



NOTICE AND AGENDA OF REGULAR CALLED MEETING MOUNT PLEASANT CITY COUNCIL

Tuesday, December 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

OPEN SESSION

PUBLIC COMMENTS

The City Council welcomes citizen participation and comments at all Council meetings. Citizen comments are limited to three minutes out of respect for everyone's time. The Council is not permitted to respond to your comments. The Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meetings. If your comments relate to a topic that is on the agenda, the Council will discuss the topic on the agenda at the time that the topic is discussed and deliberated.

CONSENT AGENDA

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

1. Consider Approval of the November 18, 2025 Meeting Minutes.

CONSENT AGENDA MOTION

MOTION TO APPROVE ALL CONSENT AGENDA ITEMS AS PRESENTED

REGULAR AGENDA

2. Consider Ordinance 2025-22 a Budget amendment for a \$500.00 grant from Tangled Bank and Space Science Institute to the Mount Pleasant Public Library for the Flight Path Campaign.
3. Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider Order 25-011 a declaration of a dilapidated structure at 411 Hays Ave within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 411 Hays, Mt. Pleasant City Block BLK 197 Lot 4.

4. Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider Order 25-012 a declaration of a dilapidated structure at 1309 Houston Ave within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 1309 Houston Ave, Lilienshern Addition BLK 4 Lot 5.
5. Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider Order 25-013 a declaration of a dilapidated structure at 902 W 10th 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 902 W 10th Street, Highland Park Addition BLK 2 Lot 1 & 2.
6. Discuss and Consider Ordinance 2025-24 regarding requests under the Texas Public Information Act and limitations governing such requests.
7. Discussion on Social Media policy for the City of Mount Pleasant
8. City Manager's Report

COUNCIL COMMENTS

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

EXECUTIVE SESSION

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

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074) to discuss investigation regarding ethics complaint filed against Council Member Melanie (Knight) Tafoya.

RECONVENE INTO THE REGULAR SESSION

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

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

ADJOURN

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public by 9:00 pm on the 24th of November 2025 and remained so posted to the date of said meeting.

Candias Webster

Candias Webster, City Secretary



AGENDA ITEM REPORT

Meeting: City Council - Dec 02 2025

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: Consider Approval of the November 18, 2025 Meeting Minutes.

Item Summary:

This is a typed copy of the minutes from the November 18, 2025 Meeting Minutes

Financial Impact:

N/A.

Recommendation(s):

Motion to approve the consent agenda item

Attachments:

[2025.11.18 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 November 18, 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 Tafoya	-	Council Member
Kelly Redfearn Faulkner	-	Council Member
Jonathan Hageman	-	Council Member
Debbie Corbell	-	Council Member
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

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 November 4, 2025 Meeting Minutes.

Consider pay request #6 for Drake Paving, LLC, for work performed at the Mount Pleasant Regional Airport Southwest Site Development and Drainage Improvements.

Consider pay request #6 from J2 Construction for work performed at the Industrial Park Lift Station.

Consider pay request #13 from Wicker Construction for work performed on the West Loop Wastewater Collection.

Consider pay request #30 from Drake Construction for work performed at the Southside Wastewater Treatment Plant.

CONSENT AGENDA MOTION

MOTION TO APPROVE ALL CONSENT AGENDA ITEMS AS PRESENTED

Motion was made by Council Member Hageman and seconded by Council Member Faulkner, to approve all consent agenda items except #4 as presented. Upon a vote, the motion carried unanimously.

CONSIDER PAY REQUEST #9 FROM SCHNEIDER ELECTRIC FOR THE METER REPLACEMENT.

Motion was made by Council Member Corbell and seconded by Council Member Tafoya to approve pay request #9 from Schneider Electric for the Meter Replacement. Upon a vote, the motion carried unanimously

PRESENTATION OF PROCLAMATION TO SPRUILL HONDA

The Mayor presented the proclamation to Dixie Spruill

MONTHLY FINANCIAL REPORT FOR MONTH ENDED OCTOBER 31, 2025

Gillian presented the monthly finance report

PRESENTATION AND CONSIDER ORDINANCE 2025-20 A BUDGET AMENDMENT FOR A \$16,000 GRANT FROM THE LADD AND KATHERINE HANCHER LIBRARY FOUNDATION TO THE MOUNT PLEASANT PUBLIC LIBRARY.

Motion was made by Council Member Hageman and seconded by Council Member Corbell to approve Ordinance 2025-20, a budget amendment for a \$16,000 grant from the Ladd and Katherine Hancher Library Foundation to the Mount Pleasant Public Library. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER ORDINANCE 2025-21 A CONTINGENT FEE CONTRACT WITH PERDUE BRANDON FIELDER COLLINS & MOTT LLP FOR THE COLLECTION OF DELINQUENT MUNICIPAL LIENS OWED TO THE CITY OF MOUNT PLEASANT.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to approve Ordinance 2025-21, a contingent fee contract with Perdue Brandon Fielder Collins & Mott LLP for the collection of Delinquent Municipal liens owed to the City of Mount Pleasant. Upon a vote, the motion carried unanimously.

PRESENTATION OF CONCEPTUAL POOL DESIGNS

Garrett presented the pool designs

DISCUSS AND CONSIDER RESOLUTION 2025-17 CITY OF MOUNT PLEASANT COUNCIL TRAVEL POLICY.

Motion was made by Council Member Tafoya and seconded by Council Member Hinton to approve Resolution 2025-17 City of Mount Pleasant Council Travel policy. Upon a vote, the motion carried unanimously.

DISCUSSION ON A SOCIAL MEDIA POLICY FOR THE CITY OF MOUNT PLEASANT.

Candias and Lea presented the policy to the Council

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 6:59 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 Attorney (Tex. Gov't Code §551.071) regarding possible adoption of rules of procedure governing city council meetings.

RECONVENE INTO THE REGULAR SESSION 9:11 PM

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.

POSSIBLE DISCUSSION AND ADOPTION OF RULES AND PROCEDURES FOR CITY COUNCIL MEMBERS AND CITY COUNCIL MEETINGS.

No action taken

POSSIBLE DISCUSSION AND ACTION ON ETHICS COMPLAINT FILED AGAINST COUNCIL MEMBER MELANIE (KNIGHT) TAFOYA.

Motion was made by Council Member Corbell and seconded by Council Member Hinton for the City to hire an independent third party to investigate the ethics complaint concerning Melanie Tafoya under the City's Ethics Code, with the powers of investigation under the Charter, and report the investigation findings back to the Council, and reserve the right to take any action until the investigation is complete. The CA and CM will assist in locating an independent third party to investigate. Upon a vote, the motion carried 4 to 1, with Council Members Corbell, Faulkner, Hinton, and Hageman voting aye and Council Member Tafoya voting against.

ADJOURN 9:25PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY



AGENDA ITEM REPORT

Meeting: City Council - Dec 02 2025

Staff Contact: Guadalupe Herrera, Library Director

Department: Library

Subject: Consider Ordinance 2025-22 a Budget amendment for a \$500.00 grant from Tangled Bank and Space Science Institute to the Mount Pleasant Public Library for the Flight Path Campaign.

Item Summary:

The Mount Pleasant Public Library has been awarded a grant to the Flight Path Campaign, an educational outreach campaign. With the grant funds, we plan to purchase nature books and glass awareness stickers to make the windows bird safe.

Financial Impact:

Increase allocations in the Fiscal Year 2025-2026 Budget for Grant Income and Expense in the Library Grants Fund. This will allow the grant money to be added to and expended from the books.

Recommendation(s):

Motion to approve Ordinance 2025-22 amending the fiscal year 2025 budget for library grant funds.

Attachments:

[MP City Council Agenda Item Memo December 2 2025](#)
[Ordinance 2025-22 Amending Budget-Lib Grants Birds](#)
[Budget Amendment Library Grant Birds](#)

Memorandum

TO: Mayor, Mayor Pro Tem & City Council

FROM: *Lupe Herrera and Gillian Gatewood*

SUBJECT: *Presentation and Consider Ordinance 2025-22 a Budget amendment for a \$500.00 grant from Tangled Bank and Space Science Institute to the Mount Pleasant Public Library for the Flight Path Campaign.*

DATE: *December 2, 2025*

BACKGROUND: *The Mount Pleasant Public Library has been awarded a grant to the Flight Path Campaign, an educational outreach campaign. With the grant funds, we plan to purchase nature books and glass awareness stickers to make the windows bird safe.*

STATUS OF ISSUE: *The funds have been received in the form of an ACH. The budget modifications and entry to record receipt are awaiting Council approval.*

BUDGET: *The funds awarded from this grant will be used to purchase nature books to expand the library collection and glass awareness stickers. The stickers will be added to the library windows facing the garden to stop/reduce bird collision.*

This budget amendment will increase allocations in the Fiscal Year 2025-2026 Budget for Grant Income and Expense in the Library Grants Fund. This will allow the grant money to be added and expended from the books.

OPTIONS: *Motion to approve Ordinance 2025-22 amending the fiscal year 2025 budget for library grant funds.*

RECOMMENDATION: *Staff recommends the approval Ordinance 2025-22 amending the fiscal year 2025 budget for library grant funds.*

**CITY OF MOUNT PLEASANT, TEXAS
ORDINANCE NO. 2025-22**

AN ORDINANCE OF THE CITY OF MOUNT PLEASANT, TEXAS AMENDING ORDINANCE 2025-17 APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026 TO AMEND ADOPTED EXPENDITURES OF THE BUDGET; DECLARING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Mount Pleasant previously approved Ordinance 2025-17 on September 16, 2025, officially adopting the Official Budget of the City for Fiscal Year 2025-2026; and

WHEREAS, the City Council of the City of Mount Pleasant desires to amend Ordinance 2025-17, thereby amending the 2025-2026 Official Budget of the City, as attached hereto as Exhibit A

WHEREAS, the City Council of the City of Mount Pleasant desires to amend the budget to provide allocation for Grant funds received for the Library and their associated expense lines.

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

SECTION 1. That the 2025-2026 Official Budget, adopted by Ordinance 2025-17, is hereby amended by the City Council of the City of Mount Pleasant, by the amounts attached hereto in Exhibit A.

SECTION 2. That except as amended hereby, or as heretofore amended, the provisions of Ordinance 2025-17 shall remain in full force and effect.

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

DULY PASSED AND APPROVED by the City Council of the City of Mount Pleasant, Texas on the 2nd day of December, 2025.

APPROVED:

ATTEST:

Wesley Lyon, Mayor

Candias Webster, City Secretary

BUDGET AMENDMENT REQUEST
FISCAL YEAR 2025-2026

I am requesting that to make necessary Line Item adjustments to my 2025-2026 Budget as follows:

Purpose:

The Mount Pleasant Public Library was awarded a \$500 grant for the Flight Path Camp

INCREASE

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
408-56100	GRANT REVENUE	\$500.00

INCREASE

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
408-62200-508	Other supplies	\$500.00


Department Director

11/17/25
Date Signed

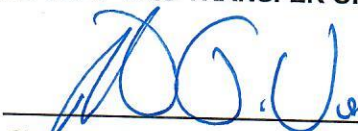
Library
Department



Finance Department Certification of Available Funds

11/17/2025
Date Certified

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


City Manager

11/18/2025
Date Approved

Date Posted by Finance

2025-22
Ordinance Number



AGENDA ITEM REPORT

Meeting: City Council - Dec 02 2025

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider Order 25-011 a declaration of a dilapidated structure at 411 Hays Ave within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 411 Hays, Mt. Pleasant City Block BLK 197 Lot 4.

Item Summary:

The structure at 411 Hays Ave was neglected and is in a state of disrepair. A code case was opened by staff in January of 2025. Palmer Anthony Quinn was properly notified by the city through a written notice sent 1-7-2025 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 (\$5100) 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 structure at 411 Hays Ave substandard by Order 25-011 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:

[Council Packet 411 Hays Ave](#)

Memorandum

TO: Mayor, Mayor Pro Tem & City Council

FROM: John Ankrum, Building Official
Lynn Barrett, Director

SUBJECT: Unsafe Building Declaration of 411 Hays Ave

DATE: December 2, 2025

BACKGROUND: The home located at 411 Hays Ave has become dilapidated over the last 5 years. The home has been vacant, and no repairs have been made. The owner of the property Palmer Anthony Quinn has been notified. The home has become dilapidated with major renovations needed if it's to be saved.

STATUS OF ISSUE: The structure at 411 Hays Ave was neglected and is in a state of disrepair. A code case was opened by staff in January of 2025. Palmer Anthony Quinn was properly notified by the city through a written notice sent 9-15-2025 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

BUDGET: Cost for the city to demolish the structure (\$5100) would be recovered through a lien on the property. No transfer on the property would be allowed until the lien is expunged. The demolition cost would be covered by the budgeted line item for demos. The cost is slated to eventually be returned to the city's General Fund once the lien is repaid.

OPTIONS: The property owner either provides a plan and timetable to make the necessary repairs to bring the home up to minimum standards or the city council orders the home to be demolished in 30 days and if it's not demolished the city has the right to do so.

RECOMMENDATION: City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner or relative of 411 Hays Ave, 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









NOTICE OF PUBLIC HEARING

ANTHONY QUINN PALMER REVOCABLE LIVING TRUST
1570 S CURSON AVE
LOS ANGELES, CA 90019

RE: City of Mount Pleasant, MT PLEASANT CITY BLOCKS BLK 197 LOT 4 .546 AC, located at 411 Hays , Mount Pleasant, TX. Titus CAD Property ID # 11303

Per city ordinance 150.015 Dangerous Structure. The structure located at **411 Hays** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **December 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 9/11/2025. 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, October 22, 2025 4:37 PM
To: Leslie Brosnan
Subject: Please post
Attachments: Pics 411 Hays.pdf; Pics 902 W 10th.pdf; Pics 1309 Houston.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 12/2/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

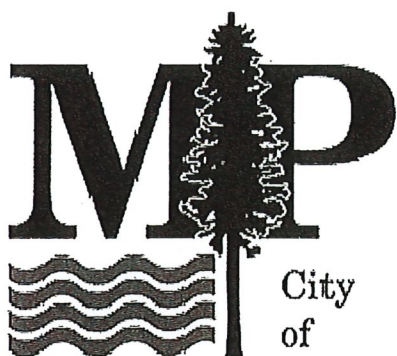
1309 Houston Ave owned by WARREN J E MRS Legal Description: LILIENSTERN ADDITION BLK 4 LOT 5 .2497 AC, Titus CAD Property ID # 14558

411 Hays Ave owned by PALMER ANTHONY QUINN TRUSTEE, Legal Description: MT PLEASANT CITY BLOCKS BLK 197 LOT 4 .546 AC, Titus CAD Property ID# 11303

902 W 10th St owned by FREEMAN E H MRS ESTATE, Legal Description: HIGHLAND PARK ADDITION BLK 2 LOT 1 & 2 .4673 AC, Titus CAD Property ID# 14046

These 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.



MOUNT PLEASANT

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ESTIMATE

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

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



City of Mount Pleasant, Texas

Bill to
City Of Mount Pleasant

Ship to
411 Hays Ave
Mount Pleasant Tx

Estimate details

Estimate no.: 1116
Estimate date: 09/24/2025

Product or service	Description	Qty	Rate	Amount
Building Demolition	Building demolition and debris removal at 411 Hays Ave, Mount Pleasant, TX.	1	\$5,100.00	\$5,100.00
Total				\$5,100.00

Accepted date

Accepted by

Anthony
310-487-5759
PALMER - Anthony
@SBGLOOM.NET.

WALZ
FROM
CERTIFIED MAILER®

WALZ

FORM #43653 VERSION: E1023

Label #1

Label #2

Label #3

Label #4

Certified Article Number

9414 7266 9904 2236 3093 10

SENDER'S RECORD

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Label #5 (OPTIONAL)

ANTHONY QUINN PALMER
REVOCABLE LIVING TRUST
1570 S CURSON AVE
LOS ANGELES, CA 90019

Label #6 - Return Receipt Barcode (Sender's Record)



9590 9266 9904 2236 3093 13

A FOLD AND TEAR THIS WAY → OPTIONAL

B

← TEAR ALONG THIS LINE

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

ANTHONY QUINN PALMER
REVOCABLE LIVING TRUST
1570 S CURSON AVE
LOS ANGELES, CA 90019

Certified Mail Fee \$

Return Receipt (Hardcopy) \$

Return Receipt (Electronic) \$

Certified Mail Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent to:

0.50
3.50
2.80
0.00
6.80

Reference Information

PS Form 3800, Facsimile, July 2015

Label #7 - Certified Mail Article Number

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **411 Hays Ave, Mount Pleasant TX 75455**, (“SUBJECT PROPERTY”), **LEGAL DESCRIPTION BEING: MT PLEASANT CITY BLOCKS BLK 197 LOT 4 .546 AC, Parcel 11303**

The City Council for the City of Mount Pleasant conducted a public hearing on **December 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 December, 2025

WESLEY LYON, Mayor
on behalf of City Council



AGENDA ITEM REPORT

Meeting: City Council - Dec 02 2025

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider Order 25-012 a declaration of a dilapidated structure at 1309 Houston Ave within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 1309 Houston Ave, Lilienstern Addition BLK 4 Lot 5.

Item Summary:

The structure at 1309 Houston Ave was neglected and is in a state of disrepair, beginning to collapse. A code case was opened by staff in July of 2025. John M Warren was properly notified by the city through a written notice sent 9-12-2025 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 (\$3500) 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 Structure at 1309 Houston Ave substandard by Order 25-012 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:

[Council Packet 1309 Houston Ave](#)

Memorandum

TO: Mayor, Mayor Pro Tem & City Council

FROM: John Ankrum, Building Official
Lynn Barrett, Director

SUBJECT: Unsafe Building Declaration of 1309 Houston Ave.

DATE: December 2, 2025

BACKGROUND: The structure located at 1309 Houston Ave was neglected and is in a state of disrepair and is beginning to collapse. The structure is vacant, and no repairs have been made. The owner of the property, Mrs Warren J E has been notified. The structure has become dilapidated and cannot be saved.

STATUS OF ISSUE: The structure at 902 W 10th was neglected and is in a state of disrepair. A code case was opened by staff in September of 2025. Mrs Warren J E was properly notified by the city through a written notice sent 9-15-2025 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

BUDGET: Cost for the city to demolish the structure (\$3500) would be recovered through a lien on the property. No transfer on the property would be allowed until the lien is expunged. The demolition cost would be covered by the budgeted line item for demos. The cost is slated to eventually be returned to the city's General Fund once the lien is repaid.

OPTIONS: The property owner either provides a plan and timetable to make the necessary repairs to bring the home up to minimum standards or the city council orders the home to be demolished in 30 days and if it's not demolished the city has the right to do so.

RECOMMENDATION: City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner or relative of 1309 Houston Ave, 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



NOTICE OF PUBLIC HEARING

% JOHN M WARREN
1309 N HOUSTON
MT PLEASANT, TX 75455

RE: City of Mount Pleasant, LILIENSTERN ADDITION BLK 4 LOT 5 .2497 AC, located at 1309 Houston , Mount Pleasant, TX. Titus CAD Property ID # 14558

Per city ordinance 150.015 Dangerous Structure. The structure located at **1309 Houston** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **December 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 9/11/2025. 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, October 22, 2025 4:37 PM
To: Leslie Brosnan
Subject: Please post
Attachments: Pics 411 Hays.pdf; Pics 902 W 10th.pdf; Pics 1309 Houston.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 12/2/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

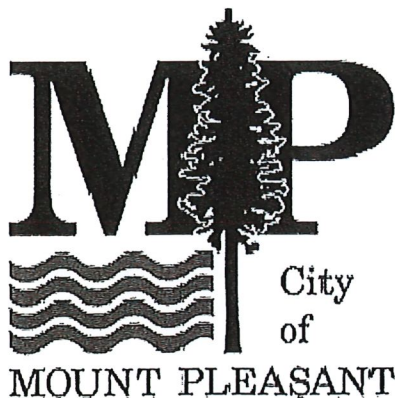
1309 Houston Ave owned by WARREN J E MRS Legal Description: LILIENSTERN ADDITION BLK 4 LOT 5 .2497 AC, Titus CAD Property ID # 14558

411 Hays Ave owned by PALMER ANTHONY QUINN TRUSTEE, Legal Description: MT PLEASANT CITY BLOCKS BLK 197 LOT 4 .546 AC, Titus CAD Property ID# 11303

902 W 10th St owned by FREEMAN E H MRS ESTATE, Legal Description: HIGHLAND PARK ADDITION BLK 2 LOT 1 & 2 .4673 AC, Titus CAD Property ID# 14046

These 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.



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.

John Ankrum

From: cameronauto@suddenlinkmail.com
Sent: Tuesday, October 21, 2025 12:58 PM
To: John Ankrum
Subject: Fwd: RE: Demo Bids

CAUTION: [EXTERNAL EMAIL]

Good afternoon,

Listed below is your quotes from Dennis: Let me know if you have any questions :)

1. 1309 Houston- \$3500
2. 411 Hays- \$5300
3. 902 W 10th St- \$9400

----- Original Message -----

From: jankrum@mpcity.org
To: cameronauto@suddenlinkmail.com Cc: camerond1956@gmail.com
Sent: Monday, October 20th 2025, 01:40 PM
Subject: RE: Demo Bids

Hey Dennis, do you think you can get me these bids so I can get the letters ready for council?
Thanks

From: John Ankrum
Sent: Tuesday, September 16, 2025 11:59 AM
To: Cameronauto <cameronauto@suddenlinkmail.com>
Cc: camerond1956@gmail.com
Subject: Demo Bids

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

TX 750

PL 101-505

9474 7266 9904 2236 3093 03

RETURN RECEIPT REQUESTED

ISANT

quadrant
FIRST-CLASS MAIL
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09/15/2025 ZIP 75455
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US POSTAGE

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2nd 10710E
Revised _____

SEP 18 2025

% JOHN M WARREN
1309 N HOUSTON
MT PLEASANT, TX 75455

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ORDER NO. 25-012

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **1309 Houston Ave, Mount Pleasant TX 75455**, (“SUBJECT PROPERTY”), LEGAL DESCRIPTION BEING: **LILIENSTERN ADDITION BLK 4 LOT 5 .2497 AC, Parcel 14558**

The City Council for the City of Mount Pleasant conducted a public hearing on **December 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 December, 2025

WESLEY LLYON, II, Mayor
on behalf of City Council



AGENDA ITEM REPORT

Meeting: City Council - Dec 02 2025

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider Order 25-013 a declaration of a dilapidated structure at 902 W 10th 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 902 W 10th Street, Highland Park Addition BLK 2 Lot 1 & 2.

Item Summary:

The structure at 902 W 10th St was neglected and is in a state of disrepair and is completely covered in vegetation. A code case was opened by staff in September of 2025. Mrs Freeman was properly notified by the city through a written notice sent 9-12-2025 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 (\$9400) 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 Structure at 902 W 10th Street substandard and order it to be demolished by the owner within 30 days by Order 25-013 and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute.

Attachments:

[Council Packet 902 W 10th St](#)

Memorandum

TO: Mayor, Mayor Pro Tem & City Council

FROM: John Ankrum, Building Official
Lynn Barrett, Director

SUBJECT: Unsafe Building Declaration of 902 W 10th St.

DATE: December 2, 2025

BACKGROUND: The home located at 902 W 10th St was neglected and is in a state of disrepair and is completely covered in vegetation. The home has been vacant, and no repairs have been made. The owner of the property, Mrs E H Freeman has been notified. The home has become dilapidated with major renovations needed if it's to be saved.

STATUS OF ISSUE: The structure at 902 W 10th was neglected and is in a state of disrepair. A code case was opened by staff in September of 2025. Mrs E H Freeman was properly notified by the city through a written notice sent 9-15-2025 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

BUDGET: Cost for the city to demolish the structure (\$9400) would be recovered through a lien on the property. No transfer on the property would be allowed until the lien is expunged. The demolition cost would be covered by the budgeted line item for demos. The cost is slated to eventually be returned to the city's General Fund once the lien is repaid.

OPTIONS: The property owner either provides a plan and timetable to make the necessary repairs to bring the home up to minimum standards or the city council orders the home to be demolished in 30 days and if it's not demolished the city has the right to do so.

RECOMMENDATION: City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner or relative of 902 W 10th, 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









NOTICE OF PUBLIC HEARING

Dream House Mortgage
165 Silver Lake Ave
Providence Rhode Island 02909

RE: City of Mount Pleasant, HIGHLAND PARK ADDITION BLK 2 LOT 1 & 2 .4673 AC, located at 902 W 10th St, Mount Pleasant, TX. Titus CAD Property ID # 14046

Per city ordinance 150.015 Dangerous Structure. The structure located at **902 W 10th St** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **December 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 9/11/2025. 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

NOTICE OF PUBLIC HEARING

FREEMAN E H MRS ESTATE
902 W 10TH
MOUNT PLEASANT, TX 75455

RE: City of Mount Pleasant, HIGHLAND PARK ADDITION BLK 2 LOT 1 & 2 .4673 AC, located at 902 W 10th St, Mount Pleasant, TX. Titus CAD Property ID # 14046

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John Ankrum
Building Official
903-575-4102
jankrum@mpcity.org

John Ankrum

From: John Ankrum
Sent: Wednesday, October 22, 2025 4:37 PM
To: Leslie Brosnan
Subject: Please post
Attachments: Pics 411 Hays.pdf; Pics 902 W 10th.pdf; Pics 1309 Houston.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 12/2/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

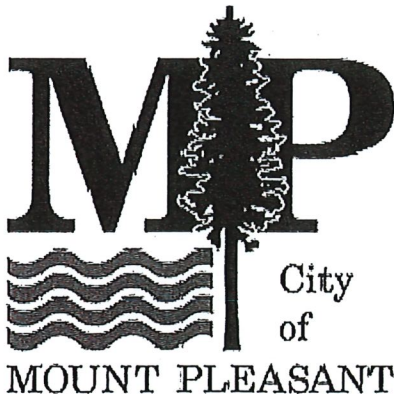
1309 Houston Ave owned by WARREN J E MRS Legal Description: LILIENSTERN ADDITION BLK 4 LOT 5 .2497 AC, Titus CAD Property ID # 14558

411 Hays Ave owned by PALMER ANTHONY QUINN TRUSTEE, Legal Description: MT PLEASANT CITY BLOCKS BLK 197 LOT 4 .546 AC, Titus CAD Property ID# 11303

902 W 10th St owned by FREEMAN E H MRS ESTATE, Legal Description: HIGHLAND PARK ADDITION BLK 2 LOT 1 & 2 .4673 AC, Titus CAD Property ID# 14046

These 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.



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.

John Ankrum

From: cameronauto@suddenlinkmail.com
Sent: Tuesday, October 21, 2025 12:58 PM
To: John Ankrum
Subject: Fwd: RE: Demo Bids

CAUTION: [EXTERNAL EMAIL]

Good afternoon,

Listed below is your quotes from Dennis: Let me know if you have any questions :)

1. 1309 Houston- \$3500
2. 411 Hays- \$5300
3. 902 W 10th St- \$9400

----- Original Message -----

From: jankrum@mpcity.org
To: cameronauto@suddenlinkmail.com Cc: camerond1956@gmail.com
Sent: Monday, October 20th 2025, 01:40 PM
Subject: RE: Demo Bids

Hey Dennis, do you think you can get me these bids so I can get the letters ready for council?
Thanks

From: John Ankrum
Sent: Tuesday, September 16, 2025 11:59 AM
To: Cameronauto <cameronauto@suddenlinkmail.com>
Cc: camerond1956@gmail.com
Subject: Demo Bids



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

CERTIFIED MAIL



NO. 114 TEXAS TX 750

16 SEP 2025 PM 7 L

9414 7266 9904 2236 3092 97

RETURN RECEIPT REQUESTED



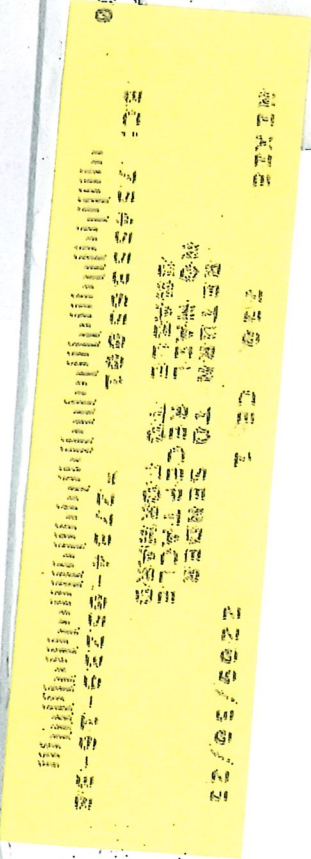
quadrant
FIRST-CLASS MAIL
IM1
\$010.44
09/15/2025 ZIP 75455
043M31263090

US POSTAGE

U/A

FREEMAN E H MRS ESTATE
902 W 10TH
MOUNT PLEASANT, TX 75455

75455 3092 97



ORDER NO. 25-013

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **902 W 10th Street, Mount Pleasant TX 75455**, (“SUBJECT PROPERTY”), **LEGAL DESCRIPTION BEING: HIGHLAND PARK ADDITION BLK 2 LOT 1 & 2 .4673 AC, Parcel 14046**

The City Council for the City of Mount Pleasant conducted a public hearing on **December 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 December, 2025

WESLEY LYON, Mayor
on behalf of City Council



AGENDA ITEM REPORT

Meeting: City Council - Dec 02 2025

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: **Discuss and consider Ordinance 2025-24 regarding requests under the Texas Public Information Act and limitations governing such requests.**

Item Summary:

During the 85th Regular Session of the Texas Legislature, the Texas Legislature passed H.B. 3107 amending the Public Information Act (Chapter 552 of the Texas Government Code; 552.275) to allow government entities to establish reasonable monthly and yearly limits on the amount of time that personnel of the governmental entity is required to spend producing public information for inspection or duplication by a requester, or providing copies of public information to a requester, without recovering its costs attributable to that personnel time. Also, harassing, repetitive, and/or redundant public information requests asking for a large amount of information (known as "vexatious requests") can impose great financial and time burdens on the City, as vexatious requests typically require City personnel to divert their time spent on normal tasks to locate, compile, and reproduce the requested information.

Financial Impact:

N/A

Recommendation(s):

Motion to approve Ordinance 2025-24 regarding requests under the Texas Public Information Act and limitations governing such requests.

CITY OF MOUNT PLEASANT, TEXAS

ORDINANCE 2025-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS TO ADD A NEW CHAPTER 38 – PUBLIC INFORMATION REQUESTS TO TITLE III – ADMINISTRATION OF THE CITY’S CODE OF ORDINANCES TO ESTABLISH A CHARGE AND REQUIRE PRIOR PAYMENT BEFORE THE CITY RESPONDS TO CERTAIN REQUESTS FOR THE PRODUCTION OF PUBLIC INFORMATION OR FOR COPIES OF PUBLIC INFORMATION IN ACCORDANCE WITH AND PURSUANT TO CHAPTER 552.275 OF THE TEXAS GOVERNMENT CODE; ESTABLISHING A REASONABLE LIMIT ON THE AMOUNT OF TIME PERSONNEL OF THE GOVERNMENTAL BODY ARE REQUIRED TO SPEND PRODUCING PUBLIC INFORMATION FOR INSPECTION OR DUPLICATION TO A REQUESTOR, AND/OR PROVIDE COPIES OF PUBLIC INFORMATION TO A REQUESTOR; ESTABLISHING COSTS TO BE PAID BY THE PUBLIC FOR REQUESTS THAT EXCEED THE REASONABLE LIMIT; PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.

WHEREAS, the City of Mount Pleasant, Texas, (“City”) is a home-rule municipality that is subject to the requirements of the Chapter 552, Texas Government Code, also known as the Texas Public Information Act (“TPIA”); and

WHEREAS, the City is authorized under Sec. 552.275(a), Texas Government Code, to establish reasonable monthly and yearly limits on the amount of time that personnel of the governmental body are required to spend producing public information for inspection or duplication by a requestor, or providing copies of public information to a requestor, without recovering its costs attributable to that personnel time; and

WHEREAS, the City Council for the City has determined that adoption of this Ordinance pursuant to Sec. 552.275 of the TPIA is necessary and appropriate to maintain efficient use of limited City resources, including available personnel time, while also complying with all applicable requirements and obligations imposed upon the City under the TPIA; and

WHEREAS, the City Council finds that the minimum monthly and yearly time limits deemed reasonable under Sec. 552.275(b) of the TPIA are indeed adequate to meet the objectives of this Ordinance;

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

Section 1. Recitals. The above caption and recitals are incorporated herein for all purposes.

Section 2. Amendment of Code of Ordinances. The City Code of Ordinances is hereby amended at Title III – Administration to add a new Chapter 38 – Public Information Requests, which shall hereafter read as follows:

TITLE III – ADMINISTRATION

...

CHAPTER 38: PUBLIC INFORMATION REQUESTS

§37.01 – Reasonable Time Limits Established.

The City shall adhere to all applicable requirements and procedures set forth in Section 552.275 of the Texas Public Information Act or “TPIA”. In complying with the requirements imposed upon the City by Chapter 552, Tex. Gov’t Code, also known as the TPIA, the City Council has determined that:

- (1) Thirty-six hours (36 hours) per fiscal year; or
- (2) Fifteen hours (15 hours) per calendar month;

are reasonable limits for the amount of time that City personnel are required to spend each year or month, respectively, producing information for inspection or duplication by a requestor, or providing copies of public information to a requestor, without recovering costs attributable to that personnel time.

§37.02 – Calculation of Personnel Time.

(a) Each time the City complies with a request for public information, the City shall provide the requestor with a written statement of the amount of personnel time spent complying with that request and the cumulative amount of time spent complying with requests for public information from that requestor during the applicable monthly or yearly period. The amount of time spent preparing the written statement may not be included in the amount of time included in the statement provided to the requestor under this subsection unless the requestor's time limit for the period has been exceeded. The amount of personnel time spent complying with a public information shall include the actual time spent locating, compiling, manipulating data, and/or reproducing the requested information, including time spent preparing a redacted version of existing documents if necessary.

(b) If, in connection with a request for public information, the cumulative amount of personnel time spent complying with requests for public information from the same requestor equals or exceeds the limit established by the City under §37.01 of this Chapter, the City shall provide the requestor with a written estimate of the total cost, including materials, personnel time, and overhead expenses, necessary to comply with the request. The written estimate must be provided to the requestor on or before the 10th day after the date on which the public information was requested. The amount of this charge relating to the cost of locating, compiling, and producing the public information shall be established by rules prescribed by the attorney general under Sections [552.262](#) (a) and (b) of the TPIA.

(c) This subsection applies only to a request made by a requestor who has made a previous request to the City that has not been withdrawn, for which the City has located and compiled documents in response, and for which the City has issued a statement under §37.02(b) of this Chapter that remains unpaid on the date the requestor submits the new request. The City is not required to locate, compile, produce, or provide copies of documents or prepare a statement under §37.02(b) in response to a new

request described by this subsection until the date the requestor pays each unpaid statement issued under §37.02(b) in connection with a previous request or withdraws the previous request to which the statement applies.

(d) If the City determines that additional time is required to prepare the written estimate under §37.02(b) and provides the requestor with a written statement of that determination, the City must provide the written statement under that subsection as soon as practicable, but on or before the 10th day after the date the City provided the statement under this subsection.

(e) If the City provides a requestor with a written statement under §37.02(b) and the time limits prescribed by §37.01 regarding the requestor have been exceeded, the City is not required to produce public information for inspection or duplication or to provide copies of public information in response to the requestor's request unless on or before the 10th day after the date the City provided the written statement under that subsection, the requestor submits payment of the amount stated in the written statement provided under §37.02(b). If the requestor fails or refuses to submit payment under this subsection, the requestor is considered to have withdrawn the requestor's pending request for public information.

§37.03 – Applicability.

The definitions provided by Sec. 552.275(m) of the TPIA are incorporated by reference herein.

This Chapter does not apply if the requestor:

- (a) is an individual who, for a substantial portion of the individual's livelihood or for substantial financial gain, gathers, compiles, prepares, collects, photographs, records, writes, edits, reports, investigates, processes, or publishes news or information for and is seeking the information for:
 - (1) dissemination by a news medium or communication service provider, including:
 - (i) an individual who supervises or assists in gathering, preparing, and disseminating the news or information; or
 - (ii) an individual who is or was a journalist, scholar, or researcher employed by an institution of higher education at the time the person made the request for information; or
 - (2) creation or maintenance of an abstract plant as described by Section [2501.004](#), Insurance Code; or
- (b) is an elected official of the United States, this state, or a political subdivision of this state; or
- (c) is a representative of a publicly funded legal services organization that is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as amended, by being listed as an exempt entity under Section 501(c)(3) of that code.

Section 3. Severability. If any word, phrase, clause, paragraph, part or provision of this Ordinance or its subsections, or the application thereof to any person or circumstance shall be held to be invalid or unconstitutional, the remainder of that subsection, and of this Ordinance, shall nevertheless be valid, and the City Council hereby declares that the subsection would have been enacted without such invalid, or unconstitutional word, phrase, clause, paragraph, part or provision, had the City Council known of the invalidity or unconstitutionality.

Section 4. Conflict. All other Ordinances and parts of other Ordinances directly conflicting with any part of this Ordinance are hereby repealed, only to the extent of such direct conflict.

Section 5. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council.

Section 6. Open Meeting. It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law.

PASSED AND APPROVED the _____ day of _____ 2025.

Wesley Lyon II
Mayor

ATTEST:

Candias Webster
City Secretary

APPROVED AS TO FORM:

Lea Ream
Attorney for the City



AGENDA ITEM REPORT

Meeting: City Council - Dec 02 2025

Department:

Subject: Discussion on a Social Media policy for the City of Mount Pleasant.

Item Summary:

Discussion on creating a Social media policy

Financial Impact:

N/A

Recommendation(s):

No action required

Attachments:

[DOCS1-#353906-v1-MP_Social_Media_Policy](#)

The City of Mount Pleasant Social Media Terms and Conditions for Users

PURPOSE. Because many of our citizens and other stakeholders utilize social media for news and communications, the City of Mount Pleasant has developed its own social media accounts, which help us inform the public about our work and mission.

The City of Mount Pleasant has an important interest in assuring the accuracy and consistency of information associated with our social media sites. We also respect the First Amendment to the U.S. Constitution and the constitutional right to freedom of speech. These terms and conditions establish guidelines for the public's use of social media that balances these values and provide notice to the public of the City of Mount Pleasant's decision to cease and discontinue comment and message features on its social media accounts.

IMPORTANT NOTICE.

Beginning January 2, 2026, the City of Mount Pleasant will cease and discontinue the comment and message feature on its social media accounts such that no comments or messages can be received or posted. Additionally, in the interest of public and community safety, the City of Mount Pleasant shall delay access to its meetings aired on social media, such as those meetings shared on You Tube.

Beginning on January 2, 2026, the City of Mount Pleasant will use its social media to distribute information to the public regarding municipal, other government related events or activities and core municipal related events and activities, such as the City of Mount Pleasant, City of Mount Pleasant Economic Development Corporation or Industrial Development Corporation, area school districts, Titus County, Titus County Appraisal District, and other governmental entities and agencies. The City of Mount Pleasant will not use its social media accounts to distribute information about non-municipal, non-governmental or non-core related events or activities.

Citizens and other members of the public are free to attend the City of Mount Pleasant public meetings to address the Council during public comments portion of the meeting. Citizens and other members of the public who are unable to attend the City of Mount Pleasant public meetings may also submit their written comments to be read during the public comments portion of the meeting. Such comments must be submitted by email to [\[EMAIL\]](#) or a letter to the City of Mount Pleasant, Attn. City Secretary, 501 North Madison, Mount Pleasant, Texas 75455-4000 and must be received no later than 24two (2) hours prior to the start of the meeting.

Citizens and other members of the public may also write or email the City of Mount Pleasant regarding any questions or concerns by sending an email to [\[EMAIL\]](#) or a letter to the City of Mount Pleasant, Attn. City Secretary, 501 North Madison, Mount Pleasant, Texas 75455-4000.

All comments or messages posted prior to January 2, 2026 will be maintained on the City's Social Media in accordance with the terms of this policy. Additionally, if the City subsequently decides to allow comments or messages to be posted on its Social Media, all such comments or messages, will be maintained on the City's Social Media in accordance with the terms of this policy.

DEFINITIONS

1. “Social media” means digital content created by us and communicated on platforms that allow sharing, commenting, and engagement from the public. Examples of social media accounts we may use are Facebook, Twitter, Instagram, YouTube, and LinkedIn.
2. “Comments” include any digital content, information, links, images, videos, or any other form of communicative content posted in reply or response to a social media account operated by us.
3. “User” means a member of the public who views or interacts with one or more of our social media accounts.

GENERAL GUIDELINES

1. These terms and conditions apply to all our social media sites. Where possible, a link to these terms and conditions will be made available as a hyperlink or posted as text somewhere on our social media account(s).
2. Users should know that social media posts we make, comments and replies to those posts, and any direct or private messages sent to us may be public records subject to applicable public records release.
3. Our social media accounts are not monitored 24/7 and no one should utilize our social media accounts to seek emergency services. Anyone in need of emergency help should call 9-1-1.
4. We do not guarantee we will respond to comments or messages sent on our social media accounts.

EXPECTATIONS

1. The leaders of the City of Mount Pleasant believe that honest, civil, and productive discussions provide the best environment for citizens to understand the work of their government and participate in constructive engagement.
2. We ask users to consider that our social media feeds may be viewed by children and other impressionable people. Please avoid profanity, personal attacks, bullying, or use of incorrect information.

CONTENT MODERATION

1. **Limited Public Forum.** Our social media accounts are created and maintained as limited public forums under the caselaw pertaining to the First Amendment to the U.S. Constitution. In the past, we have invited members of the public to view and, where

possible, provide comments or other engagement on our social media accounts. However, the law permits us to hide and/or delete comments that are not protected speech under the First Amendment and relevant case law. As a general rule, we will not hide and/or delete comments solely because such comments are critical of the City of Mount Pleasant or its officials.

2. **Prohibited Content.** Relevant First Amendment case law permits us to hide or delete certain comments on our social media accounts. The following will be hidden or deleted per this policy:
 - a. Comments directly advocating violence or illegal activity;
 - b. Comments containing obscenity, which is defined as sexually explicit and/or pornographic content that is (1) patently offensive, (2) appeals to prurient interest, and (3) lacks serious literary, artistic, political, or scientific value;
 - c. Comments that directly promote or advocate that we illegally discriminate based on race, age, religion, gender, national origin, disability, sexual orientation, veteran status, or any other legally protected class;
 - d. Comments containing links to malware and/or malicious content that affects the normal functioning of a computer system, server, or browser;
 - e. Duplicate comments to the same post within a short period of time that appear to be autogenerated or generic in nature;
 - f. Defamatory comments either as determined by a court or comments that are patently defamatory by easily discoverable facts;
 - g. Comments that contain images or other content that violate the intellectual property or copyright rights of someone else;
 - h. Comments that contain a hyperlink to any website other than those controlled by the City of Mount Pleasant. This will be done without regard to the viewpoint of the comment containing such a link or the content of the site to which the link redirects.
3. **Retention.** When a comment containing any of the above prohibited content is posted to our social media account(s) and is removed according to this policy, a copy or electronic record of that content may be retained or archived pursuant to our records retention policy, along with a brief description of the reason the specific content was deleted. Once documented, the content will be removed, where possible, from our social media account(s).
4. **Right of Appeal.** If our staff hides or deletes a user's comment pursuant to these terms and conditions, staff will provide the user with the policy violation. The user has the

right to appeal that decision by sending an email to [\[EMAIL\]](#) or a letter to the City of Mount Pleasant, Attn. City Secretary, 501 North Madison, Mount Pleasant, Texas 75455-4000 within five business days of the removal.

Upon receipt of an appeal, our attorney will determine whether the comment at issue contained content protected by the First Amendment. In the event the city attorney determines that a violation has not occurred, the comment may (if possible) be restored for public view, or the user may be permitted to repost the comment. Upon a determination that the comment was not protected by the First Amendment, the user will be notified that the removal shall stand.

5. **Blocking or Banning a User.** When staff determines that a user has violated these terms and conditions on three or more occasions within a twelve-month rolling period, we may block or ban the offending user from the social media account where the violations occurred until further notice.

If we block or ban a user, we will (a) reasonably attempt to notify the user; (b) describe the violation(s); and (c) explain the appeal process.

In the event it is determined the user has not violated this policy three times within a rolling 12-month period, we will unblock or unban the user from the social media account. Otherwise, our decision will stand.

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AGENDA ITEM REPORT

Meeting: City Council - Dec 02 2025

Staff Contact: Rob Vine, City Manager

Department: Administration

Subject: **City Manager's Report**
