

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 15, 2025, at 6:00 PM. at the Council Chambers located at 501 North Madison with the following members present:

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

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 JULY 1, 2025, REGULAR MEETING MINUTES.

CONSIDER PAY REQUEST #2 FOR DRAKE PAVING, LLC, FOR WORK PERFORMED AT THE MOUNT PLEASANT REGIONAL AIRPORT SOUTHWEST SITE DEVELOPMENT AND DRAINAGE IMPROVEMENTS. \$216,023.33

CONSIDER ACCEPTING THE QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED JUNE 30, 2025.

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

CONSIDER APPROVAL OF ELECTRICAL EASEMENT WITH SWEPCO

Motion was made by Council Member Corbell and seconded by Council Member Redfearn to approve the electrical easement with SWEPCO and authorize the City Manager to sign the document. 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 1103 EARNEST ST 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 1103 EARNEST ST, MT. PLEASANT CITY BLOCK 230 LOT 18 0.2215 AC.

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 Knight to approve Order 25-006 and declare the accessory structure at 1103 Earnest substandard and order it to be demolished by the owner within 30 days and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute. 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 609 W 7TH 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 609 W 7TH ST, CALDWELL BLOCK 7 LOT 4A .1484 AC.

The Mayor opened the Public hearing, and no citizens commented, then the Mayor closed the public hearing. Motion was made by Council Member Corbell and seconded by Council Member Hinton to approve Order 25-007 and declare the building at 609 W 7th substandard and order it to be demolished by the owner within 30 days and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER ORDINANCE 2025-13 AT THE REQUEST OF OWNER ANA CASTILLO, PROPERTY OWNER, TO APPROVE AUTHORIZING A SPECIFIC USE PERMIT (SUP) FOR A CHURCH WITHIN A SINGLE-FAMILY RESIDENTIAL DISTRICT, BEING A 0.350-ACRE PROPERTY, DESCRIBED AS LOTS 3 & 4, BLOCK 16, SUNRISE ADDITION, AND ADDRESSED AS 1306 E. 8TH STREET. SUP-2025-02

The Mayor opened the Public hearing, and citizens commented, then the Mayor closed the public hearing. Motion was made by Council Member Corbell and seconded by Council Member Hinton to deny Ordinance 2025-13 at the request of owner Ana Castillo, property owner, to approve authorizing a Specific Use Permit (SUP) for a church within a single-family residential district, being a 0.350-acre property, described as Lots 3 & 4, Block 16, Sunrise Addition, and addressed as 1306 E. 8th Street. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER ORDINANCE 2025-14 A REQUEST FROM WILLIAM EDWARD AHRENS, PROPERTY OWNER, AND VINCENT G. HUEBINGER ON BEHALF OF CTG I LLC, TO ALLOW FOR A 100-FOOT TELECOMMUNICATIONS TOWER WITHIN A COMMERCIAL ZONING DISTRICT, BEING A 0.731-ACRE PROPERTY DESCRIBED AS LOT 5, MOUNT PLEASANT CITY BLOCK 310D, AND ADDRESSED AS 1706 WEST FERGUSON ROAD.

The Mayor opened the Public hearing, and no citizens commented, then the Mayor closed the public hearing. Motion was made by Council Member Corbell and seconded by Council Member Knight to approve Ordinance 2025-14 a request from William Edward Ahrens, property owner, and Vincent G. Huebinger on behalf of CTG I LLC, to allow for a 100-foot telecommunications tower within a Commercial zoning district, being a 0.731-acre property described as Lot 5, Mount Pleasant City Block 310D, and addressed as 1706 West Ferguson Road. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER A REQUEST FROM PRIMACY BUILDER, LLC FOR APPROVAL OF A NEW FINAL REPLAT FOR THE TENNISON CROSSING ADDITION, ZONED PD-1, ON A 3.677 ACRE TRACT FOR DEVELOPMENT OF 44 TOWNHOME LOTS ON THE NORTH SIDE OF TENNISON ROAD APPROXIMATELY 375 FEET EAST OF JEFFERSON AVENUE. RP-2025-08

Motion was made by Council Member Redfearn and seconded by Council Member Hinton to approve new final replat for the Tennison Crossing Addition, Zoned PD-1, on a 3.677 acre tract for development of 44 townhome lots on the north side of Tennison Road approximately 375 feet east of Jefferson Avenue. Upon a vote, the motion carried unanimously.

CONSIDER A REQUEST FROM VAUGHN ZIMMERMAN, PROPERTY OWNER, FOR THE APPROVAL OF A PRELIMINARY PLAT (PP) FOR THE PLEASANT POINT APARTMENTS, BEING A 9.04-ACRE PROPERTY IN THE COMMERCIAL (C) ZONING DISTRICT, DESCRIBED AS MOUNT PLEASANT

CITY, BLK 330, LOT 1, TRACT 1, & LOT 3-B, BLOCK 332, AND ADDRESSED AS 1708 W. 16TH STREET. PP-2025-01

Motion was made by Council Member Hinton and seconded by Council Member Redfearn to approve the preliminary plat of Pleasant Pointe Apartment complex, subject to the following conditions: 1. Approval of civil construction plans, including a new sewer line installation to serve the property prior to final plat approval 2. Approval of TXDOT for the sewer installation configuration along US 67 prior to construction plan approval and construction commencement. Upon a vote, the motion carried unanimously.

CONSIDER A REQUEST TO APPROVE A SITE PLAN FOR THREE APARTMENT BUILDINGS AND A CLUB HOUSE FOR THE PLEASANT POINTE APARTMENTS ON A 9.04 ACRE PROPERTY ADDRESSED AS 1708 W 16TH STREET. SP-2025-02

Motion was made by Council Member Hinton and seconded by Council Member Redfearn to approve the site plan as presented for Pleasant Pointe Apartments. Upon a vote, the motion carried unanimously.

CITY MANAGER'S REPORT

COUNCIL COMMENTS

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

EXECUTIVE SESSION

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: MPEDC update on Executive Director applicant.

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074) related to the appointment or employment of City Manager applicant: Interview and consider applicant for City Manager

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.

Motion was made by Council Member Hinton and seconded by Council Member Redfearn to approve the expenditure of funds to hire the new Executive Director of the MPEDC as directed in executive session. Upon a vote, the motion carried unanimously.

No action taken on the second item in executive session on the City Manager application.

ADJOURN 10:09 PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY