

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 August 5, 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 Knight	-	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

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT

No action was taken by the Council

PRESENTATION OF LIFESAVING AWARD AND MENTION OF MERITORIOUS SERVICE AWARDS

Mark Buhman presented awards to Corporal Mendoza, Officer Guerrero, and Officer DeJesus.

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 15, JULY 16, AND JULY 21, 2025, REGULAR MEETING MINUTES.

CONSIDER PAY REQUEST #9 FOR WICKER CONSTRUCTION, INC. FOR WORK PERFORMED ON THE WEST LOOP WASTEWATER COLLECTION PROJECT.

CONSIDER PAY REQUEST #2 FOR J2 CONSTRUCTION SERVICES FOR WORK PERFORMED AT THE INDUSTRIAL LIFT STATION AND THE FORCE MAIN.

CONSIDER PAY REQUEST #26 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 Hinton to approve all consent agenda items as presented. Upon a vote, the motion carried unanimously.

PRESENTATION OF THE FISCAL YEAR 2024 FINANCIAL AUDIT

Motion was made by Council Member Hageman and seconded by Council Member Knight to accept the 2024 Financial Audit. Upon a vote, the motion carried unanimously. Austin Henderson presented the FY 2024 Audit to the Council.

CONSIDER APPROVAL OF THE SOLID WASTE COLLECTION & DISPOSAL RATE INCREASE WITH REPUBLIC SERVICES, INC.

Motion was made by Council Member Hageman and seconded by Council Member Corbell to approve the Solid Waste Collection & Disposal rate increase with Republic Services, INC. Upon a vote, the motion carried unanimously.

CONSIDER PAY REQUEST #1 FOR CAPITAL UNDERGROUND UTILITIES FOR WORK PERFORMED FOR THE HOUSING AUTHORITY WATER IMPROVEMENTS.

Motion was made by Council Member Corbell and seconded by Council Member Knight to approve Pay Request #1 to Capital

Underground Utilities for work performed on the Housing Authority Water Improvements in the amount of \$163,827.50. 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 CONSIDER A DECLARATION OF A DILAPIDATED STRUCTURE AT 1322 E FERGUSON 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 1322 E FERGUSON, MT PLEASANT CITY BLOCKS BLK 350 LOT PT OF 7.

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 25-008 and declare the building at 1322 E Ferguson 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.

DISCUSSION ON VEHICLE EXHAUST NOISE

Mark Buhman led the discussion on what the Police Department is currently doing.

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 7:24 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) and Personnel Matters (Tex. Gov’t Code §551.074) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee- Interim City Manager and City Manager.

RECONVENE INTO THE SPECIAL SESSION 8:52 PM

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

POSSIBLE DISCUSSION AND ACTION ON INTERIM CITY MANAGER’S NOTICE OF RESIGNATION AND APPOINTMENT OF INTERIM CITY MANAGER AND/OR CITY MANAGER.

Motion was made by Council Member Hinton and seconded by Council Member Redfearn to accept the resignation notice of Greg Nyhoff as Interim City Manager effective September 3, 2025. Upon a vote, the motion carried unanimously.

Motion was made by Council Member Hinton and seconded by Council Member Corbell to authorize the Mayor and City Attorney to negotiate terms of employment with the candidate for City Manager in accordance with Counsel direction provided in executive session and to authorize the Mayor to execute said documents. Upon a vote, the motion carried unanimously.

ADJOURN 8:58 PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY