

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 September 2, 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
Rob Vine	-	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 August 19, 2025, Meeting Minutes.

Consider Pay Request #27 from Heritage Construction LLC for work performed at the Southside Wastewater Treatment Plant.

Consider Pay Request #10 for Wicker Construction, Inc. for work performed on the West Loop Wastewater Collection Project.

Consider Pay Request #2 for Capital Underground Utilities for work performed on the Housing Authority Water Improvements.

Consider Pay Request #3 for J2 Construction Services for work performed at the Industrial Lift Station and force main.

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.

HOLD A PUBLIC HEARING AND CONSIDER ORDER 25-009 A DECLARATION OF A DILAPIDATED STRUCTURE AT 803 E 4TH STREET 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 803 E 4TH STREET, CITY BLOCK 163, LOT 2C & 3.

The Mayor opened and closed the public hearing, and no citizens comments. Motion was made by Council Member Corbell and seconded by Council Member Knight to approve Order 25-009 a declaration of a dilapidated structure at

803 E 4th Street 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 803 E 4th Street, City Block 163, Lot 2C & 3.. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER ORDER 25-010 A DECLARATION OF A DILAPIDATED STRUCTURE AT 205 MARTIN LUTHER KING 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 205 MLK, FRENCH ADDITION BLOCK 1 LOT 19B & 20.

The Mayor opened and closed the public hearing, and no citizen comments. Motion was made by Council Member Hageman and seconded by Council Member Hinton to approve Order 25-010 a declaration of a dilapidated structure at 205 Martin Luther King 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 205 MLK, French Addition block 1 Lot 19B & 20. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER PROPOSING THE TAX RATE FOR FISCAL YEAR 2026.

The Mayor opened the public hearing, and citizens made comments. The Mayor closed the public hearing. Motion was made by Council Member Hageman and seconded by Council Member Knight to propose the tax rate of 0.366042 per \$100 of valuation for the Fiscal Year 2026 and setting the date of September 16, 2026, to adopt the tax rate. Upon a vote, the motion carried 3 to 2 with Council Members Hageman, Knight, and Redfearn voting for and Council Members Corbell and Hinton voting against.

HOLD A PUBLIC HEARING ON THE PROPOSED ANNUAL OPERATING BUDGET FOR FISCAL YEAR 2026.

The Mayor opened the public hearing, citizens commented, and the Mayor closed the public hearing. No motion was needed.

CONSIDER RESOLUTION 2025-12 AUTHORIZING ADDING ROB VINE TO ALL CERTIFICATION AGREEMENTS AND INVESTMENTS WITH FINANCIAL INSTITUTIONS ON ACCOUNTS OF THE CITY OF MOUNT PLEASANT AND REMOVING GREG NYHOFF.

Motion was made by Council Member Hinton and seconded by Council Member Redfern to approve Resolution 2025-12 Authorizing adding Rob Vine to all certification agreements and investments with financial institutions on accounts of the City of Mount Pleasant and removing Greg Nyhoff. 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 8:20 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:

Deliberations regarding Economic Development Negotiations (Tex Gov't Code 551.087) and Consultation with Attorney (Tex. Gov't Code §551.071): regarding Project Wick

RECONVENE INTO THE REGULAR SESSION 8:45 PM

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.

DISCUSS, CONSIDER, AND TAKE APPROPRIATE ACTION ON THE PERFORMANCE AGREEMENT

WITH ALEXANDER RYAN INVESTMENT, LLC.

Motion was made by Council Member Redfern and seconded by Council Member Hinton to approve the Performance Agreement with Alexander Ryan Investment, LLC Upon a vote, the motion carried unanimously.

EXECUTIVE SESSION 8:54 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): regarding claims received by City

Consultation with Attorney (Tex. Gov't Code §551.071): regarding optional benefits that may be available to public officials.

Consultation with Attorney (Tex. Gov't Code §551.071): regarding social media policy, and

Consultation with Attorney (Tex. Gov't Code §551.071): regarding Water Purchase Contract with Tri-Special Utility District

RECONVENE INTO THE REGULAR SESSION 9:56 PM

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

ADJOURN 9:58 PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY