

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 July 1, 2025, at 6:00 PM. at the Council Chambers located at 501 North Madison with the following members present:

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

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 JUNE 17, 2025, REGULAR MEETING MINUTES.

CONSIDER PAY REQUEST #1 FOR J2 CONSTRUCTION SERVICES FOR WORK PERFORMED AT INDUSTRIAL LIFT STATION AND FORCE MAIN. \$242,203.68

CONSIDER PAY REQUEST #8 FOR WICKER CONSTRUCTION, INC. FOR WORK PERFORMED ON THE WEST LOOP WASTEWATER COLLECTION PROJECT. \$475,061.18

CONSIDER PAY REQUEST #25 FROM HERITAGE CONSTRUCTION LLC FOR WORK PERFORMED AT THE SOUTHSIDE WASTEWATER TREATMENT PLANT. \$447,468.22

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

REGULAR AGENDA

CONSIDER RESPONSES TO REQUEST FOR BIDS ON STREET WORK #1-2025 AND POSSIBLE ACTION ON CONTRACT AWARD(S).

Motion was made by Council Member Hageman and seconded by Council Member Redfearn to approve Street Work Bid #1-2025. Awarding TexOp Construction, LP items #1-2, consisting of Asphalt Surface Milling and Asphalt Edge Milling, and awarding Texana Land & Asphalt Inc. item #3, consisting of Chip Seal/ Seal Coating. 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 604 E 8TH ST WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 604 E 8TH, MT PLEASANT CITY BLOCK 159 LOT 3A.

The Mayor opened the Public hearing, and no citizens commented, then the Mayor closed the public hearing. Motion was made by Council Member Hageman and seconded by Council Member Hinton to approve Order 25-005 to declare the building at 604 E 8th substandard and order it to be demolished by the owner within 30 days and authorize abatement by the city after that time, according to procedures in city ordinance and state statute. 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 401 E 14TH ST WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 401 E 14TH, MT PLEASANT CITY BLOCK 334A LOT 1.

The Mayor opened the Public hearing, and no citizens commented, then the Mayor closed the public hearing. Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve Order 25-004 to declare the building at 401 E 14th substandard and order it to be demolished by the owner within 30 days and authorize abatement by the city after that time, according to procedures in city ordinance and state statute. 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 TWO DILAPIDATED STRUCTURE AT 1200 BLK OF RHAMBEAU PARCEL 11654 WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 1200 BLK OF RHAMBEAU, MT PLEASANT CITY BLOCK 237B LOT 15C.

The Mayor opened the Public hearing, and no citizens commented, then the Mayor closed the public hearing. Motion was made by Council Member Hageman and seconded by Council Member Knight to approve Order 25-003 to declare the building at 1200 Block of Rhambeau substandard and order it to be demolished by the owner within 30 days and authorize abatement by the city after that time, according to procedures in city ordinance and state statute. Upon a vote, the motion carried unanimously.

CONSIDER APPROVING A TEMPORARY CONSTRUCTION ACCESS LICENSE AGREEMENT WITH JON ANDERSON TO ALLOW THE TRANSPORTATION OF CONSTRUCTION FILL MATERIAL ACROSS A VACANT CITY-OWNED TRACT ADJACENT TO THE ANDERSON TOWNE CROSSING MULTI-FAMILY PROJECT.

Motion was made by Council Member Corbell and seconded by Council Member Knight to approve the temporary construction access license agreement with Mr. Anderson for his use of the pathway through the city's property for transport of fill material for construction purposes on his Anderson Towne Crossing property. Upon a vote, the motion carried unanimously.

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) related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

(1) Discussion of application for City Manager and (2) Municipal Judge

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

RECONVENE INTO THE REGULAR SESSION

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

No action taken on the first item in executive session on either the City Manager application or the Municipal Court Judge.

Motion was made by Council Member Knight and seconded by Council Member Redfearn to approve the Performance Agreement between the City of Mount Pleasant and the Mount Pleasant EDC for the EDC to pay the City 42.75% of the lease payments under the Commercial Lease Agreement between the MPEDC and the Developer relating to Project Elixir Pro which funds can be used by the City for infrastructure improvements. Upon a vote, the motion carried unanimously.

ADJOURN 8:55 PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY