LLC (dba Ruby & Begonia) with a commitment from the company to invest eight hundred fifty thousand and no/100 dollars (\$850,000.00) and employ and maintain ten (10) full-time equivalent employment positions.

Financial Impact:

\$100,000

Attachments:

[08.25.25 Mount Pleasant EDC - Performance Agreement - Alexander Ryan Investments](#)

PERFORMANCE AGREEMENT

This **PERFORMANCE AGREEMENT** by and between **CITY OF MOUNT PLEASANT, TEXAS INDUSTRIAL DEVELOPMENT CORPORATION**, a Texas non-profit corporation (hereinafter referred to as “MPEDC”), and **ALEXANDER RYAN INVESTMENTS, LLC**, a Texas limited liability company (d/b/a Ruby & Begonia) (hereinafter referred to as the “Developer”), is made and executed on the following recitals, terms and conditions.

WHEREAS, MPEDC is a Type A economic development corporation operating pursuant to Chapter 504 of the Texas Local Government Code, as amended (also referred to as the “Act”), and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

WHEREAS, Section 501.101 of the Texas Local Government Code, in pertinent part, defines the term “project” to mean “land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements that are: (1) for the creation or retention of primary jobs; and (2) found by the board of directors to be required or suitable for the development, retention, or expansion of: (A) manufacturing and industrial facilities; (B) research and development facilities; (C) military facilities, including closed or realigned military bases; . . . (F) recycling facilities; . . . (I) distribution centers; (J) small warehouse facilities capable of serving as decentralized storage and distribution centers; (K) primary job training facilities for use by institutions of higher education; or (L) regional or national corporate headquarters facilities”; and

WHEREAS, Section 501.103 of the Texas Local Government Code, in pertinent part, defines the term “project” to mean “expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . .”; and

WHEREAS, Section 501.158 of the Texas Local Government Code prohibits the provision of a direct incentive unless MPEDC enters into an Agreement with Developer providing at a minimum a schedule of additional payroll or jobs to be created or retained by MPEDC’s investment; a schedule of capital investments to be made as consideration for any direct incentives provided by MPEDC to Developer; and a provision specifying the terms and conditions upon which repayment must be made should Developer fail to meet the agreed to performance requirements specified in this Agreement; and

WHEREAS, the MPEDC’s Board of Directors have determined the financial assistance to be provided to the Developer for the Qualified Expenditures to be made to the Property is consistent with and meets the definition of “project” as that term is defined in Sections 501.101 and 501.103 of the Texas Local Government Code; and the definition of “cost” as that term is defined by Section 501.152 of the Texas Local Government Code; and

WHEREAS, Developer agrees and understands that Section 501.073(a) of the Texas Local Government Code requires the City Council of the City of Mount Pleasant, Texas, to approve all programs and expenditures of MPEDC, and accordingly this Agreement is not effective until City Council has approved this project at a City Council meeting called and held for that purpose.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MPEDC and Developer agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date, and shall continue thereafter until **December 31, 2027**, unless terminated sooner under the provisions hereof.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

- (a) **Act.** The word “Act” means Chapters 501 to 505 of the Texas Local Government Code, as amended.
- (b) **Agreement.** The word “Agreement” means this Performance Agreement, together with all exhibits and schedules attached to this Performance Agreement from time to time, if any.
- (c) **Developer.** The word “Developer” means Alexander Ryan Investments, LLC, a Texas limited liability company d/b/a Ruby & Begonia, its successors and assigns, whose address for the purposes of this Agreement is 207 N. Madison Avenue, Mount Pleasant, Texas 75455.
- (d) **Effective Date.** The words “Effective Date” mean the date of the latter to execute this Agreement by and between the Developer and MPEDC.
- (e) **Event of Default.** The words “Event of Default” mean and include any of the Events of Default set forth below in the section entitled “Events of Default.”
- (f) **Full-Time Equivalent Employment Positions.** The words “Full-Time Equivalent Employment Position” or “Full-Time Equivalent Employment Positions” mean and

include a job requiring a minimum of One Thousand Eight Hundred Twenty (1,820) hours of work averaged over a twelve (12) month period, earning a minimum of \$15.00 per hour.

- (g) **Loan.** The word "Loan" or "Loans" means and includes all loans and financial accommodations from MPEDC to the Developer whether now or hereafter existing, and however evidenced, including without limitation those loans and financial accommodations described in this Agreement and described on any exhibit or schedule attached to this Agreement.
- (h) **MPEDC.** The term "MPEDC" means the City of Mount Pleasant, Texas Industrial Development Corporation, a Texas non-profit corporation, its successors and assigns, whose corporate address for the purposes of this Agreement is 302 N. Jefferson Avenue, Suite 101, Mount Pleasant, Texas 75455.
- (i) **Note.** The word "Note" means the non-interest-bearing forgivable Promissory Note executed by and between the parties hereto in the principal amount of **One Hundred Thousand and No/100 Dollars (\$100,000.00)** payable on or before **December 31, 2027**, a copy of the form of the Note is attached hereto as ***Exhibit A.***
- (j) **Property.** The word "Property" means 201, 203, 205, 207, and 209 N. Madison Avenue, Mount Pleasant, Texas.
- (k) **Qualified Expenditures.** The words "Qualified Expenditures" mean those expenditures consisting of acquisition of the Property, renovations to the buildings located on the Property, equipment and supplies and those expenses which otherwise meet the definition of "project" as that term is defined by Sections 501.101 and 501.103 of the Act, and the definition of "cost" as that term is defined by Section 501.152 of the Act.
- (l) **Term.** The word "Term" means the term of this Agreement as specified in Section 2 of this Agreement.

SECTION 4. AFFIRMATIVE COVENANTS OF DEVELOPER.

Developer covenants and agrees with MPEDC that, while this Agreement is in effect, it shall comply with the following terms and conditions:

- (a) **Qualified Expenditures.** Developer covenants and agrees to submit to the MPEDC paid invoices, paid receipts, or other paid documentation in a form acceptable to the MPEDC for the Qualified Expenditures made to the Property in a minimum amount of **Eight Hundred Fifty Thousand and No/100 Dollars (\$850,000.00)** by **June 30, 2026**.
- (b) **Certificate of Occupancy.** Developer covenants and agrees that Developer has obtained or will obtain or cause to be obtained by **September 30, 2025**, a certificate of occupancy from the City of Mount Pleasant, Texas, for a minimum of 6,000 square feet of

manufacturing space located on the Property.

- (c) **Operate Manufacturing Establishment.** Developer covenants and agrees during the Term of this Agreement to keep open to the general public the manufacturing facility located on the Property.
- (d) **Job Creation and Retention.** Developer covenants and agrees to employ and maintain a minimum of **five (5)** Full-Time Equivalent Employment Positions working at the Property by **December 31, 2026**, and **ten (10)** Full-Time Equivalent Employment Positions working at the Property by **December 31, 2027**. Developer covenants and agrees beginning on **February 1, 2026**, and during the Term of this Agreement, Developer shall deliver to MPEDC an annual compliance verification signed by a duly authorized representative of Developer that shall certify the number of Full-Time Equivalent Employment Positions, and shall disclose and certify the average wage for all Full-Time Equivalent Employment Positions (the “Annual Compliance Verification”). The Developer covenants and agrees beginning on **February 1, 2026**, and annually thereafter during the Term of this Agreement, there will be a total of **three (3)** Annual Compliance Verifications due and submitted to the MPEDC covering the Full-Time Equivalent Employment Positions created and maintained during the Term of this Agreement. All Annual Compliance Verifications shall include quarterly IRS 941 returns, or Texas Workforce Commission Employer Quarterly Reports. The Annual Compliance Verifications required by February 1, 2028, for the reporting period of December 31, 2027, shall survive the Term of this Agreement.
- (e) **Performance Conditions.** Developer agrees to make, execute and deliver to MPEDC such other promissory notes, instruments, documents and other agreements as MPEDC or its attorneys may reasonably request to evidence this Agreement.
- (f) **Performance.** Developer agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between Developer and MPEDC.

SECTION 5. AFFIRMATIVE COVENANTS OF MPEDC.

MPEDC covenants and agrees with the Developer that, while this Agreement is in effect, it shall comply with the following terms and conditions:

- (a) **Forgivable Loan.** MPEDC covenants and agrees to advance Developer the Loan proceeds in the amount of **One Hundred Thousand and No/100 Dollars (\$100,000.00)** after closing on the Property.
- (b) **Performance.** MPEDC agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between Developer and MPEDC.

SECTION 6. CESSATION OF ADVANCES.

If MPEDC has made any commitment to make any reimbursement to Developer, whether under this Agreement or under any other agreement, MPEDC shall have no obligation to advance or disburse any financial assistance if: (i) Developer becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default occurs.

SECTION 7. LOAN FORGIVENESS.

Notwithstanding the provisions hereof and the obligations contained in the Note executed incident hereto, any advance hereunder shall be forgiven as provided in this Section below, and not be payable to MPEDC upon satisfaction of each Full-Time Equivalent Employment Position working at the Property as of the reporting period for December 31, 2027, the Note shall be forgiven by ten percent (10%). **However, any Loan advance, not previously forgiven under the foregoing, shall not be forgiven in an Event of Default under Section 8 and Section 9 herein, and shall become immediately due and payable in accordance with this Agreement and the Note.**

SECTION 8. EVENTS OF DEFAULT.

Each of the following shall constitute an Event of Default under this Agreement:

- (a) **General Event of Default.** Failure of Developer or MPEDC to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement, or failure of Developer or MPEDC to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement by and between Developer and MPEDC is an Event of Default.
- (b) **False Statements.** Any warranty, representation, or statement made or furnished to MPEDC by or on behalf of Developer under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.
- (c) **Insolvency.** Developer's insolvency, appointment of receiver for any part of Developer's property, any assignment for the benefit of creditors of Developer, any type of creditor workout for Developer, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Developer is an Event of Default.
- (d) **Other Defaults.** Failure of Developer to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement, or failure of Developer to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement between MPEDC and Developer.

SECTION 9. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under Section 8 of this Agreement, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. Should said default remain uncured as of the last day of the applicable cure period, and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this Agreement, enforce specific performance as appropriate, or maintain a cause of action for damages caused by the event(s) of default. In the event, Developer defaults and is unable or unwilling to cure said default within the prescribed time period, the amounts provided by MPEDC to Developer pursuant to Section 5(a) of this Agreement shall become immediately due and payable by Developer to MPEDC. In addition, consistent with Section 7 of this Agreement, any amounts owed by Developer to MPEDC shall be reduced by ten percent (10%) for each Full-Time Equivalent Employment Position working at the Property as of the reporting period for December 31, 2027.

SECTION 10. INDEMNIFICATION.

TO THE EXTENT ALLOWED BY LAW, EACH PARTY AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OTHER (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMAND, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO OR RESULTING FROM ITS PERFORMANCE UNDER THIS AGREEMENT, OR CAUSED BY ITS NEGLIGENT ACTS OR OMISSIONS (OR THOSE OF ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR ANY OTHER THIRD PARTIES FOR WHOM IT IS LEGALLY RESPONSIBLE) IN CONNECTION WITH PERFORMING THIS AGREEMENT.

SECTION 11. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

- (a) **Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
- (b) **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Titus County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Titus County, Texas.
- (c) **Assignment.** This Agreement may not be assigned without the express written consent of

the other party.

- (d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. Developer warrants and represents that the individual or individuals executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. MPEDC warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.
- (e) **Caption Headings.** Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.
- (f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.
- (g) **Notices.** Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

if to the MPEDC:

City of Mount Pleasant, Texas
Industrial Development Corporation
302 N. Jefferson Avenue, Suite 101
Mount Pleasant, Texas 75455
Attn: Janeth Moreno, Interim Executive Director
Telephone: (903) 904-0994

if to Developer:

Alexander Ryan Investments, LLC
207 N. Madison Avenue
Mount Pleasant, Texas 75455
Attn: Sabrina Vaseleck
Telephone: (903) 285-4465

- (h) **Severability.** If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.
- (i) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.

- (j) **Undocumented Workers.** Developer certifies that the Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of eight percent (8%), not later than the 120th day after the date MPEDC notifies Developer of the violation.
- (k) The signature of Sabrina Vaseleck in her individual capacity, affixed to this Agreement is for the express purpose of unconditionally, absolutely, and irrevocably guaranteeing to the MPEDC the prompt payment and performance of all of the obligations of this Agreement. The MPEDC is unwilling to enter into this Agreement unless it receives a guaranty of the undersigned covering the Agreement. The MPEDC may seek recourse against the individual, Sabrina Vaseleck, in the event the Developer is unable to satisfy its obligations under this Agreement.

[The Remainder of this Page Intentionally Left Blank]

DEVELOPER ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS PERFORMANCE AGREEMENT, AND DEVELOPER AGREES TO ITS TERMS. THIS PERFORMANCE AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS DEFINED HEREIN.

MPEDC:

**CITY OF MOUNT PLEASANT,
TEXAS INDUSTRIAL DEVELOPMENT
CORPORATION,**
a Texas non-profit corporation

By: _____

Erman Hensel, President

Date Signed: _____

DEVELOPER:

ALEXANDER RYAN INVESTMENTS, LLC,
a Texas limited liability company,
d/b/a Ruby & Begonia

By: _____

Sabrina Vaseleck, Owner

Date Signed: _____

SABRINA VASELECK, Individually

By: _____

Date Signed: _____

Exhibit A

[Note]

PROMISSORY NOTE

\$100,000.00

_____, 2025
(“Effective Date”)

ALEXANDER RYAN INVESTMENTS, LLC, a Texas limited liability company, (including successors and assigns, hereinafter referred to as the “Maker”), For Value Received, promises and agrees to pay unto the order of **CITY OF MOUNT PLEASANT, TEXAS INDUSTRIAL DEVELOPMENT CORPORATION**, a Texas non-profit corporation (hereinafter referred to as the “Payee”), at its corporate offices located at 302 N. Jefferson Avenue, Suite 101, Mount Pleasant, Texas 75455, in lawful money of the United States of America, the principal sum of **ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00)**, or so much as shall be advanced, said sums to accrue no interest.

TERMS OF PAYMENT: The principal of this Note is due on demand, but in any event, on or before **December 31, 2027**. Notwithstanding the foregoing, advances hereunder shall be made in accordance with the terms and provisions of that certain Loan Agreement executed as of even date herewith between Maker and Payee (hereinafter referred to as the “Loan Agreement”), and such advances shall be repaid and/or forgiven according to said Loan Agreement after such advance if Maker is not then in default under the Loan Agreement. As such, Payee shall make no demand on principal under this Note except for upon occurrence of an Event of Default as that term is defined in the Loan Agreement.

ALL PAST due principal shall bear interest until paid at a rate not to exceed prime plus 4%.

THIS LOAN is a line of credit but is not revolving. As already stated, advances made hereunder are also governed by the Loan Agreement of even date herewith.

IF DEFAULT is made in the payment of any interest or principal hereof, as and when the same is or becomes due, or if an Event of Default occurs under any instrument securing the payment hereof or executed in connection herewith, including the Loan Agreement, the owner and holder of this Note may declare all sums owing hereon due and payable within thirty (30) days of the date of notice. If default is made in the payment of this Note at maturity (regardless of how its maturity may be brought about), and the same is placed in the hands of an attorney for collection, or suit is filed hereon, or proceedings are had in bankruptcy, probate, receivership or other judicial proceedings for the establishment or collection of any amount called for hereunder, or any amount payable or to be payable hereunder is collected through any such proceedings, Maker agrees and is also to pay to the owner and holder of this Note a reasonable amount as attorneys’ or collection fees.

Except as provided herein and in the Loan Agreement, upon an Event of Default (as that term is defined in the Loan Agreement) only, MAKER, co-makers, signers, permitted assigns, sureties, endorsers and guarantors, and each of them, expressly waive demand and presentment for payment, notice of nonpayment, protest, notice of protest, notice of dishonor, notice of intent to accelerate the maturity hereof, notice of the acceleration of the maturity hereof, bringing of suit and diligence in taking any action to collect amounts called for hereunder and in the handling of securities at any time existing in connection herewith; and are and shall be jointly, severally, directly and primarily liable for the payment of all sums owing and to be owing hereon, regardless of and without any notice, diligence, act or omission as or with respect to the collection of any amount called for hereunder or in connection with any right, lien, interest or property at any and all times had or existing as security for any amount called for hereunder.

IT IS the intention of Maker and Payee to conform strictly to applicable usury laws. Accordingly, if the transactions contemplated hereby would be usurious under applicable law (including the laws of the State of Texas and the laws of the United States of America), then, in that event, notwithstanding anything to the contrary herein or in any agreement entered into in connection with or as security for this Note, it is agreed as follows: (i) the aggregate of all consideration which constitutes interest under applicable law that is taken, reserved, contracted for, charged or received under this Note or under any of the other aforesaid agreements or otherwise in connection with this Note shall under no circumstances exceed the maximum amount of interest allowed by applicable law, and any excess shall be canceled automatically and, if theretofore paid, shall be credited on the Note by the holder hereof (or, to the extent that this Note shall have been or would thereby be paid in full, refunded to the Maker); and (ii) in the event that maturity of this Note is accelerated by reason of an election by the holder hereof resulting from any Event of Default, or in the event of any required or permitted prepayment, then such consideration that constitutes interest may never include more than the maximum amount allowed by applicable law, and excess interest, if any, provided for in this Note or otherwise shall be canceled automatically as of the date of such acceleration or prepayment and, if theretofore paid, shall be credited on this Note (or, to the extent that this Note shall have been or would thereby be paid in full, refunded to the Maker).

THIS NOTE has been executed and delivered in and shall be construed in accordance with and governed by the laws of the State of Texas and of the United States of America, except that V.T.C.A. Finance Code, Chapter 346, as amended (which regulates certain revolving credit loan accounts and revolving tri-party accounts) shall not apply hereto. Payee's address for notice is 302 N. Jefferson Avenue, Suite 101, Mount Pleasant, Texas 75455.

[signature on next page]

In witness whereof, Maker has executed this Note to be effective as of the Effective Date.

MAKER:

ALEXANDER RYAN INVESTMENTS, LLC,
a Texas limited liability company,

By: _____
Sabrina Vaseleck, Owner

Date Signed: _____

SABRINA VASELECK, Individually

By: _____

Date Signed: _____



AGENDA ITEM REPORT

Meeting: City Council - Sep 02 2025

Department:

Subject: **Action on any other matters discussed in executive session**
