

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

Carl Hinton	-	Mayor Pro-Tem
Kelly Redfearn	-	Council Member
Sherri Spruill	-	Council Member
Debbie Corbell	-	Council Member
Kimberly Meek	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney

Absent:	Tracy Craig	-	Mayor
	Jonathan Hageman	-	Council Member

CONSIDER APPROVAL OF THE APRIL 10, 2025, SPECIAL MEETING APRIL 15, 2025, REGULAR MEETING, APRIL 28, 2025, SPECIAL MEETING, AND APRIL 30, 2025 SPECIAL MEETING MINUTES.

Motion was made by Council Member Redfearn and Seconded by Council Member Corbell to consider approval of the April 10, 2025, April 15, 2025, April 28, 2025, and April 30, 2025, Special Meeting. Upon a vote, the motion carried unanimously.

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT

No action was taken by the Council

PRESENTATION OF LIBRARIES TRANSFORMING COMMUNITIES (LTC): ACCESSIBLE SMALL AND RURAL COMMUNITIES GRANT.

Guadalupe Herrera presented to Council.

CONSIDER PAY REQUEST #23 FROM HERITAGE CONSTRUCTION LLC FOR WORK PERFORMED AT THE SOUTHSIDE WASTEWATER TREATMENT PLANT.

Motion was made by Council Member Redfearn and Seconded by Council Member Corbell to approve pay request #23 from Heritage Construction LLC for work performed at the Southside Wastewater Treatment Plant in the amount of \$388,880.31. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FOUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER A DECLARATION OF A DILAPIDATED STRUCTURE AT 508 HAGGARD AVE WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 508 HAGGARD AVE, ANDERSON BLK D LOT 5.

Mayor Pro-Tem opened and closed the public hearing with no comments being made. Motion was made by Council Member Corbell and Seconded by Council Member Redfearn to declare the building at 508 Haggard Ave 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 ordinances and state statute. Upon a vote, the motion carried unanimously

HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER A DECLARATION OF A DILAPIDATED STRUCTURE AT 803 E 4TH STREET WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, TO 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.

Mayor Pro-Tem opened the public hearing and the daughter spoke. Mayor Pro-Tem closed the public hearing. Motion was made by Council Member Corbell and Seconded by Council Member Redfearn to table until the family could work out things with their attorney. Upon a vote, the motion carried unanimously

EXECUTIVE SESSION

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

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074) related to the management, responsibilities, performance, and business operations of the MPEDC carried out through its Board of Directors, Executive Director, Interim Executive Director, Director of Business Operations, and City Council and Employment Agreement for Interim Executive Director

Consultation with Attorney (Tex. Gov't Code §551.071) related to the MPEDC Articles of Incorporation and amendments to the same and City of Mount Pleasant Public Improvement District.

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074) related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, IDC/EDC, Library, and Housing Authority Board Appointments.

Consultation with Attorney (Tex. Gov't Code §551.071) regarding potential claims relating to WWTP screw pumps.

Consultation with Attorney (Tex. Gov't Code §551.071) and Real Estate matter (Tex. Gov't Code §551.072) regarding the settlement of Cause No. 43346, Luis and Alma Lozano's Appeal of Special Commissioner's Award, pending in the 76th District Court of Titus County.

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.

CONSIDER AND POSSIBLE ACTION ON RESOLUTION 2025-7 ESTABLISHING THE CITY OF MOUNT PLEASANT PUBLIC IMPROVEMENT DISTRICT POLICY.

Motion was made by Council Member Spruill and Seconded by Council Member Redfearn to approve of the Mount Pleasant Public Improvement District Policy with one edit, that the non-refundable fee be \$25,000 on page 4. Upon a vote, the motion carried unanimously.

CONSIDER APPROVAL OF IDC/EDC, LIBRARY, AND HOUSING AUTHORITY BOARD APPOINTMENTS.

Motion was made by Council Member Spruill and Seconded by Council Member Corbell appoint Marry Hearron, Paula Dyal, and Helen Thompson to the Library Board and Charles Adair and Kellye Cooper to the Housing Authority Board. Upon a vote, the motion carried unanimously.

CONSIDER SETTLEMENT OF CAUSE NO. 43346, LUIS AND ALMA LOZANO'S APPEAL OF SPECIAL COMMISSIONER'S AWARD, PENDING IN THE 76TH DISTRICT COURT OF TITUS COUNTY.

Motion was made by Council Member Redfearn and Seconded by Council Member Corbell authorize the attorneys to complete the terms of the settlement of Cause No. 43346 concerning Mr. and Mrs. Lozano's appeal in accordance with direction provided in executive session. Upon a vote, the motion carried unanimously.

CONSIDER AND POSSIBLY APPROVE THE EMPLOYMENT AGREEMENT FOR INTERIM EXECUTIVE DIRECTOR.

Motion was made by Council Member Corbell and Seconded by Council Member Redfearn to approve of the employment agreement approved by the MPEDC Board for the MPEDC Interim Executive Director with the revision discussed by Council in executive session. Upon a vote, the motion carried unanimously.

Motion was made by Council Member Redfearn and Seconded by Council Member Corbell to approve of Resolution of 2025-08 adding language to the MPEDC amended articles of incorporation (passed at the April 15, 2025 meeting in resolution 2025-06), adding language permitting holdovers as permitted by the Texas Constitution and other laws. Upon a vote, the motion carried unanimously.

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), §551.76 (Deliberations about Security Devices), §551.087, (economic development negotiations), or any other authorized by Chapter 551 of the Texas Government Code.

ADJOURN 9:53 PM

CARL HINTON, MAYOR PRO-TEM

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY