

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 January 21, 2025, at 6:00 PM. at the Council Chambers located at 501 North Madison with the following members present:

Tracy Craig	-	Mayor
Carl Hinton	-	Mayor Pro-Tem
Sherri Spruill	-	Council Member
Kelly Redfearn	-	Council Member
Jonathan Hageman	-	Council Member
Debbie Corbell	-	Council Member
Greg Nyhoff	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney

CONSIDER APPROVAL OF THE JANUARY 7, 2025, JANUARY 8, 2025, AND JANUARY 15, 2025 MEETING MINUTES.

Motion was made by Council Member Hageman, Seconded by Council Member Corbell to approve January 7, 2025, January 8, 2025 and January 15, 2025 meeting Minutes. Upon a vote, the motion carried unanimously.

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT

No action was taken by the Council.

CONSIDER CALLING A GENERAL ELECTION FOR MAY 3, 2025, FOR THE ELECTION OF THE MAYOR AND TO COUNCIL MEMBERS.

Motion was made by Council Member Corbell, Seconded by Council Member Redfearn to Order a General election for May 3, 2025, for the Election of Mayor and Council Places 1 and 2. Upon a vote, the motion carried unanimously.

CONSIDER A REQUEST FROM THE TITUS COUNTY FAIR ASSOCIATION AND CASA TO REDUCE THE PRICE OF THEIR CIVIC CENTER RENTAL FEE.

Motion was made by Council Member Redfearn, Seconded by Council Member Hinton to table the request and do a further investigation with a future workshop. Upon a vote, the motion carried unanimously.

MONTHLY FINANCIAL REPORTS FOR MONTHS ENDED NOVEMBER 30, 2024 AND DECEMBER 31, 2024.

No action was taken by the Council.

QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED DECEMBER 31, 2024.

Motion was made by Council Member Corbell, Seconded by Council Member Hinton to accept the quarterly investment report for quarters ended December 31, 2024. Upon a vote, the motion carried unanimously.

CONSIDER AWARDING BID FOR THE HOUSING AUTHORITY WATER IMPROVEMENT PROJECT.

Motion was made by Council Member Hageman, Seconded by Council Member Hinton to award the bid for the Housing Authority Water Improvement to Capital Underground Utilities. LLC in the amount of \$451,895.00. Upon a vote, the motion carried unanimously.

CONSIDER TASK ORDER #1 TO AMEND THE CONTRACT WITH KSA FOR THE SOUTHSIDE WASTEWATER TREATMENT PLANT AND PROJECT UPDATE.

Motion was made by Council Member Hageman, Seconded by Council Member Redfearn to approve Task Order #1 and amend the contract with KSA in the amount of \$184,600.00 for the Southside Wastewater Treatment plant and project update. Upon a vote, the motion carried unanimously.

CONSIDER PAY REQUEST #3 FOR WICKER CONSTRUCTION INC. FOR WORK PERFORMED ON THE WEST LOOP WASTEWATER COLLECTION PROJECT.

Motion was made by Council Member Hageman, Seconded by Council Member Hinton to approve pay request #3 for Wicker Construction Inc. for work performed on the West Loop Wastewater Collection project in the amount of \$2,273,154.76. Upon a vote, the motion carried unanimously.

CONSIDER PAY REQUEST #20 FROM HERITAGE CONSTRUCTION LLC FOR WORK PERFORMED AT THE SOUTHSIDE WASTEWATER TREATMENT PLANT.

Motion was made by Council Member Hinton, Seconded by Council Member Hageman to approve pay request #20 from Heritage Construction LLC for work performed at the Southside Wastewater Treatment plant in the amount of \$1,155,424.24. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER HOLD OVER APPOINTMENTS TO CITY BOARD AND COMMISSIONS AND OPEN THE APPLICATION PERIOD FOR APPOINTEES.

Motion was made by Council Member Redfearn, Seconded by Council Member Hinton to hold over appointments to City Board and Commissions and open the application period for appointees. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FROM CAPPS PROPERTIES LTD. FOR APPROVAL OF A ZONING CHANGE FROM FD (FUTURE DEVELOPMENT DISTRICT) OF 134.3 +/- ACRES OF THE DEER PARK DEVELOPMENT TO SF-1 (SINGLE-FAMILY ONE RESIDENTIAL DISTRICT) ON 32.58 +/- ACRES ON A PORTION OF TRACT 3902 IN THE JOHN H ORE SURVEY, ABSTRACT NO. 423, INCLUDING DEER PARK ESTATES BLK A, AND TO SF-2 (SINGLE FAMILY TWO RESIDENTIAL DISTRICT) ON 101.7 +/- ACRES COMPRISING THE REMAINDER OF TRACT 3902, AND TRACTS 3903 AND 3907 OF THE JOHN ORE SURVEY ABSTRACT 423 AND OF TRACTS 62 AND 64 OF THE WILLIAM PORTER SURVEY NUMBER 437 AND LOCATED GENERALLY NORTH OF N. JEFFERSON AVENUE, EAST AND SOUTH OF DEER PARK LANE. Z-2024-09.

Mayor opened the public hearing and no comments were made, the mayor closed the Public Hearing. Motion was made by Council Member Hageman, Seconded by Council Member Hinton to approve Ordinance 2025-2 reflecting the sane request from Capps Properties LTD. for approval of a zoning change from FD (future development district) of 134.3 +/- acres of the deer park development to sf-1 (single-family one residential district) on 32.58 +/- acres on a portion of tract 3902 in the John H Ore survey, abstract no. 423, including Deer Park estates, blk a, and to sf-2 (single family two residential district) on 101.7 +/- acres comprising the remainder of tract 3902, and tracts 3903 and 3907 of the John Ore survey abstract 423 and of tracts 62 and 64 of the William Porter survey number 437 and located generally North of N. Jefferson Avenue, East, and South of Deer Park Lane. Z-2024-09. Upon a vote, the motion carried unanimously.

CONSIDER A REQUEST FROM PANN SRIBHEN ON BEHALF OF SINGHA GROUP AND OWNER ROBERTO MARROQUIN FOR APPROVAL OF A 72-LOT PRELIMINARY PLAT OF THE JUNCTION ADDITION SUBDIVISION SITUATED IN THE JOHN H. ORE SURVEY, ABSTRACT NO. 423, TRACT 3901 AND THE MARROQUIN SUBDIVISION BLOCK A, LOTS 2-7, LOCATED NORTH OF BREEZEWAY DRIVE AND THE JUNCTION OF N. US HWY 271 AND US HWY 271 BUSINESS. PP-2024-04

Motion was made by Council Member Hinton, Seconded by Council Member Hageman to approve a request from Pann Sribhen on behalf of Singha group and owner Roberto Marroquin for approval of a 72-lot preliminary plat of the Junction Addition subdivision situated in the John HA Ore survey, abstract no. 423, tract 3901 and the Marroquin subdivision block A, lots 2-7, located North of Breezeway Drive and the junction of N. US HWY 271 and us HWY 271 business with the below conditions. PP-2024-04

1. The development shall require final approval of engineering plans prior to final platting.

2. Sidewalks on both sides of interior streets will be required to be installed with the construction of homes and a plat note is required to provide notice.
3. TXDOT approvals of final intersections and utility bore locations will be required prior to the final plat submittal.
4. Submittal and approval of the final plat will be required prior to the issuance of any building permits and certificate of occupancy (CO).
5. The development shall meet all building and fire department requirements as adopted.

Upon a vote, the motion carried unanimously.

CITY MANAGER'S REPORTS

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: Discussion of Economic Development Corporation Projects--Deliberations regarding Economic Development Negotiations (Tex Gov't Code 551.087), Deliberations about real property (Tex. Gov't Code 551.072) and Consultation with Attorney (Tex. Gov't Code §551.071) Discussion of pending or contemplated litigation—Consultation with Attorney (Tex. Gov't Code §551.071) Discussion of status of recruitment for City Manager--Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074)

RECONVENE INTO THE REGULAR SESSION

In accordance with the Texas Government Code, Chapter 551, the City Council will reconvene into open session to consider action, if any, on matters discussed in the executive session. The Mayor announced no action was taken in the executive session.

ADJOURN: 10:23 P.M.

Mayor Adjourned the Meeting.

TRACY CRAIG, SR, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY