NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT CITY COUNCIL

Tuesday, November 17, 2026 at 6:00 P.M.
501 North Madison, Mount Pleasant, Texas

PURSUANT TO CHAPTER 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCIL MEMBERS MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Upon request, agencies must provide auxiliary aids and services, such as interpreters for the deaf and hearing impaired, readers, large print or Braille documents. In determining the type of auxiliary aid or services, agencies must give primary consideration to the individual's request. Those requesting auxiliary aids or services should notify the contact person listed on the meeting several days before the meeting by mail, telephone, or RELAY Texas. TTY: 7-1-1.

The public may participate by joining YouTube: https://www.youtube.com/@thecityofmountpleasanttexa1157/streams

CALL TO ORDER

Roll Call and Certification of a Quorum
Invocation
Pledge of Allegiance

OPEN SESSION

PUBLIC COMMENTS

The City Council welcomes citizen participation and comments at all Council meetings. Citizen comments are limited to three minutes out of respect for everyone's time. The Council is not permitted to respond to your comments. The Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 3 business days in advance of the Council meetings. If your comments relate to a topic that is on the agenda, the Council will discuss the topic on the agenda at the time that the topic is discussed and deliberated.

REGULAR AGENDA

1. Discuss and consider Resolution 2026-31 for the City of Mount Pleasant canvassing the votes for the Special Election on November 3, 2026.
2. Swearing in and Oath of Office for Council Member of Place 2
3. Consider Approval of the November 2 and November 3, 2026 Meeting Minutes.
4. Presentation of Financial Report ending October 31, 2026
5. Discuss and consider Ordinance 2026-26 amending the Budget for the City of Mount Pleasant for the fiscal year October 1, 2026 through September 30, 2027 to amend the adopted revenue and expenditures for inter-fund transfers, special revenue fund and airport.
6. Discuss and consider Resolution 2026-28 Amending the City of Mount Pleasant Investment Policy.
7. Hold a public hearing to discuss and consider action on a rezoning request from Tyson Clark, on behalf of Pilgrims Industries Inc., property owners, to rezone 109.43 acres on two contiguous tracts in the William Stokes Abstract, 507 tracts 225 and 300, from Future Development (FD) to Heavy Industrial (HI), adjacent to, south and west of the existing Pilgrims plant located at 1000 Monticello Road within the city limits of Mount Pleasant, Texas. Z-2026-04
8. Discussion and direction from Council regarding Department Director participation in a Certified Public Manager Program.
9. Discuss and consider Resolution 2026-29 of the City Council of the City of Mount Pleasant, approving and authorizing the executive director of the MPEDC to execute a one-to-four-family residential contract and any and all closing documents and related documents necessary for the acquisition of Lot 1. Block 1 of the Moulton addition, an addition to the city of Mount Pleasant, Titus County, Texas; providing a severability clause and providing for an immediate effective date.

10. Discuss and consider Resolution 2026-30 of the City Council of the City of Mount Pleasant, approving and authorizing the executive director of the MPEDC to execute loan documents and related documents necessary to secure funds for incentive payment to revive Aluminum LLC (DBA Aluminz) and the City of Winfield; and providing for an immediate effective date.
11. 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:

Economic development negotiations pursuant to Texas Government Code § 551.087 and consultation with an attorney pursuant to Texas Government Code §551.071concerning a Development Agreement in connection with the Anderson Towne Crossing Development.

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.

12. Discuss, consider, and possible action on a Development Agreement and/or an Agreement in Principle on the Development Incentive Application by Anderson Towne Crossing Development.

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

ADJOURN

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00 pm on the 10th of November 2026 and remained so posted for at least 3 business days preceding the scheduled of said meeting.

Candias Webster

Candias Webster, City Secretary