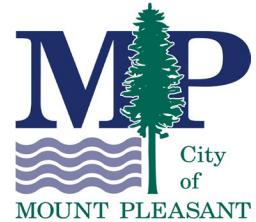


NOTICE AND AGENDA OF REGULAR CALLED MEETING MOUNT PLEASANT CITY COUNCIL

Tuesday, January 20, 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 VIDEOCONFERENCE TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCE 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/@thecityofmountpleasanttx1157streams>

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 72 hours 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.

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.

1. Consider Approval of Minutes of December 16, 2025 Meeting, January 6, 2026 Workshop, and January 7, 2026 Meeting minutes.
2. Consider the final Pay Request for Capital Underground Utilities for work performed at the Housing Authority.
3. Consider pay request #15 to Wicker Construction for work performed at the West Loop Waste Water Collection.
4. Consider pay request #8 to J2 Construction for work performed at the Industrial Park Lift Station.
5. Consider pay request #32 from Drake Construction for work performed at the Southside WWTP.

CONSENT AGENDA MOTION

MOTION TO APPROVE ALL CONSENT AGENDA ITEMS AS PRESENTED

REGULAR AGENDA

6. Monthly Financial Report for Month Ended December 31, 2025 and Look at New Financial Transparency Site.
7. Quarterly Investment Report for Quarter Ended December 31, 2025
8. Discussion and Consider City of Mount Pleasant authorization to issue requests for proposals for administrative services (RFP) as a disaster recovery management service provider to complete application and project implementation and requests for qualifications (RFQ) for engineering services for the Federal Emergency Management Agency (FEMA) Public Assistance (PA)/Hazard Mitigation Assistance (HMA) funding administered by the Federal Emergency Management Agency, Texas Division of Emergency Management and/or Texas Water Development Board.

9. Consider Ordering a General Election for May 2, 2026, for the Election of Three (3) Council Members.
10. Discuss and consider approval of the Right of Way and Easement for the benefit of Southwestern Electric Power Company relating to the Wastewater Treatment Plant on 2561 CR 4540, Mount Pleasant, Texas.
11. Discuss and Consider Resolution 2026-1 Denying the Southwest Electric Power Company's request for approval of its proposed "Electric Service – Large Load Contract" tariff requiring the reimbursement of municipal rate case expenses.
12. Discuss and consider Resolution 2026-2 Adopting a Social Media policy for the City of Mount Pleasant.
13. Mount Pleasant EDC Quarterly Report Update
14. Discuss, consider and take appropriate action on First Amendment to Performance Agreement for Revive Aluminum, Inc (dba Aluminz).
15. Discuss, consider and take appropriate action on First Amendment to Lease Agreement for Revive Aluminum, Inc (dba Aluminz).
16. Discuss and consider adoption of Ordinance 2026-1 Amending Chapter 95 Health and Sanitation of the City's Code of Ordinances to Require the Use of the Company Contracted by the City for all Commercial Trash, Garage and Refuse Collection and Removal, Including Providing Roll-off Dumpsters, and providing for Penalties for Violations, including denial of building and other permits.
17. Discuss and consider adoption of Ordinance 2026-2, which includes authorizing and approving 2024 Building and Fire Codes, 2023 National Electric Code, along with Local Amendments, reorganizing Chapter 150 Building Codes in its entirety, and replacing outdated Chapter 151 with Historical Preservation sections previously found in Chapter 150 and amending Chapter 94.40 Fire Protection and Prevention and Providing for Penalties for Violations.
18. Discuss and consider Ordinance 2026-3 amending the eastern portion of PD-2 (Planned Development District No. 2), on 53.84 acres of Anderson Towne Crossing, amending Exhibit B Sub Area Map use boundaries allowing commercial construction area flexibility, amending Sections IV Architectural Standards for façade maximum length to 600 feet maximum, and V. Lighting Parking and Signage Standards for entry sign location and height on that portion of the PD, which lies to the west of US 271 and contains the following Property ID's, 7383 and 6565 owned by Creative Destination Development, LLC, recorded as Instrument Number 2016048 in the Real Property Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northwest side of the intersection of Rotan Road and W. Ferguson Road (Hwy 271), east of Lake Tankersley.
19. 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)

Discuss and consider the approval of Various Boards and Commissions Appointments.

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074)related to the appointment, employment, and duties of City Attorney, Discuss City Attorney Candidates.

Consultation with Attorney (Tex. Gov't Code §551.071): regarding claims received by City and possible resolution of same.

Consultation with Attorney (Tex. Gov't Code §551.071) regarding possible adoption of rules of procedure governing city council meetings.

Consultation with Attorney (Tex. Gov't Code §551.071) regarding proposed Master Services Agreement for Professional Services from Pape-Dawson Engineering, LLC.

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.

20. Discuss and consider the approval of Various Boards and Commissions Appointments.

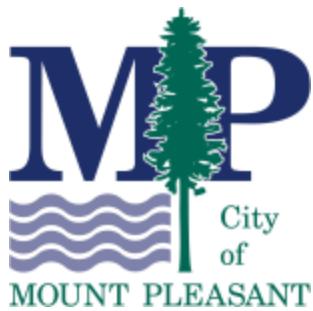
The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, (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 13th of January 2026 and remained so posted for at least 72 hours preceding the scheduled of said meeting.

Candias Webster

Candias Webster, City Secretary



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: Consider Approval of Minutes of December 16, 2025 Meeting, January 6, 2026 Workshop, and January 7, 2026 Meeting minutes.

Recommendation(s):

Motion to approve consent agenda item

Attachments:

[2025.12.16 Regular](#)

[2026.01.06 Workshop](#)

[2026.01.07 Special](#)

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 December 16, 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
	Kelly Redfearn Faulkner	-	Council Member
	Jonathan Hageman	-	Council Member
	Debbie Corbell	-	Council Member
	Candias Webster	-	Assistant City Manager/City Secretary
	Lea Ream	-	City Attorney
Absent	Melanie Tafoya	-	Council Member
	Rob Vine	-	City Manager

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT

No action was taken by the Council

Fire Department Certification Recognition

Fire Chief Larry McRae recognized the following firefighters: Captain Ranson Pips, Captain Casey Sanders, and Trevor Jesse.

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 December 2, 2025, Meeting Minutes.

Consider pay request #7 for Drake Paving LLC, for work performed at the Mount Pleasant Regional Airport Southwest Site Development and Drainage Improvements.

Consider pay request #7 for J2 Construction for work performed at the Industrial Park Lift Station.

Consider pay request 31 for Drake Construction for work performed at the Southside Wastewater Treatment Plant.

Consider pay request #14 to Wicker Construction for work performed on the West Loop Wastewater Collection.

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.

DISCUSSION AND CONSIDER ACCEPTING A DONATION IN THE NAME OF MORRIS AND HAZEL ROLSTON TO THE CEMETERY FUND FROM THE ESTATE OF BEVERLY HENDERSON.

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to accept a donation in the name of Morris and Hazel Rolston to the Cemetery fund from the Estate of Beverly Henderson. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER HOLDING APPOINTMENTS TO THE MAIN STREET BOARD UNTIL 2027.

Motion was made by Council Member Faulkner and seconded by Council Member Hinton to approve holding over appointments to the Main Street Board until 2027. Upon a vote, the motion carried unanimously.

MONTHLY FINANCIAL REPORT FOR MONTH ENDED NOVEMBER 30, 2025.

Gillian Gatewood presented

DISCUSSION AND RECONSIDER ORDINANCE 2025-24 REGARDING REQUESTS UNDER THE TEXAS PUBLIC INFORMATION ACT AND LIMITATIONS GOVERNING SUCH REQUESTS.

Motion was made by Council Member Hageman and seconded by Council Member Corbell to approve Ordinance 2025-24 regarding requests under the Texas Public Information Act and limitations governing such requests. Upon a vote, the motion carried unanimously.

PRESENTATION, DISCUSS, AND CONSIDER ORDINANCE 2025-23 A BUDGET AMENDMENT FOR A \$10,000 GRANT FROM THE SIMONS FOUNDATION TO THE MOUNT PLEASANT PUBLIC LIBRARY.

Motion was made by Council Member Hinton and seconded by Council Member Corbell, to approve Ordinance 2025-23 a Budget amendment for a \$10,000 grant from the Simons Foundation to the Mount Pleasant Public Library. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER ORDINANCE 2025-25 A BUDGET AMENDMENT FOR POLICE FORFEITURES FROM TITUS COUNTY DISTRICT COURT AND TO GIVE AUTHORITY TO THE CITY MANAGER TO ADJUST ALLOCATIONS FOR THE POLICE ESCROW AND POLICE FORFEITURE FUNDS FOR FUTURE FORFEITURES.

Motion was by Council Member Hageman and seconded by Council Member Hinton to approve Ordinance 2025-25 a Budget Amendment for Police Forfeitures from Titus County District Court and to give authority to the City Manager to adjust allocations for the Police Escrow and Police Forfeiture Funds for Future Forfeitures. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER ORDINANCE 2025-26 A BUDGET AMENDMENT FOR \$20,000.00 GRANT FROM THE PREVIOUS FISCAL YEAR TO THE MOUNT PLEASANT PUBLIC LIBRARY FROM ALA LIBRARIES TRANSFORM COMMUNITIES.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to approve Ordinance 2025-26 a Budget amendment for a \$20,000.00 grant from the previous fiscal year to the Mount Pleasant Public Library from ALA Libraries Transform Communities. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER CANCELING JANUARY 6, 2026, CITY COUNCIL MEETING AND/OR SCHEDULING A SPECIAL MEETING.

Motion was made by Council Member Faulkner and seconded by Council Member Hinton to approve canceling the January 6, 2026 City Council meeting and/or scheduling a special meeting. 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 6:49 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:

551.087 Economic Development Negotiations: Aluminz

Consultation with Attorney (Tex. Gov' t Code §551.071): regarding draft Social Media Policy;

Consultation with Attorney (Tex. Gov' t Code §551.071): regarding proposed Master Services Agreement for Professional Services from Pape-Dawson Engineering, LLC

RECONVENE INTO THE REGULAR SESSION 8:10 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.

ADJOURN 8:11 PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY

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 Special Session Workshop jointly with the Commissioners' Court of Titus County on January 6, 2026 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	
Kelly Redfearn Faulkner	-	Council Member	
Melanie Tafoya	-	Council Member	
Jonathan Hageman	-	Council Member	
Debbie Corbell	-	Council Member	
Rob Vine	-	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

EXECUTIVE SESSION 6:49 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) concerning assistance and economic development packages, including possible agreements under Chapters 380 and/or 381 of the Texas Local Government Code with Anderson Towne Crossing Partnership, LLC

RECONVENE INTO THE REGULAR SESSION 8:10 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 AND CONSIDER ASSISTANCE AND ECONOMIC DEVELOPMENT PACKAGES, INCLUDING POSSIBLE AGREEMENTS UNDER CHAPTERS 380 AND/OR 381 OF THE TEXAS LOCAL GOVERNMENT CODE WITH ANDERSON TOWNE CROSSING PARTNERSHIP, LLC.

No action taken

ADJOURN 8:01 PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY

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 Special Session on January 7, 2026, 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
Kelly Redfearn Faulkner	-	Council Member
Melanie Tafoya	-	Council Member
Jonathan Hageman	-	Council Member
Debbie Corbell	-	Council Member
Rob Vine	-	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

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:

Deliberations Regarding Economic Development Negotiations (Tex. Gov't Code §551.087); and Consultation with Attorney (Tex. Gov't Code §551.071) concerning proposed Chapter 380 Economic Development Incentive and Performance Agreement between the City of Mount Pleasant and Anderson Towne Crossing Partnership, LLC, providing for assistance and economic development benefits under Chapter 380 of the Texas Local Government Code.

RECONVENE INTO THE SPECIAL SESSION

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.

DISCUSS AND CONSIDER ASSISTANCE AND ECONOMIC DEVELOPMENT PACKAGES, INCLUDING POSSIBLE AGREEMENTS UNDER CHAPTERS 380 AND/OR 381 OF THE TEXAS LOCAL GOVERNMENT CODE WITH ANDERSON TOWNE CROSSING PARTNERSHIP, LLC.

Motion was made by Council Member Hinton and seconded by Council Member Tafoya to approve the 380-agreement assistance and economic development package. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER APPROPRIATE ACTION REGARDING MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION'S PROPOSED ROAD CONSTRUCTION EXPENSES FOR THE I-30 BUSINESS PARK ROAD, IN AN AMOUNT NOT TO EXCEED \$350,000 (THREE HUNDRED FIFTY THOUSAND DOLLARS).

Motion was by Council Member Hinton and seconded by Council Member Corbell to approve road improvements to the I30 Business Park. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER APPROPRIATE ACTION ON MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION'S MATCH FOR HIGH DEMAND JOB TRAINING GRANT, NOT TO EXCEED \$50,000 (FIFTY THOUSAND DOLLARS).

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to approve the MPEDC High Demand training grant not to exceed \$50,000 to be awarded to NTCC (\$30K), MPISD (\$30K), Harts Bluff (\$20K), and Chapel Hill (\$20K). Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER APPROPRIATE ACTION ON MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION POLICIES AND PROCEDURES MANUAL.

Motion was made by Council Member Hinton and seconded by Council Member Faulkner to approve the Mount Pleasant Economic Development Corporation Policies and Procedures Manual. Upon a vote, the motion carried unanimously.

ADJOURN 6:38 PM

Motion was made by Council Member Hinton and seconded by Council Member Faulkner

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Erin Marshall, Utilities Director

Department: Utilities

Subject: Consider the final Pay Request for Capital Underground Utilities for work performed at the Housing Authority.

Item Summary:

The Capital Underground project is the Housing Authority water line replacement project. The project was to replace an ageing 6-inch ductile water main to a newer PVC 6-inch water main. The housing authority water line is the original line from the 60's and started out as a privately owned and maintained line, but poor design of the layout of the line making the line loop back into itself with no circulation caused the line to start to fail. The city took over the line in the 90's to try fix the issues; the city did it for many years but after enough time the line became by TCEQ standards useable, requiring replacement. So, to stay in compliance we replaced the line.

Financial Impact:

Budgeted Amount: 650,000

Original Contract Amount: 451,895

Change Order Amount: (36,188.04)

New contract Amount: 415,706.96

Contract start date: April 21, 2025

Original Substantial Completion: September 19, 2025

Previous Payments Total: 394,921.61

Previous Amounts Percent: 95%

Current Pay Request: 20,785.35

Percent Total with request: 100%

Percent of time 100%

Savings from the Budget: 234,294

Recommendation(s):

Motion to approve consent agenda item

Attachments:

Affidavit of Bills Paid

Certificate of Substantial Completion

103321 CO No. 1 (Reconciliatory)

103321 PE No. 5 (Final)

AFFIDAVIT OF BILLS PAID

THE STATE OF TEXAS
COUNTY OF HARRIS

Horacio Luna Being first duly sworn, states that he/she is the President of Capital Underground Utilities, LLC of Harris County of Texas, hereinafter called "Company", and the said Company has performed work and/or furnished materials and labor to City of Mount Pleasant hereinafter called the "Owner" pursuant to a contract, dated of 01/22/2025 with owner (hereinafter called "Contract") for the construction of:

PROJECT: City of Mount Pleasant Housing Authority Water Improvements

PROJECT NO: 103321

That all just and lawful invoices against the Company in labor, materials and expendable equipment employed in the performance of the Contract have been paid in full prior to acceptance of payments for the Owner:

That no mechanic's or materialman's liens have been filed upon the property of the Owner or materials incorporated into the Facilities.

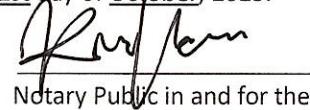
By:
Printed Name: Horacio Luna
Title: President



THE STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Horacio Luna, President of Capital Underground Utilities, a LLC, known to me to be the person or officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act of deed of such LLC, for the purposes and consideration therein expressed, and in the capacity therein stated.

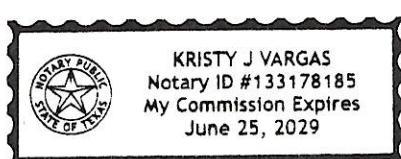
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 21st day of October, 2025.



Notary Public in and for the
State of TEXAS

Printed Name: Kristy Vargas
Commission Expires: 06/25/29

(NOTARY SEAL)



CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	City of Mount Pleasant	Owner's Contract No.:
Contractor:	Capital Underground Utilities, LLC	Contractor's Project No.:
Engineer:	KSA Engineers, Inc.	Engineer's Project No.:
Project:	Housing Authority Water Improvements	Contract Name:
		Housing Authority Water Improvements

This Final Certificate of Substantial Completion applies to:

All Work

The following specified portions of the Work:

August 20, 2025

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows: *[Note: Amendments of contractual responsibilities recorded in this Certificate should be the product of mutual agreement of Owner and Contractor; see Paragraph 15.03.D of the General Conditions.]*

Amendments to Owner's

responsibilities: None
 As follows

Amendments to

Contractor's responsibilities: None
 As follows:

The following documents are attached to and made a part of this Certificate: *[None]*

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

EXECUTED BY ENGINEER:  By: _____ (Authorized signature)	RECEIVED: By: _____ Owner (Authorized Signature)	RECEIVED: By: _____ Contractor (Authorized Signature)
Title: Associate Vice President	Title: _____	Title: President
Date: 09-24-2025	Date: _____	Date: 09-24-2025



140 E. Tyler St., Suite 600
Longview, TX 75601
877.572.3647

Date	September 23, 2025
KSA Project No.	103321
Location	Mount Pleasant, TX

CHANGE ORDER No. 1 (Reconciliatory)

Contractor: Capital Underground Utilities, LLC 918 Tassell St. Houston, TX 77076	Job Description
	Housing Authority Water Improvements
	Original Contract Amount \$451,895.00
	Previous Change Orders \$0.00
	Current Contract Amount \$451,895.00

You are hereby requested to comply with the following changes from the contract plans and specifications: n/a

Item No.	Description of changes – quantities, units, Unit price, change in completion schedule, etc.	Decrease in Contract price	Increase in Contract price
CO 1.1	Bid Item 1.03 Preparing for Right-of-Way - Reduce quantity by 1 lump sum (1LS@\$2,500/LS)	\$2,500.00	\$0.00
CO 1.2	Bid Item 1.24 Open Cut and Repair Concrete Flume - Reduce quantity by 10 square yards (10SY@\$340/SY)	\$3,400.00	\$0.00
CO 1.3	Bid Item 1.27 Sawcut and Repair Concrete Curb and Gutter - Reduce quantity by 20 linear feet (20LF@\$250/LF)	\$5,000.00	\$0.00
CO 1.4	Bid Item 1.29 Miscellaneous Allowance - Reduce allowance to \$0.00 (\$25,288.04 - \$25,288.04 = \$0.00)	\$25,288.04	\$0.00
	Change in contract price due to this Change Order:		
	Total Decrease	\$36,188.04	
	Total Increase		\$0.00
	Difference between Columns (3) and (4)		(\$36,188.04)

The sum of **\$36,188.04** is hereby deducted the total contract price, and the total adjusted contract price to date thereby is **\$415,706.96**.

The time provided for completion in the contract is increased by **31** additional calendar days added to the contract time for a total adjusted contract time of **121** calendar days for **substantial completion**. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

Recommended by (Engineer)	 KSA Engineers, Inc.	09/23/2025
Accepted by (Contractor)	 Capital Underground Utilities, LLC	09/24/2025
Approved by (Owner)	City of Mount Pleasant	Date

PROGRESS ESTIMATE
140 E. TYLER ST., SUITE 600
LONGVIEW, TX 75601
903.236.7700
Estimate No.: 5

Date: September 23, 2025
 Project: Housing Authority Water Improvements
 Period: From: 09/20/2025 To: 09/22/2025
 Contractor: Capital Underground Utilities, LLC
 Address: 918 Tassell St., Houston, TX 77076
 Amount of Contract as Awarded: \$451,895.00

Change Orders:
 # 1 \$ (36,188.04) # 6 \$ _____
 # 2 \$ _____ # 7 \$ _____
 # 3 \$ _____ # 8 \$ _____
 # 4 \$ _____ # 9 \$ _____
 # 5 \$ _____ # 10 \$ _____

Total Change Orders: (\$36,188.04)
 Total Adjusted Contract: \$415,706.96

Notice to Proceed Date: April 21, 2025
 Contract Time: 151 Days
 % Complete (Time) 102.65%
 % Complete (\$) 100.00%
 Project No: 103321

PREVIOUS PAYMENTS AUTHORIZED

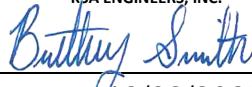
#1	163,827.50	#10	_____
#2	185,278.50	#11	_____
#3	23,011.85	#12	_____
#4	22,803.76	#13	_____
#5	_____	#14	_____
#6	_____	#15	_____
#7	_____	#16	_____
#8	_____	#17	_____
#9	_____	#18	_____

Total Payments _____
 Previously Authorized: \$394,921.61

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
BASE BID								
1.01	Mobilization, Insurance, and Bonds	LS	1	1.00		1.00	\$30,000.00	\$30,000.00
1.02	Project Sign	EA	1	1.00		1.00	\$1,900.00	\$1,900.00
1.03	Preparing for Right-of-Way	LS	**0	0.00		0.00	\$2,500.00	\$0.00
1.04	Water Line Testing and Sterilization	LS	1	1.00		1.00	\$2,500.00	\$2,500.00
1.05	Stormwater Pollution Prevention	LS	1	1.00		1.00	\$2,500.00	\$2,500.00
1.06	Care of Water During Construction	LS	1	1.00		1.00	\$2,500.00	\$2,500.00
1.07	Barricades, Signs, and Traffic Handling	LS	1	1.00		1.00	\$3,200.00	\$3,200.00
1.08	Block Sodding	SY	*0	0.00		0.00	\$12.00	\$0.00
1.09	6-inch C909 PVC Water Line	LF	1,875	1,875.00		1,875.00	\$55.00	\$103,125.00
1.10	6-inch C909 PVC Restrained Joint Water Line by HDD	LF	1,515	1,515.00		1,515.00	\$65.00	\$98,475.00
1.11	Long Side Service Connection to Station 10+75	EA	1	1.00		1.00	\$5,700.00	\$5,700.00
1.12	6-inch Gate Valve Assembly	EA	6	6.00		6.00	\$2,700.00	\$16,200.00
1.13	Aerial 12-inch Steel Encasement with Pipe Support	LF	18	18.00		18.00	\$450.00	\$8,100.00
1.14	Cut and Plug Existing Water Line	EA	5	5.00		5.00	\$1,200.00	\$6,000.00
1.15	Tie into Existing 6-inch Water Line	EA	2	2.00		2.00	\$3,400.00	\$6,800.00
1.16	Tie into Existing 8-inch Water Line	EA	1	1.00		1.00	\$3,600.00	\$3,600.00
1.17	1-inch Short Side Water Service	EA	8	8.00		8.00	\$820.00	\$6,560.00
1.18	1-inch Long Side Water Service	EA	21	21.00		21.00	\$970.00	\$20,370.00
1.19	2-inch Short Side Water Service	EA	3	3.00		3.00	\$2,200.00	\$6,600.00
1.20	2-inch Long Side Water Service	EA	4	4.00		4.00	\$2,400.00	\$9,600.00
1.21	Remove Existing Fire Hydrant	EA	5	5.00		5.00	\$1,450.00	\$7,250.00
1.22	Fire Hydrant Assembly	EA	8	8.00		8.00	\$6,900.00	\$55,200.00
1.23	Open Cut and Repair Concrete Pavement	SY	4	4.00		4.00	\$340.00	\$1,360.00
1.24	Open Cut and Repair Concrete Flume	SY	**0	0.00		0.00	\$340.00	\$0.00
1.25	Open Cut and Repair Asphalt Pavement	SY	43	43.00		43.00	\$91.00	\$3,913.00
1.26	Open Cut and Repair 4-inch Concrete Sidewalk	SY	6	6.00		6.00	\$250.00	\$1,500.00
1.27	Sawcut and Repair Concrete Curb and Gutter	LF	**0	0.00		0.00	\$250.00	\$0.00
1.28	Trench Safety	LF	1,875	1,875.00		1,875.00	\$2.00	\$3,750.00
1.29	Miscellaneous Allowance	AL	1	0.00		0.00	**\$0.00	\$0.00
*1.30	Hydromulch Seeding	SY	1,191	1,191.00		1,191.00	\$7.56	\$9,003.96

***Per FWO No.1**
****Per CO No. 1**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer represents to the Owner that to the best of the Engineer's knowledge, information and belief, the Work (excluding trench safety) has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **AMOUNT PAYABLE**. The Contractor is solely responsible for trench safety and as such, the Engineer makes no representation that this pay item has been performed in a manner consistent with the Contract Documents.

KSA ENGINEERS, INC.

Butchey Smith
By
Date
Approved: CITY OF MOUNT PLEASANT
By
Date

Total Amount to Date	\$415,706.96
Material on Hand	\$0.00
Less 0% Retainage	\$415,706.96
Net Total	\$415,706.96
Less Previous Payments	\$394,921.61
Amount Payable to Contractor This Estimate	\$20,785.35



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Erin Marshall, Utilities Director

Department: Utilities

Subject: Consider pay request #15 to Wicker Construction for work performed at the West Loop Waste Water Collection.

Item Summary:

The west loop project was an after thought from the sewer plant project. How do you justify increasing the sewer plant to 5 MGD without increasing the reach of the city sewer. So with the west loop project that opens up growth on the loop around the city it also lets us take out older lift stations that would have need upgrading in the near future. The project is to run a new line from the sewer plant along the loop ending at Anderson Towne crossing.

Financial Impact:

Budgeted Amount: 14,000,000

Contract Amount: 9,816,351

Contract start date: September 3, 2024

Substantial Completion: April 6, 2026

Previous Payments Total: 7,691,197.10

Previous Amounts Percent: 78.35%

Current Pay Request: 322,693.77

Percent Total with request: 81.63%

Percent of time: 84.31%

Recommendation(s):

Motion to approve consent agenda item

Attachments:

[MP162 PE No. 15](#)

[MP162 PE No. 15 MOH](#)

PROGRESS ESTIMATE

KSA ENGINEERS, INC.
140 E. TYLER ST., SUITE 600
LONGVIEW, TX 75601

Estimate No.:		15
Date:	January 5, 2026	
Project:	West Loop Wastewater Collection Improvements	
Period:	From: 11/26/2025 To: 12/25/2025	
Contractor:	Wicker Construction, Inc.	
Address:	PO Box 6765, Shreveport, LA 71136	
Amount of Contract as Awarded:	\$9,816,351.10	
Change Orders:		
# 1 \$	# 6 \$	
# 2 \$	# 7 \$	
# 3 \$	# 8 \$	
# 4 \$	# 9 \$	
# 5 \$	# 10 \$	
Total Change Orders:	\$0.00	

Notice to Proceed Date:	September 3, 2024
Contract Time:	580 Days
% Complete (Time)	84.31%
% Complete (\$)	84.55%
Project No:	MP_162

PREVIOUS PAYMENTS AUTHORIZED

#1	170,762.50	#10	403,531.21
#2	296,160.60	#11	470,202.79
#3	2,273,154.76	#12	552,995.14
#4	427,953.24	#13	938,123.48
#5	319,068.57	#14	155,012.07
#6	410,942.51	#15	
#7	334,414.82	#16	
#8	475,061.18	#17	
#9	463,814.23	#18	

Total Payments _____
Previously Authorized: \$7,691,197.10

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
BASE BID								
1.01	Mobilization, Insurance, and Bonding	LS	1	1.00		1.00	\$485,000.00	\$485,000.00
1.02	Barricades, Signs, and Traffic Handling	LS	1	0.97	0.03	1.00	\$15,000.00	\$15,000.00
1.03	Storm Water Pollution Prevention	LS	1	0.97	0.03	1.00	\$2,000.00	\$2,000.00
1.04	Care of Water During Construction	LS	1	0.97	0.03	1.00	\$2,500.00	\$2,500.00
1.05	Temporary Bypass Pumping	LS	1	0.00		0.00	\$1,500.00	\$0.00
1.06	Gravity Sewer Line and Manhole Testing	LS	1	0.00		0.00	\$17,500.00	\$0.00
1.07	Force Main Testing	LS	1	1.00		1.00	\$5,000.00	\$5,000.00
1.08	Excavation Safety	LS	1	1.00		1.00	\$5,000.00	\$5,000.00
1.09	Trench Safety	LF	41,954	39,773.00	889.00	40,662.00	\$0.65	\$26,430.30
1.10	6-in SDR 21 PVC Force Main	LF	51	45.00		45.00	\$111.00	\$4,995.00
1.11	6-in SDR 21 Restrained Joint PVC Force Main	LF	43	43.00		43.00	\$69.00	\$2,967.00
1.12	6-in SDR 26 Restrained Joint PVC Sanitary Sewer Line	LF	68	68.00		68.00	\$85.00	\$5,780.00
1.13	8-in SDR 21 PVC Force Main	LF	9,730	9,730.00		9,730.00	\$64.00	\$622,720.00
1.14	8-in SDR 21 Restrained Joint PVC Sanitary Sewer Line	LF	1,044	1,044.00		1,044.00	\$62.00	\$64,728.00
1.15	8-in SDR 21 Restrained Joint PVC Sanitary Sewer by Wet Bore	LF	260	260.00		260.00	\$182.00	\$47,320.00
1.16	12-in SDR 26 PVC Sanitary Sewer Line	LF	8,636	8,536.00		8,536.00	\$79.00	\$674,344.00
1.17	12-in SDR 26 Restrained Joint PVC Sanitary Sewer Line	LF	1,455	1,415.00		1,415.00	\$85.00	\$120,275.00
1.18	18-in PS 115 PVC Sanitary Sewer Line (0FT to 8FT Open Cut)	LF	12,316	10,888.00	752.00	11,640.00	\$98.00	\$1,140,720.00
1.19	18-in PS 115 PVC Sanitary Sewer Line (8FT to 12FT Open Cut)	LF	7,040	7,040.00		7,040.00	\$103.00	\$725,120.00
1.20	18-in PS 115 PVC Sanitary Sewer Line (>12FT Open Cut)	LF	3,410	3,410.00		3,410.00	\$108.00	\$368,280.00
1.21	18-in PS 115 Restrained Joint PVC Sanitary Sewer Line	LF	1,601	700.00	491.00	1,191.00	\$143.00	\$170,313.00
1.22	12-in Steel Encasement by Dry Bore	LF	106	106.00		106.00	\$260.00	\$27,560.00
1.23	16-in Steel Encasement by Open Cut	LF	341	390.00		390.00	\$115.00	\$44,850.00
1.24	16-in Steel Encasement by Dry Bore	LF	544	544.00		544.00	\$410.00	\$223,040.00
1.25	16-in Steel Encasement by Open Cut with Pipe Supports	LF	240	220.00		220.00	\$145.00	\$31,900.00
1.26	24-in Steel Encasement by Open Cut	LF	100	60.00		60.00	\$210.00	\$12,600.00
1.27	24-in Steel Encasement by Dry Bore	LF	774	843.00		843.00	\$628.00	\$529,404.00
1.28	24-in Steel Encasement by Open Cut with Pipe Supports	LF	460	620.00		620.00	\$240.00	\$148,800.00
1.29	30-in Steel Encasement by Open Cut	LF	320	320.00		320.00	\$255.00	\$81,600.00
1.30	30-in Steel Encasement by Dry Bore	LF	1,067	285.00	380.00	665.00	\$720.00	\$478,800.00
1.31	30-in Steel Encasement by Open Cut with Pipe Supports	LF	80	140.00		140.00	\$310.00	\$43,400.00
1.32	30-in Steel Encasement by Dry Bore at Railroad Crossing	LF	120	120.00		120.00	\$1,145.00	\$137,400.00
1.33	48-in Sanitary Sewer Manhole (0FT to 8FT Deep)	EA	88	79.00	4.00	83.00	\$8,750.00	\$726,250.00
1.34	Extra Depth for Manholes	VF	225	192.32	12.17	204.49	\$620.00	\$126,783.80

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
1.35	60-in Sanitary Sewer Manhole	EA	6	5.00		5.00	\$12,128.00	\$60,640.00
1.36	Drop Piping for Manholes	EA	10	7.00		7.00	\$7,039.00	\$49,273.00
1.37	Combination Air Valve	EA	4	5.00		5.00	\$3,150.00	\$15,750.00
1.38	8-in Plug Valve	EA	4	4.00		4.00	\$2,520.00	\$10,080.00
1.39	Cut, Plug, and Abandon Existing Sewer Line	EA	10	0.00		0.00	\$895.00	\$0.00
1.40	Connect to Existing Sewer Line	EA	5	0.00		0.00	\$2,593.00	\$0.00
1.41	Long Side Sewer Service	EA	7	6.00		6.00	\$3,365.00	\$20,190.00
1.42	Short Side Sewer Service	EA	4	0.00		0.00	\$1,689.00	\$0.00
1.43	Remove and Replace Barbed Wire Fence	LF	610	50.00		50.00	\$17.00	\$850.00
1.44	Install Access Gate	E	13	0.00		0.00	\$950.00	\$0.00
1.45	Open Cut and Repair Asphalt	SY	262	33.00	40.00	73.00	\$85.00	\$6,205.00
1.46	Open Cut and Repair Concrete	SY	132	65.00		65.00	\$100.00	\$6,500.00
1.47	Open Cut and Repair Gravel	SY	186	0.00		0.00	\$45.00	\$0.00
1.48	24-in RCP Culvert	LF	66	96.00		96.00	\$140.00	\$13,440.00
1.49	Type R Rock Rip Rap	CY	132	132.00		132.00	\$240.00	\$31,680.00
1.50	Demolish Existing Lift Station and Appurtenances	EA	3	0.00		0.00	\$12,500.00	\$0.00
1.51	FM 127 Lift Station and Appurtenances	LS	1	0.85		0.85	\$294,000.00	\$249,900.00
1.52	FM 271 Lift Station and Appurtenances	LS	1	0.85		0.85	\$290,000.00	\$246,500.00
1.53	6-ft Tall Intruder Resistant Chain Link Fence	LF	264	0.00		0.00	\$50.00	\$0.00
1.54	All Weather Access	SY	620	0.00		0.00	\$48.00	\$0.00
1.55	Electrical Improvements	LS	1	0.00	0.10	0.10	\$283,000.00	\$28,300.00
1.56	Filter Fabric Fence	LF	15,000	4,800.00		4,800.00	\$3.00	\$14,400.00
1.57	Foundation Material for Unstable Trench	CY	7,770	7,569.00		7,569.00	\$1.00	\$7,569.00
1.58	Erosion Control Matting	SY	500	0.00		0.00	\$5.00	\$0.00
1.59	Temporary Creek Crossing	EA	1	2.00		2.00	\$20,650.00	\$41,300.00
1.60	Seed and Fertilize	AC	37	7.17		7.17	\$850.00	\$6,094.50
1.61	Clearing Grubbing	AC	37	37.00		37.00	\$4,500.00	\$166,500.00
1.62	Special Provisions for Landowners	LS	1	1.00		1.00	\$5,000.00	\$5,000.00
1.63	Miscellaneous Allowance	AL	1	0.00		0.00	***\$351,546.00	\$0.00
1.64	Railroad Flagman, Observation, and Survey Allowance	AL	1	0.24		0.24	\$200,000.00	\$48,900.00
1.65	Remove and Dispose of Existing Sanitary Sewer Line	LF	922	0.00		0.00	\$17.00	\$0.00

FIELD WORK ORDER No. 1

*WO1.1	12-in Sewer Bore under Redfern Driveway and Trees at	LF	60	60.00		60.00	\$300.00	\$18,000.00
--------	--	----	----	-------	--	-------	----------	-------------

FIELD WORK ORDER No. 2

**WO2.1	Install 6-in SDR 26 PVC Gravity Sewer Main by Open Cut	LF	160	0.00		0.00	\$72.00	\$0.00
**WO2.2	Install 6-in SDR 26 PVC Gravity Sewer Main by Bore (Under Driveway)	LF	40	0.00		0.00	\$178.00	\$0.00

FIELD WORK ORDER No. 3

***WO3.1	Mobilization/Demobilization	LS	1	1.00		1.00	\$7,500.00	\$7,500.00
***WO3.2	24-in C900 DR18 PVC Raw Water Main (6 to 8 ft Depth)	LF	500	500.00		500.00	\$235.00	\$117,500.00
***WO3.3	24-in Tie-in to Existing Ductile Iron Raw Water Main	EA	2	2.00		2.00	\$7,957.00	\$15,914.00
***WO3.4	Remove 1-in Air Release Valve and Install 4-in Air	EA	1	1.00		1.00	\$7,200.00	\$7,200.00
***WO3.5	ROW Restoration and Seeding	LS	1	1.00		1.00	\$700.00	\$700.00
***WO3.6	SWPPP-Erosion Contrao (Silt Fence)	LS	1	1.00		1.00	\$500.00	\$500.00
***WO3.7	Dispose of Existing 24-in Raw Water Main	LF	500	500.00		500.00	\$5.00	\$2,500.00

*Per FWO No. 1; **Per FWO No. 2; ***Per FWO No. 3

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer represents to the Owner that to the best of the Engineer's knowledge, information and belief, the Work (excluding trench safety) has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **AMOUNT PAYABLE**. The Contractor is solely responsible for trench safety and as such, the Engineer makes no representation that this pay item has been performed in a manner consistent with the Contract Documents.

KSA ENGINEERS, INC.

By	<u>Ben C. Pritchett</u>	Total Amount to Date	\$8,299,765.60
Date	<u>1/7/2026</u>	Material on Hand	\$135,909.00
		Less 5% Retainage	\$8,435,674.60
			\$421,783.73
Approved:	CITY OF MOUNT PLEASANT	Net Total	\$8,013,890.87
By		Less Previous Payments	\$7,691,197.10
Date		Amount Payable to Contractor This Estimate	\$322,693.77

MATERIALS ON HAND

KSA ENGINEERS, INC.
140 E. TYLER ST., SUITE 600
LONGVIEW, TX 75601

Estimate No.: 15

Date: January 5, 2026
Project: West Loop Wastewater Collection Imp.

ITEM	DESCRIPTION	Unit of Meas.	RECEIVED THIS PERIOD	Previous Month's Quantity	Month's Change in Quantity	ORIGINAL INVOICE AMOUNT	AMOUNT INSTALLED TO DATE	VALUE OF INVOICED MATERIAL
START PAY ESTIMATE NO. 1								
NONE								
START PAY ESTIMATE NO. 2								
1.	HAYES INVOICE NO. 1093046 (8" SDR21 CL 200 YELLOWMINE PIPE)	LF		820.00	820.00	\$20.40	820.00	\$0.00
1.	HAYES INVOICE NO. 1093046 (6" SDR21 CL 200 YELLOWMINE PIPE)	LF		140.00	140.00	\$12.30	140.00	\$0.00
2.	HAYES INVOICE NO. 1093048 (6 X 12 SS CASING SPACERS)	EA		18.00	18.00	\$70.00	18.00	\$0.00
2.	HAYES INVOICE NO. 1093048 (6 X 12 PULL ON END SEAL)	EA		4.00	4.00	\$49.00	4.00	\$0.00
2.	HAYES INVOICE NO. 1093048 (8 X 16 SS CASING SPACER)	EA		158.00	158.00	\$83.00	158.00	\$0.00
2.	HAYES INVOICE NO. 1093048 (8 X 16 PULL ON END SEAL)	EA		16.00	16.00	\$53.00	16.00	\$0.00
3.	HAYES INVOICE NO. 1093312 (16" X .3125 STEEL CASING)	LF		880.00	880.00	\$44.75	880.00	\$0.00
4.	HAYES INVOICE NO. 1093412 (2" 440 SEWAGE AIR VALVE)	EA		4.00	4.00	\$1,750.00	4.00	\$0.00
5.	HAYES INVOICE NO. 1093420 (8" SDR21 CL 200 YELLOWMINE PIPE)	LF		560.00	560.00	\$20.40	560.00	\$0.00
6.	HAYES INVOICE NO. 1093413 (6" MJ 45 BEND)	EA		6.00	6.00	\$370.00	6.00	\$0.00
6.	HAYES INVOICE NO. 1093413 (8" MJ 22-1/2 BEND)	EA		8.00	8.00	\$480.00	8.00	\$0.00
6.	HAYES INVOICE NO. 1093413 (8" MJ 11-1/4 BEND)	EA		6.00	6.00	\$470.00	6.00	\$0.00
6.	HAYES INVOICE NO. 1093413 (8" MJ 45 BEND)	EA		13.00	13.00	\$483.00	13.00	\$0.00
6.	HAYES INVOICE NO. 1093413 (8" MJ SLEEVE)	EA		15.00	15.00	\$534.00	15.00	\$0.00
6.	HAYES INVOICE NO. 1093413 (6" MJ SLEEVE)	EA		5.00	5.00	\$365.00	5.00	\$0.00
6.	HAYES INVOICE NO. 1093413 (6" MJ WYE)	EA		2.00	2.00	\$615.00	2.00	\$0.00
6.	HAYES INVOICE NO. 1093413 (8" X 6" MJ REDUCER)	EA		2.00	2.00	\$426.00	2.00	\$0.00
START PAY ESTIMATE NO. 3								
7.	HAYES INVOICE NO. 1094385 (6" SDR21 CL200 PVC PIPE)	LF		60.00	60.00	\$8.85	60.00	\$0.00
7.	HAYES INVOICE NO. 1094385 (8" SDR21 CL200 PVC PIPE)	LF		3,960.00	3,960.00	\$14.55	3,960.00	\$0.00
8.	HAYES INVOICE NO. 1094387 (8" SDR21 CL200 PVC PIPE)	LF		4,320.00	4,320.00	\$14.55	4,320.00	\$0.00
9.	HAYES INVOICE NO. 1095843 (8" MJ PLUG VALVE)	EA		4.00	4.00	\$1,720.00	4.00	\$0.00
10.	HAYES INVOICE NO. 1096774 (12" X 24" SS CASING SPACER)	EA		186.00	186.00	\$134.00	186.00	\$0.00
10.	HAYES INVOICE NO. 1096774 (12" X 24" END SEAL)	EA		20.00	20.00	\$76.00	20.00	\$0.00
10.	HAYES INVOICE NO. 1096774 (18" X 30" SS CASING SPACER)	EA		220.00	220.00	\$164.00	220.00	\$0.00
10.	HAYES INVOICE NO. 1096774 (18" X 30" END SEAL)	EA		20.00	20.00	\$90.00	20.00	\$0.00
11.	HAYES INVOICE NO. 1096775 (6" FLG PLUG VALVE)	EA		4.00	4.00	\$1,300.00	4.00	\$0.00
11.	HAYES INVOICE NO. 1096775 (6" FLG CHECK VALVE W/ LEVER)	EA		4.00	4.00	\$2,950.00	4.00	\$0.00
12.	HAYES INVOICE NO. 1096776 (12" BELL RESTRAINT)	EA		68.00	68.00	\$225.00	68.00	\$0.00
12.	HAYES INVOICE NO. 1096776 (18" BELL RESTRAINT)	EA		64.00	64.00	\$690.00	64.00	\$0.00

ITEM	DESCRIPTION	Unit of Meas.	RECEIVED THIS PERIOD	Previous Month's Quantity	Month's Change in Quantity	ORIGINAL INVOICE AMOUNT	AMOUNT INSTALLED TO DATE	VALUE OF INVOICED MATERIAL
13.	HAYES INVOICE NO. 1096777 (6" MJ WYE 401 COATED)	EA		2.00	2.00	\$615.00	2.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (8" MJ WYE 401 COATED)	EA		1.00	1.00	\$857.00	1.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (12" MJ TEE 401 COATED)	EA		3.00	3.00	\$1,596.00	3.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (8" MJ TEE 401 COATED)	EA		1.00	1.00	\$790.00	1.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (8" MJ 45 BEND 401 COATED)	EA		1.00	1.00	\$530.00	1.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (12" MJ X PE 45 BEND 401 COATED)	EA		3.00	3.00	\$946.00	3.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (6" MJ 90 BEND 401 COATED)	EA		2.00	2.00	\$417.00	2.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (8" MJ 90 BEND 401 COATED)	EA		2.00	2.00	\$530.00	2.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (12" MJ 90 BEND 401 COATED)	EA		3.00	3.00	\$1,029.00	3.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (18" MJ ACC KIT)	EA		6.00	6.00	\$110.00	6.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (12" MJ ACC KIT)	EA		15.00	15.00	\$60.00	15.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (8" MJ ACC KIT)	EA		11.00	11.00	\$35.00	11.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (6" MJ ACC KIT)	EA		12.00	12.00	\$32.00	12.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (6" X 4" FLG REDUCER 401 COATED)	EA		4.00	4.00	\$440.00	4.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (6" FLG 90 BEND 401 COATED)	EA		12.00	12.00	\$595.00	12.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (8" MJ 11-1/4 BEND 401 COATED)	EA		7.00	7.00	\$470.00	7.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (6" MJ TRANS ACC KIT)	EA		2.00	2.00	\$40.00	2.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (8" MJ TRANS ACC KIT)	EA		6.00	6.00	\$42.00	6.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (18" MJ TRANS ACC KIT)	EA		4.00	4.00	\$139.97	4.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (18" MJ X SDR35 TRANS GASKET)	EA		6.00	6.00	\$160.00	6.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (12" MJ X SDR35 TRANS GASKET)	EA		15.00	15.00	\$65.00	15.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (8" MJ X SDR35 TRANS GASKET)	EA		10.00	10.00	\$35.00	10.00	\$0.00
13.	HAYES INVOICE NO. 1096777 (6" MJ X SDR35 TRANS GASKET)	EA		10.00	10.00	\$30.00	10.00	\$0.00
14.	HAYES INVOICE NO. 1097117 (6" X .25 BARE STEEL CASING)	LF		560.00	560.00	\$19.50	560.00	\$0.00
14.	HAYES INVOICE NO. 1097117 (12" X .25 BARE STEEL CASING)	LF		120.00	120.00	\$28.00	120.00	\$0.00
14.	HAYES INVOICE NO. 1097117 (16" X .3125 BARE STEEL CASING)	LF		160.00	160.00	\$44.75	160.00	\$0.00
14.	HAYES INVOICE NO. 1097117 (24" X .438 BARE STEEL CASING)	LF		1,120.00	1,120.00	\$104.00	1,120.00	\$0.00
14.	HAYES INVOICE NO. 1097117 (30" X .50 BARE STEEL CASING)	LF		780.00	780.00	\$152.50	780.00	\$0.00
14.	HAYES INVOICE NO. 1097117 (24" X .438 COATED STEEL CASING)	LF		120.00	120.00	\$140.00	120.00	\$0.00
14.	HAYES INVOICE NO. 1097117 (30" X .50 COATED STEEL CASING)	LF		240.00	240.00	\$174.00	240.00	\$0.00
15.	HAYES INVOICE NO. 1097131 (12" X 14' SDR26 SEWER PVC PIPE)	LF		2,688.00	2,688.00	\$26.60	2,688.00	\$0.00
16.	HAYES INVOICE NO. 1097133 (12" X 14' SDR26 SEWER PVC PIPE)	LF		2,688.00	2,688.00	\$26.60	2,688.00	\$0.00
17.	HAYES INVOICE NO. 1097135 (12" X 20' SDR26 SEWER PVC PIPE)	LF		2,560.00	2,560.00	\$26.60	2,560.00	\$0.00
18.	HAYES INVOICE NO. 1097137 (8" SDR21 CL 200 PVC PIPE GREEN)	LF		720.00	720.00	\$14.55	720.00	\$0.00
18.	HAYES INVOICE NO. 1097137 (12" X 14' SDR26 SEWER PVC PIPE)	LF		1,288.00	1,288.00	\$26.60	1,288.00	\$0.00
18.	HAYES INVOICE NO. 1097137 (12" X 20' SDR26 SEWER PVC PIPE)	LF		880.00	880.00	\$26.60	880.00	\$0.00
19.	HAYES INVOICE NO. 1097139 (8" SDR21 CL200 PVC PIPE)	LF		760.00	760.00	\$14.55	760.00	\$0.00
19.	HAYES INVOICE NO. 1097139 (18" X 14' SDR26 SEWER PVC PIPE)	LF		770.00	770.00	\$42.40	770.00	\$0.00
20.	HAYES INVOICE NO. 1097140 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
21.	HAYES INVOICE NO. 1097141 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
22.	HAYES INVOICE NO. 1097142 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
23.	HAYES INVOICE NO. 1097143 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
24.	HAYES INVOICE NO. 1097144 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00

ITEM	DESCRIPTION	Unit of Meas.	RECEIVED THIS PERIOD	Previous Month's Quantity	Month's Change in Quantity	ORIGINAL INVOICE AMOUNT	AMOUNT INSTALLED TO DATE	VALUE OF INVOICED MATERIAL
25.	HAYES INVOICE NO. 1097145 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
26.	HAYES INVOICE NO. 1097146 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
27.	HAYES INVOICE NO. 1097150 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
28.	HAYES INVOICE NO. 1097152 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
29.	HAYES INVOICE NO. 1097155 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
30.	HAYES INVOICE NO. 1097156 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
31.	HAYES INVOICE NO. 1097157 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
32.	HAYES INVOICE NO. 1097158 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
33.	HAYES INVOICE NO. 1097159 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
34.	HAYES INVOICE NO. 1097160 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
35.	HAYES INVOICE NO. 1097161 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
36.	HAYES INVOICE NO. 1097162 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
37.	HAYES INVOICE NO. 1097163 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
38.	HAYES INVOICE NO. 1097164 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
39.	HAYES INVOICE NO. 1097165 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,050.00	1,050.00	\$42.40	1,050.00	\$0.00
40.	HAYES INVOICE NO. 1097166 (18" X 14' SDR26 SEWER PVC PIPE)	LF		1,008.00	1,008.00	\$42.40	1,008.00	\$0.00
41.	HAYES INVOICE NO. 1097671 (48" X 0-8 CONCRETE MANHOLE)	EA		3.00	3.00	\$1,809.00	3.00	\$0.00
41.	HAYES INVOICE NO. 1097671 (48" EXTRA DEPTH MANHOLE)	VF		4.00	4.00	\$105.00	4.00	\$0.00
41.	HAYES INVOICE NO. 1097671 (6" X 50' ROLL JOINT WRAP)	EA		2.00	2.00	\$85.00	2.00	\$0.00
42.	HAYES INVOICE NO. 1097674 (48" X 0-8 CONCRETE MANHOLE)	EA		3.00	3.00	\$1,809.00	3.00	\$0.00
42.	HAYES INVOICE NO. 1097674 (48" EXTRA DEPTH MANHOLE)	VF		12.00	12.00	\$105.00	12.00	\$0.00
42.	HAYES INVOICE NO. 1097674 (6" X 50' ROLL JOINT WRAP)	EA		3.00	3.00	\$85.00	3.00	\$0.00
43.	HAYES INVOICE NO. 1098009 (48" X 0-8 CONCRETE MANHOLE)	EA		3.00	3.00	\$1,809.00	3.00	\$0.00
43.	HAYES INVOICE NO. 1098009 (48" EXTRA DEPTH MANHOLE)	VF		9.00	9.00	\$105.00	9.00	\$0.00
43.	HAYES INVOICE NO. 1098009 (6" X 50' ROLL JOINT WRAP)	EA		2.00	2.00	\$85.00	2.00	\$0.00
44.	HAYES INVOICE NO. 1098010 (48" X 0-8 CONCRETE MANHOLE)	EA		3.00	3.00	\$1,809.00	3.00	\$0.00
44.	HAYES INVOICE NO. 1098010 (48" EXTRA DEPTH MANHOLE)	VF		8.00	8.00	\$105.00	8.00	\$0.00
44.	HAYES INVOICE NO. 1098010 (6" X 50' ROLL JOINT WRAP)	EA		2.00	2.00	\$85.00	2.00	\$0.00
	START PAY ESTIMATE NO. 4							
45.	HAYES INVOICE NO. 1099755 (96" DIA. x 18.07 VF WETWELL L.S. HWY27)	EA		1.00	1.00	\$25,230.00	1.00	\$0.00
46.	HAYES INVOICE NO. 1099755 (6" X 50' ROLL JOINT WRAP)	EA		1.00	1.00	\$85.00	1.00	\$0.00
47.	HAYES INVOICE NO. 1099757 (18" X 20' SDR26 SEWER PVC PIPE)	LF		1,000.00	1,000.00	\$42.40	1,000.00	\$0.00
48.	HAYES INVOICE NO. 1099768 (18" X 20' SDR26 SEWER PVC PIPE)	LF		620.00	620.00	\$42.40	210.00	\$17,384.00

ITEM	DESCRIPTION	Unit of Meas.	RECEIVED THIS PERIOD	Previous Month's Quantity	Month's Change in Quantity	ORIGINAL INVOICE AMOUNT	AMOUNT INSTALLED TO DATE	VALUE OF INVOICED MATERIAL
49.	HAYES INVOICE NO. 1100669 (32" MANHOLE FRAME & COVER)	EA		92.00	92.00	\$460.00	92.00	\$0.00
50.	HAYES INVOICE NO. 1101100 (48" X 0-8' MANHOLE)	EA		2.00	2.00	\$1,809.00	2.00	\$0.00
50.	HAYES INVOICE NO. 1101100 (60" X 8.07VF' MANHOLE)	EA		1.00	1.00	\$3,200.00	1.00	\$0.00
50.	HAYES INVOICE NO. 1101100 (6" X 50' ROLL JOINT WRAP)	EA		3.00	3.00	\$85.00	3.00	\$0.00
	START PAY ESTIMATE NO. 5							
51.	HAYES INVOICE NO. 1102515 (48" X 0-8' MANHOLE)	EA		4.00	4.00	\$1,809.00	4.00	\$0.00
	HAYES INVOICE NO. 1102515 (48" EXTRA DEPTH MANHOLE)	VF		11.00	11.00	\$105.00	11.00	\$0.00
	HAYES INVOICE NO. 1102515 (6" X 50' ROLL JOINT WRAP)	EA		3.00	3.00	\$85.00	3.00	\$0.00
52.	HAYES INVOICE NO. 1104801 (96" X 21.65 VF WETWELL L.S. FM127)	EA		1.00	1.00	\$28,130.00	1.00	\$0.00
53.	HAYES INVOICE NO. 1105698 (48" X 0-8' MANHOLE)	EA		3.00	3.00	\$1,809.00	3.00	\$0.00
53.	HAYES INVOICE NO. 1105698 (48" EXTRA DEPTH MANHOLE)	VF		8.00	8.00	\$105.00	8.00	\$0.00
53.	HAYES INVOICE NO. 1105698 (6" X 50' ROLL JOINT WRAP)	EA		3.00	3.00	\$85.00	3.00	\$0.00
	START PAY ESTIMATE NO. 6							
54.	HAYES INVOICE NO. 1107426 (24" X .438 STEEL CASING)	LF		100.00	100.00	\$104.00	60.00	\$4,160.00
54.	HAYES INVOICE NO. 1107426 (30" X .50 STEEL CASING)	LF		580.00	580.00	\$152.50	170.00	\$62,525.00
55.	HAYES INVOICE NO. 1110379 (48" X 0-8' MANHOLE)	EA		3.00	3.00	\$1,809.00	3.00	\$0.00
55.	HAYES INVOICE NO. 1110379 (48" EXTRA DEPTH MANHOLE)	VF		10.00	10.00	\$105.00	10.00	\$0.00
55.	HAYES INVOICE NO. 1110379 (6" X 50' ROLL JOINT WRAP)	EA		3.00	3.00	\$85.00	3.00	\$0.00
56.	HAYES INVOICE NO. 1110563 (48" X 0-8' MANHOLE)	EA		2.00	2.00	\$1,809.00	2.00	\$0.00
56.	HAYES INVOICE NO. 1110563 (48" EXTRA DEPTH MANHOLE)	VF		11.00	11.00	\$105.00	11.00	\$0.00
56.	HAYES INVOICE NO. 1110563 (6" X 50' ROLL JOINT WRAP)	EA		2.00	2.00	\$85.00	2.00	\$0.00
57.	HAYES INVOICE NO. 1110585 (60" X 21.38 VF MANHOLE)	EA		1.00	1.00	\$5,510.00	1.00	\$0.00
57.	HAYES INVOICE NO. 1110585 (6" X 50' ROLL JOINT WRAP)	EA		1.00	1.00	\$85.00	1.00	\$0.00
	START PAY ESTIMATE NO. 7							
58.	CARTER EQUIPMENT INVOICE NO. 9934-2 (FM 127 L.S. CONTROL PANEL)	LS		1.00	1.00	\$28,800.00	0.10	\$25,920.00
59.	CARTER EQUIPMENT INVOICE NO. 9935-2 (HWY 271 L.S. CONTROL	LS		1.00	1.00	\$28,800.00	0.10	\$25,920.00
	START PAY ESTIMATE No. 8, No. 9, No.10, No. 11, No. 12, No. 13 & No. 14							
	NONE							

Total Material on Hand Amount \$135,909.00



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Erin Marshall, Utilities Director

Department: Utilities

Subject: Consider pay request #8 to J2 Construction for work performed at the Industrial Park Lift Station.

Item Summary:

The current Industrial Park Lift Station is at maximum capacity with the addition of Local Bounti to the sewer system. The Industrial Park Lift Station Project is the replacement of a 6-inch force main with an 8-inch force main. The removal of the existing wet well and the installation of a larger well for more capacity with larger pumps to handle the higher flow. Lastly, the installation of an onsite generator for backup power and a new privacy fence to enclose the larger footprint of the well. In doing this project this increases the sewer systems capacity in the area to promote future growth.

Financial Impact:

Budgeted Amount: 2,600,000

Contract Amount: 1,440,242

Contract start date: April 7, 2025

Substantial Completion: January 2, 2026

Previous Payments Total: 1,154,940.63

Previous Amounts Percent: 80.19%

Current Pay Request: 84,589.43

Percent Total with request: 86%

Percent of time: 100%

Recommendation(s):

Motion to approve consent agenda item

Attachments:

[102055 PE No. 8](#)



a Pape-Dawson company

PROGRESS ESTIMATE

**140 E. TYLER ST., SUITE 600
LONGVIEW, TX 75601
903.236.7700**

Estimate No.:		8
Date:	January 5, 2026	
Project:	Industrial Lift Station and Force Main	
Period:	From: 12/01/2025 To: 12/31/2025	
Contractor:	J 2 Construction Services, LLC	
Address:	3603 Brent Rd., Longview TX 75604	
Amount of Contract as Awarded:	\$1,440,242.00	
Change Orders:		
# 1 \$	# 6 \$	
# 2 \$	# 7 \$	
# 3 \$	# 8 \$	
# 4 \$	# 9 \$	
# 5 \$	#10 \$	
Total Change Orders:	\$0.00	
Total Adjusted Contract:	\$1,440,242.00	

Notice to Proceed Date:	April 7, 2025
Contract Time:	300 Days
% Complete (Time)	91.00%
% Complete (\$)	90.30%
Project No:	102055

PREVIOUS PAYMENTS AUTHORIZED

#1	<u>242,303.68</u>	#10	<u> </u>
#2	<u>80,076.07</u>	#11	<u> </u>
#3	<u>111,110.19</u>	#12	<u> </u>
#4	<u>78,212.03</u>	#13	<u> </u>
#5	<u>183,318.33</u>	#14	<u> </u>
#6	<u>165,262.48</u>	#15	<u> </u>
#7	<u>294,657.85</u>	#16	<u> </u>
#8	<u> </u>	#17	<u> </u>
#9	<u> </u>	#18	<u> </u>

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
SCHEDULE 1 - GENERAL								
1.01	Mobilization, Insurance, Bonds	LS	1	1.00		1.00	\$47,600.00	\$47,600.00
1.02	Barricades, Signs, and Traffic Handling	LS	1	0.73	0.27	1.00	\$7,950.00	\$7,950.00
1.03	Clearing and Grubbing	AC	1	1.00		1.00	\$26,700.00	\$26,700.00
1.04	Force Main Testing	LS	1	1.00		1.00	\$13,000.00	\$13,000.00
1.05	Temporary Bypass Pumping	LS	1	0.75	0.25	1.00	\$91,200.00	\$91,200.00
1.06	Care of Water During Construction	LS	1	0.75	0.25	1.00	\$2,200.00	\$2,200.00
1.07	Stormwater Pollution Prevention	LS	1	0.78	0.22	1.00	\$13,650.00	\$13,650.00
1.08	Excavation Safety	LS	1	1.00		1.00	\$2,200.00	\$2,200.00
1.09	Trench Safety	LF	7,790	7,790.00		7,790.00	\$0.50	\$3,895.00
1.10	Demo Existing Lift Station Site	LS	1	1.00		1.00	\$14,300.00	\$14,300.00
1.11	Foundation Material for Trench	CU	1,400	0.00		0.00	\$49.00	\$0.00
1.12	8-in SDR 21 PVC Force Main	LF	***7,075	7,075.00		7,075.00	\$38.00	\$268,850.00
1.13	8-in SDR 21 Restrained Joint PVC Force Main by Directional Drill	LF	***1,611	1,611.00		1,611.00	\$81.00	\$130,491.00
1.14	Air Release Valve	EA	6	6.00		6.00	\$1,950.00	\$11,700.00
1.15	Cut, Plug, and Abandon Existing Force Main	EA	4	4.00		4.00	\$1,324.00	\$5,296.00
1.16	8-in Plug Valve Assembly	EA	5	5.00		5.00	\$4,305.00	\$21,525.00
1.17	Open Cut and Repair Asphalt	SY	***216	261.00		261.00	\$57.00	\$14,877.00
1.18	Open Cut and Repair Concrete	SY	18	18.00		18.00	\$263.00	\$4,734.00
1.19	Open Cut and Repair Gravel	SY	***63	368.00		368.00	\$27.00	\$9,936.00
1.20	Remove and Replace Barbed Wire Fence	LF	40	0.00		0.00	\$32.00	\$0.00
1.21	Connect to Existing Force Main	EA	1	1.00		1.00	\$8,950.00	\$8,950.00
1.22	Existing Air Releases Valve Abandonment	EA	3	0.00	3.00	3.00	\$395.00	\$1,185.00
1.23	Sanitary Lift Station Improvements	LS	1	1.00		1.00	\$359,360.00	\$359,360.00
1.24	Lift Station Coating System	LS	1	1.00		1.00	\$44,000.00	\$44,000.00
1.25	2,000 LBS Capacity Electric Crane	EA	1	1.00		1.00	\$16,450.00	\$16,450.00
1.26	Wooden Privacy Fence with Gates	LF	105	0.00		0.00	\$74.00	\$0.00
1.27	Asphalt Driveway at Lift Station	SY	138	0.00		0.00	\$76.00	\$0.00
1.28	100-kW Generator	LS	1	0.90	0.10	1.00	\$85,155.00	\$85,155.00
1.29	Electrical Improvements	LS	1	0.30	0.60	0.90	\$84,735.00	\$76,261.50
1.30	Electrical Power System Studies	LS	1	0.00		0.00	\$8,925.00	\$0.00
1.31	Seed and Fertilize	AC	2	2.00		2.00	\$2,260.00	\$4,520.00
1.32	Miscellaneous Allowance	AL	1	0.00		0.00	****\$38,037.00	\$0.00
***1.33	Cost of Sleeves and Restraints	LS	1	0.00		0.00	\$6,945.00	\$0.00

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
*FIELD WORK ORDER No. 1								
*FWO 1.1	Furnish and Install 14-in PVC Casing over Existing	LF	40	40.00		40.00	\$72.00	\$2,880.00
**FIELD WORK ORDER No. 2								
*FWO 2.1	Add 6-in Water Line Conflict Avoidance	LS	1	1.00		1.00	\$2,461.00	\$2,461.00
*FWO 2.2	Add 12-in Water Line Conflict Advoidance	LS	1	1.00		1.00	\$3,360.00	\$3,360.00
****FIELD WORK ORDER No. 4								
****FWO4.1	12-in Waterline Crossing	LF	20	20.00		20.00	\$118.00	\$2,360.00
****FWO4.2	Furnish and Install 12-in RCP Culvert	LF	26	26.00		26.00	\$68.50	\$1,781.00
****FWO4.3	Furnish and Install 12-in C900 Culvert	LF	35	35.00		35.00	\$49.00	\$1,715.00

*Per FWO No. 1; **Per FWO No. 2; *** Per FWO No. 3; ****Per FWO No. 4

*In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer represents to the Owner that to the best of the Engineer's knowledge, information and belief, the Work (excluding trench safety) has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **AMOUNT PAYABLE**. The Contractor is solely responsible for trench safety and as such, the Engineer makes no representation that this pay item has been performed in a manner consistent with the Contract Documents.*

KSA ENGINEERS, INC.

By		Total Amount to Date	\$1,300,542.50
Date	01/05/2026	Material on Hand	\$4,225.98
		Less 5% Retainage	\$1,304,768.48
		Net Total	\$65,238.42
Approved:	CITY OF MOUNT PLEASANT	Less Previous Payments	\$1,239,530.06
By		Amount Payable to Contractor This Estimate	\$1,154,940.63
Date			\$84,589.43



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Erin Marshall, Utilities Director

Department: Utilities

Subject: Consider pay request #32 from Drake Construction for work performed at the Southside WWTP.

Item Summary:

The current Southside Treatment Plant is at max capacity by our TCEQ permit and on heavy rain days the city goes over our limit per our permit putting the city in violation. TCEQ has a 75-90 rule meaning if your sewer plant hits 75% capacity for 3 straight months you have to begin design phase for a plant. If your plant hits 90% capacity for 3 straight months you have to begin construction of a new plant. The city hit 90% capacity for 3 straight months and we hadn't begun design phase yet putting the city in violation with TCEQ. During design phase the city and its engineers did studies and looked at the historical data on the growth of the city and determined that expanding our plant from a 2.8 MGD plant to a 5 MGD plant, with an option for 6 MGD in the future, would sustain the city's growth for the next 30-plus years. Also, during design phase the city found out that our discharge point into Harts Creek had to be moved to Big Cypress Creek which also added to the cost.

Financial Impact:

Budgeted Amount: 45,000,000

Original Contract Amount: 40,549,300

Change Order Amount: 815,357.85

New contract Amount: 41,364,657.85

Contract start date: May 15, 2023

Original Substantial Completion: June 3, 2025

Days added to Contract: 258

Previous Payments Total: 34,862,197.42

Previous Amounts Percent: 86.03%

Current Pay Request: 506,753.39

Percent Total with request: 87.53%

Percent of time (with time added): 94.54%

Recommendation(s):

Motion to approve consent agenda item

Attachments:

[MP160 PE No. 32](#)

[MP160 PE No. 32 MOH](#)

PROGRESS ESTIMATE

KSA ENGINEERS, INC.
140 E. TYLER ST., SUITE 600
LONGVIEW, TX 75601

Estimate No.:	32
Date:	December 23, 2025
Project:	Southside WWTP Improvements
Period:	From: 11/26/2025 To: 12/25/2025
Contractor:	Drake General Contractors, LLC (Heritage)
Address:	3737 Lamar Ave., Suite 700, Paris, TX 75460
Amount of Contract as Awarded:	\$40,549,300.00
Change Orders:	
# 1 \$	463,357.85
# 2 \$	352,000.00
# 3 \$	0.00
# 4 \$	# 9 \$
# 5 \$	#10 \$
Total Change Orders:	\$815,357.85
Total Adjusted Contract:	\$41,364,657.85

Notice to Proceed Date:	May 15, 2023
Contract Time:	1008 Days
% Complete (Time)	94.54%
% Complete (\$)	87.53%
Project No:	MP.160
PREVIOUS PAYMENTS AUTHORIZED	
#1 thru #9	14,783,654.04
#10 thru 25	16,892,120.55
#26	476,155.62
#27	228,350.23
#28	217,112.04
#29	296,480.18
#30	1,120,888.45
#31	847,436.31
#32	#33
Total Payments	#34
Previously Authorized:	#35
	#36
	#37
	#38
	#39
	#40
	#41
	\$34,862,197.42

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
SCHEDULE 1.0 - BASE BID								
1.01	Mobilization, Insurance, and Bonds	LS	1	1.00		1.00	\$1,900,000.00	\$1,900,000.00
1.02	Stormwater Pollution Prevention	LS	1	0.98	0.01	0.99	\$15,000.00	\$14,850.00
1.03	Headworks Facility							
1.03A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$290,000.00	\$290,000.00
1.03B	Concrete	LS	1	1.00		1.00	\$250,000.00	\$250,000.00
1.03C	Pipe & Valves	LS	1	1.00		1.00	\$750,000.00	\$750,000.00
1.03D	Major Equipment	LS	1	0.95	0.04	0.99	\$1,400,000.00	\$1,386,000.00
1.04	Aeration System							
1.04A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$900,000.00	\$900,000.00
1.04B	Drilled Piers	LS	1	1.00		1.00	\$600,000.00	\$600,000.00
1.04C	Concrete	LS	1	1.00		1.00	\$1,100,000.00	\$1,100,000.00
1.04D	Pipe & Valves	LS	1	1.00		1.00	\$900,000.00	\$900,000.00
1.04E	Major Equipment	LS	1	0.99		0.99	\$1,200,000.00	\$1,188,000.00
1.05	Final Clarifiers 1, 3 & 4							
1.05A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$515,000.00	\$515,000.00
1.05B	Drilled Piers	LS	1	1.00		1.00	\$375,000.00	\$375,000.00
1.05C	Concrete	LS	1	1.00		1.00	\$1,000,000.00	\$1,000,000.00
1.05D	Pipe & Valves	LS	1	1.00		1.00	\$750,000.00	\$750,000.00
1.05E	Major Equipment	LS	1	0.70		0.70	\$1,200,000.00	\$840,000.00
1.06	RAS/WAS Pump Station	LS	1	0.99		0.99	\$703,000.00	\$695,970.00
1.07	Tertiary Filter Improvements	LS	1	0.97	0.02	0.99	\$530,600.00	\$525,294.00
1.08	Disinfection System							
1.08A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$368,000.00	\$368,000.00
1.08B	Concrete	LS	1	0.98	0.02	1.00	\$1,100,000.00	\$1,100,000.00
1.08C	Pipe, Valves, & Appurtenances	LS	1	1.00		1.00	\$100,000.00	\$100,000.00
1.08D	Major Equipment	LS	1	0.10	0.15	0.25	\$600,000.00	\$150,000.00
1.09	Effluent Lift Station							
1.09A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$271,000.00	\$271,000.00
1.09B	Concrete	LS	1	1.00		1.00	\$600,000.00	\$600,000.00
1.09C	Pumps, Pipe, & Valves	LS	1	0.25	0.05	0.30	\$200,000.00	\$60,000.00
1.10	Outfall Pipeline	LS	1	1.00		1.00	\$6,207,000.00	\$6,207,000.00
1.11	Sludge Dewatering Building	LS	1	0.10		0.10	\$773,000.00	\$77,300.00

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
1.12	Yard Piping and Plant Drain Lift Station							
1.12A	Yard Piping	LS	1	0.99	0.01	1.00	\$853,472.00	\$853,472.00
1.12B	Plant Drain Lift Station: Excavation, Embedment & Backfill	LS	1	1.00		1.00	\$100,000.00	\$100,000.00
1.12C	Plant Drain Lift Station: Concrete	LS	1	1.00		1.00	\$200,000.00	\$200,000.00
1.12D	Plant Drain Lift Station: Major Equipment	LS	1	1.00		1.00	\$200,000.00	\$200,000.00
1.13	Sitework							
1.13A	Demolition & Disposal	LS	1	0.98		0.98	\$129,000.00	\$126,420.00
1.13B	Trucking & Stockpiling	LS	1	0.98	0.02	1.00	\$685,000.00	\$685,000.00
1.13C	Fence & Gate	LS	1	0.00		0.00	\$75,000.00	\$0.00
1.13D	Miscellaneous Metals	LS	1	0.97	0.01	0.98	\$340,000.00	\$333,200.00
1.13E	Pavement	LS	1	0.00		0.00	\$400,000.00	\$0.00
1.14	SCADA and Power System Study Allowance	AL	1	1.00		1.00	\$200,000.00	\$200,000.00
1.15	Electrical and Controls							
1.15A	Temporary Power & Dewatering	LS	1	1.00		1.00	\$440,000.00	\$440,000.00
1.15B	MCC Improvements	LS	1	0.65	0.10	0.75	\$1,850,000.00	\$1,387,500.00
1.15C	Generator & ATS	LS	1	0.90	0.05	0.95	\$1,350,000.00	\$1,282,500.00
1.15D	Above Ground Wiring & Conduits	LS	1	0.88	0.02	0.90	\$1,500,000.00	\$1,350,000.00
1.15E	Below Grade & Ductbanks	LS	1	0.93	0.02	0.95	\$1,800,000.00	\$1,710,000.00
1.15F	Lighting	LS	1	0.00	0.20	0.20	\$500,000.00	\$100,000.00
1.15G	Devices, Panels, Flow Meters & Fire Alarm	LS	1	0.60	0.05	0.65	\$1,000,000.00	\$650,000.00
1.16	Trench and Excavation Safety	LS	1	1.00		1.00	\$5,500.00	\$5,500.00
1.17	Miscellaneous Allowance	AL	1	0.00		0.00	*12 \$62,638.88	\$0.00
1.18	Tertiary Filter Allowance	AL	1	0.99		0.99	\$1,362,333.00	\$1,348,709.67
1.19	Care of Water During Construction	LS	1	1.00		1.00	\$1,142,095.00	\$1,142,095.00
SCHEDULE 2.0 - BID ALTERNATES								
2.01	Clarifier No. 2 Rehabilitation	LS	1	0.05		0.05	\$345,300.00	\$17,265.00
2.02	Bar Screens No. 1 and No. 2	LS	1	0.00		0.00	\$476,000.00	\$0.00
2.03	Dewatering Press No. 2	LS	1	0.00		0.00	\$498,000.00	\$0.00
FIELD WORK ORDER No. 1								
*WO1.1	Temporary Electric Conduit Reroute for Sludge Valves	LS	1	1.00		1.00	\$5,424.41	\$5,424.41
FIELD WORK ORDER No. 2								
* ² WO2.1	Dewatering Press Modifications to Add a Circuit and Booster	LS	1	0.00		0.00	\$5,117.00	\$0.00
FIELD WORK ORDER No. 3								
* ³ WO3.1	Blower Building a Adjustment to avoid existing electrical conduits	LS	1	1.00		1.00	\$10,607.47	\$10,607.47
FIELD WORK ORDER No. 4								
* ⁴ WO4.1	Remove and replace existing screw pumps with new screw pumps, bypass pumping, gearbox modification for new pumps, commissioning and start up	LS	1	1.00		1.00	\$119,890.00	\$119,890.00
FIELD WORK ORDER No. 5								
* ⁵ WO5.1	Add approximately 1,000 LF o new fiber and upsize fiber conduits	LS	1	1.00		1.00	\$11,638.00	\$11,638.00
FIELD WORK ORDER No. 6								
* ⁶ WO6.1	Add Screw Pump Rehabilitation (Evoqua) Additional Cost, Contractor's fee, and Bond	LS	1	1.00		1.00	\$173,418.71	\$173,418.71
FIELD WORK ORDER No. 7								
* ⁷ WO7.1	Add (3) 3 Pole 30-amp Circuits for Actuating Valves on the Blowers for both Train 1 and Train 2 including Labor and Material	LS	1	1.00		1.00	\$21,218.53	\$21,218.53
FIELD WORK ORDER No. 8								
* ⁸ WO8.1	Replace cone section of four (4) manholes with a flat top section	LS	1	1.00		1.00	\$2,386.00	\$2,386.00

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
FIELD WORK ORDER No. 9								
* ⁹ WO9.1	Increase Breaker Terminals from 4 to 6, Add Extra Conduits, and Increase Grounding Conductor	LS	1	0.00		0.00	\$18,100.00	\$0.00
FIELD WORK ORDER No. 10								
* ¹⁰ WO10.1	Add 20A/3P Circuit Breaker to PDP-7200. Install 30A/3P 316 Stainless Steel Disconnect inside Pump Building for Crane. Reout 4#12 - 0.75" C from PDP-7200 to the Crane Disconnect and to Crane	LS	1	0.00		0.00	\$7,293.00	\$0.00
FIELD WORK ORDER No. 11								
* ¹¹ WO11.1	Relocate Utility Transformer to Side of MCC Building- Reroute Existing Conduite towards New Location of Transformer via Sweeping Rigid 90's Inside of the Duct Bank. Dig New Ditch for Secondary Side of Transformer, includes Digging Underneath Existing Duct Bank for the Primary and secondary Side of the Transformer. Back Fill Existing Ditch. Coordination with SWEPCO for new Transformer Location	LS	1	0.00		0.00	\$44,780.00	\$0.00
FIELD WORK ORDER No. 12								
* ¹² WO12.1	Relocate Gates at Headworks-Relocate Gates to the Other Side of the Weir Walls	LS	1	0.00		0.00	\$17,478.00	\$0.00
Change Order No. 1								
^CO 1.1	Refurbishment of Two (2) Existing 60-in Diameter Internalift Screw Pumps (Evoqua)	LS	1	1.00		1.00	\$463,357.85	\$463,357.85
Change Order No. 2								
^^CO 2.1	Existing Train #1 Screw Pump Rehab with Bypass Pumping and New Pump Rehab	LS	1	1.00		1.00	\$352,000.00	\$352,000.00

*Per FWO No. 1; *² Per FWO No. 2; *³Per FWO No. 3; *⁴ Per FWO No. 4; *⁵ Per FWO No. 5; *⁶ Per FWO No. 6; *⁷Per FWO No. 7; *⁸Per FWO No. 8;

*⁹Per FWO No. 9; *¹⁰ Per FWO No. 10; *¹¹ Per FWO No. 11; *¹² Per FWO No. 12

[^]Per Change Order No. 1; ^{^^}Per Change Order No. 2; ^{^^^} Per Change Order No. 3

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer represents to the Owner that to the best of the Engineer's knowledge, information and belief, the Work (excluding trench safety) has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **AMOUNT PAYABLE**. The Contractor is solely responsible for trench safety and as such, the Engineer makes no representation that this pay item has been performed in a manner consistent with the Contract Documents.

KSA ENGINEERS, INC.

By		Total Amount to Date	\$36,205,016.64
Date	01/06/2026	Material on Hand	\$1,025,457.90
			\$37,230,474.54
		Less 5% Retainage	\$1,861,523.73
Approved:	CITY OF MOUNT PLEASANT	Net Total	\$35,368,950.81
By		Less Previous Payments	\$34,862,197.42
Date		Amount Payable to Contractor This Estimate	\$506,753.39

MATERIALS ON HAND

KSA ENGINEERS, INC.
140 E. TYLER ST., SUITE 600
LONGVIEW, TX 75601

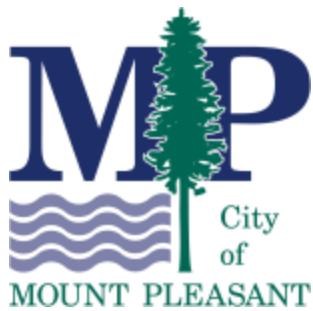
Estimate No.: 32

Date: December 23, 2025
Project: Southside WWTP Improvements

Item	Description	Received this Period	Original Invoice Amount	Amount Installed to Date	Balance on Hand (\$)
1.	Hartman Specialty (July Invoice 727389)		\$32,021.98	\$32,021.98	\$0.00
2.	Hartman Specialty (July Invoice 730302)		\$22,663.20	\$22,663.20	\$0.00
3.	Hartman Specialty (July Invoice 730339)		\$22,663.20	\$22,663.20	\$0.00
4.	Thompson Pipe Group (Invoice 99011990)		\$120,411.64	\$120,411.64	\$0.00
5.	Thompson Pipe Group (Invoice 99012022)		\$134,649.06	\$134,649.06	\$0.00
6.	Thompson Pipe Group (Invoice 99012046)		\$94,922.84	\$94,922.84	\$0.00
7.	Hartwell (Invoice 23-095) August		\$445,280.00	\$445,280.00	\$0.00
8.	Hartmann (Invoice 734366) August		\$27,840.40	\$27,840.40	\$0.00
9.	Hayes (Invoices 1019-365,364,363,362)		\$168,991.20	\$168,991.20	\$0.00
10.	Hayes (Invoices 1019-357,359,360,361)		\$168,578.20	\$168,578.20	\$0.00
11.	Hayes (Invoice 1016161) August		\$279,007.00	\$279,007.00	\$0.00
12.	Hayes (Invoices 1018-568,585,1019018)		\$178,772.50	\$178,772.50	\$0.00
13.	Hayes (Invoices 1019-366,367,656,657,658)		\$211,264.20	\$211,264.20	\$0.00
14.	Thompson (Invoice 99012124) September		\$38,471.16	\$38,471.16	\$0.00
15.	Thompson (Invoices 99012188, 12195, 12210, 12225) September		\$377,626.72	\$377,626.72	\$0.00
16.	Thompson (Invoices 99012227, 12245) September		\$192,361.83	\$192,361.83	\$0.00
17.	Hayes (Wicker) September		\$180,422.20	\$180,422.20	\$0.00
18.	Hartman (Invoices 735835, 735282) September		\$36,752.80	\$36,752.80	\$0.00
19.	Hayes (Invoices 1022951, 1020930) September		\$81,553.95	\$81,553.95	\$0.00
20.	GEO Solutions (October Invoice)		\$20,870.30	\$20,870.30	\$0.00
21.	Huber (October Invoice)		\$34,018.00	\$34,018.00	\$0.00
22.	Hayes (October Invoices 1028925, 927, 929)		\$240,060.00	\$240,060.00	\$0.00
23.	Hayes (October Invoices 1028934, 937)		\$120,960.00	\$120,960.00	\$0.00
24.	H&K Electric (Oct Invoices 1014320, S8512171.001)		\$48,634.00	\$48,634.00	\$0.00
25.	Pump Solutions (October Invoice 101112)		\$13,026.00	\$13,026.00	\$0.00
26.	Hartman (Nov. Invoices 745559,745560,745607)		\$76,175.68	\$76,175.68	\$0.00
27.	Hayes Pipe (Nov. Invoices 1034105, 1034460, 1032242, 1032203)		\$157,814.00	\$157,814.00	\$0.00
28.	Hayes Pipe (Nov. Invoices 103303, 1031047, 1031060)		\$152,205.05	\$152,205.05	\$0.00
29.	Pump Solutions (Nov. Invoice 2023-11138)		\$21,000.00	\$21,000.00	\$0.00
30.	Aqua Aerobics (Dec. Invoice 1040175)		\$1,175,247.68	\$1,175,247.68	\$0.00
31.	Saveco (Dec. Invoice WEC221194)		\$579,500.00	\$579,500.00	\$0.00
32.	Saveco (Dec. Invoice WE221194-SU)		\$30,500.00	\$30,500.00	\$0.00
33.	Hayes (Dec. Invoice 1037627)		\$139,443.00	\$139,443.00	\$0.00
34.	Hayes (Dec. Invoice 1038881)		\$38,086.00	\$38,086.00	\$0.00
35.	Hayes (Jan. Invoice 1040085)		\$176,506.00	\$176,506.00	\$0.00
36.	Hayes (Jan. Invoice 1039532, 1039533)		\$58,401.00	\$58,401.00	\$0.00
37.	Hartman (Jan. Invoice 750574,750575,750789,750790)		\$65,484.72	\$65,484.72	\$0.00
38.	Hartman (Jan. Invoice 751113)		\$20,623.12	\$20,623.12	\$0.00
39.	Hartman (Feb Invoice 751115,756052,753364,753365)		\$90,324.08	\$90,324.08	\$0.00
40.	Hartman (Feb Invoice 753743,753744,754064,754065)		\$75,671.68	\$75,671.68	\$0.00
41.	Hartman (Feb Invoice 754364,754365,754716)		\$70,901.42	\$70,901.42	\$0.00
42.	Hayes Pipe (Feb Invoice 1046404,1046406,1047532)		\$86,583.00	\$86,583.00	\$0.00
43.	Seguin (Feb Invoice 2301102,2301103)		\$161,560.00	\$161,560.00	\$0.00
44.	Walker (Feb Invoice 025524)		\$179,236.00	\$179,236.00	\$0.00
45.	Newman Regency (Mar Invoice 2260B18166)		\$537,916.00	\$537,916.00	\$0.00
46.	Evoqua (Apr Invoice 906415912)		\$781,850.00	\$781,850.00	\$0.00
47.	EDI (Apr Invoice 304498)		\$155,000.00	\$155,000.00	\$0.00

Item	Description	Received this Period	Original Invoice Amount	Amount Installed to Date	Balance on Hand (\$)
48.	Pump Solutions (Apr Invoice 2024-0332)		\$399,807.00	\$399,807.00	\$0.00
49.	Sequin Fabricators (Apr Invoice 2301104)		\$171,538.00	\$171,538.00	\$0.00
50.	Aqua Aerobics (May Invoice 1041946))		\$187,085.32	\$187,085.32	\$0.00
51.	Walker (May Invoice 025650)		\$173,250.00	\$173,250.00	\$0.00
52.	Pump Soulutions (May Invoice 20240414)		\$117,000.00	\$117,000.00	\$0.00
53.	Hayes Pipe (May Invoices 1055460, 1055902, 1053952, 1056394)		\$61,029.00	\$61,029.00	\$0.00
54.	Seguin (May Invoice 2301105)		\$47,000.00	\$47,000.00	\$0.00
55.	Hartmann (May Invoices 761841, 763623)		\$18,000.63	\$18,000.63	\$0.00
56.	Hartman (Jun Invoice 766290		\$5,771.00	\$5,771.00	\$0.00
57.	Municipal Valve & Equip (Jun Invoice 30777)		\$7,200.00	\$7,200.00	\$0.00
58.	H&K Electric (Jun Invoice S9292708.001)		\$566,351.28	\$566,351.28	\$0.00
59.	Inovair (Jul Invoice 373781)		\$345,042.00	\$345,042.00	\$0.00
60.	CED - H&K (Aug Inv. 1014288,10143091014320,13276.60)		\$91,315.53	\$91,315.53	\$0.00
61.	Crawford-H&K (Aug Inv. 12117917.003,12117918.002,12117919.002,12219293.02)		\$49,864.72	\$49,864.72	\$0.00
62.	Elliott- H&K (Aug Inv. 30-98792-01)		\$12,710.30	\$12,710.30	\$0.00
63.	Hartmen (Aug Inv. 775274,774504)		\$50,674.73	\$50,674.73	\$0.00
64.	Hayes Pipe (Aug Inv. 1072177, 1072898, 1076853)		\$23,290.00	\$23,290.00	\$0.00
65.	Huber (Aug Inv. II10007747)		\$125,000.00	\$125,000.00	\$0.00
66.	Lindsey - H&K (Aug Inv. 157819)		\$39,573.00	\$39,573.00	\$0.00
67.	WES - H&K (Aug Inv. 512171.001,8528638.007,8528638.009,8528638.013)		\$48,293.04	\$48,293.04	\$0.00
68.	WES - H&K (Aug Inv. 8528638.017,8528638.021,8528638.027,8601278.001))		\$101,470.70	\$101,470.70	\$0.00
69.	Alliance (Sept. Inv. 001549, 001512)		\$81,220.00	\$81,220.00	\$0.00
70.	Global (Sept. Inv. 45997-1, 45997-3, 45997-2)		\$164,472.10	\$24,472.10	\$140,000.00
71.	Municipal Valve (Sept. Inv. 31399)		\$10,902.00	\$10,902.00	\$0.00
72.	Nixon-H&K (Sept. Inv. S23-6906-1)		\$315,200.00	\$315,200.00	\$0.00
73.	WES-H&K (Sept. Inv. S8528638.035)		\$79,258.10	\$79,258.10	\$0.00
74.	Hartmen (Oct Inv. 782458)		\$9,185.15	\$9,185.15	\$0.00
75.	Hayes (Oct Inv. 1083672)		\$9,964.00	\$9,964.00	\$0.00
76.	Municipal Valve (Oct Inv. 31746)		\$22,800.00	\$22,800.00	\$0.00
77.	Veolia (Nov Inv 24004808 RI 05000)		\$160,588.00	\$100,588.00	\$0.00
78.	Environmental Imp. (Dec Inv 1983ENV.101)		\$167,440.90		\$167,440.90
79.	Global Treat (Dec Inv 45997-6)		\$9,002.50	\$9,002.50	\$0.00
80.	Huber (Dec Inv II10008020)		\$512,977.09	\$262,977.09	\$250,000.00
81.	Inovair (Dec Inv 378975)		\$46,011.00	\$46,011.00	\$0.00
82.	Inovair (Dec Inv 380013)		\$58,233.00	\$58,233.00	\$0.00
83.	Hayes (Jan Inv 1099083)		\$25,118.00	\$25,118.00	\$0.00
84.	Municipal Valve (Feb Inv 41393B30879)		\$13,506.01	\$13,506.01	\$0.00
85.	Municipal Valve (Feb Inv 41393B31243)		\$6,211.46	\$6,211.46	\$0.00
86.	Global Treat (Mar Inv 45997-5)		\$91,361.00		\$91,361.00
87.	Municipal Valve (Mar Inv 41393B31592)		\$68,149.31	\$68,149.31	\$0.00
88.	Hayes Pipe (Mar Inv 1107878)		\$13,224.04	\$13,224.04	\$0.00
89.	Hayes Pipe (Jul Inv 1127337,1129415,1129416)		\$21,693.00	\$21,693.00	\$0.00
90.	Industrial Corrosion (August Invoice 3373)		\$5,490.00	\$5,490.00	\$0.00
91.	Evoqua (August Invoice 2258)		\$123,191.00	\$123,191.00	\$0.00
92.	Walker (October Invoices)		\$376,656.00		\$376,656.00

\$1,025,457.90



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Gillian Gatewood, Finance Director

Department: Finance

Subject: **Monthly Financial Report for Month Ended December 31, 2025 and Look at New Financial Transparency Site**

Item Summary:

The Monthly Financial Report for the City of Mount Pleasant, Texas, for the month ended December 31, 2025 is hereby submitted.

We will also take a look at our new Financial Transparency site. We wanted a place for anyone to be able to visit to get a real time look at our financials.

Recommendation(s):

No Motion Needed.

Attachments:

[December 2025 Financials Report](#)



City of Mount Pleasant

Monthly Financial Report

For the Period End December 2025

About This Report

This report has been prepared by the City of Mount Pleasant's Finance Department. The Comprehensive Monthly Financial Report (CMFR) is intended to provide our audience (internal and external users) with timely and relevant information regarding the City's financial position. The report includes the following information:

- The Financial Summary reports the performance of the major operating funds of the City. In addition, the report provides a comparison to budget for major revenue sources and expenditure items. Narrative disclosures are included to highlight any significant changes or fluctuations. Graphs are included to show monthly breakdown of major revenues.
- The report also contains a high level fund balance summary for all City funds. The report provides year-to-date revenues, expenditures, and transfers.
- The Budget Amendments Summary contains all amendments to the budget approved in accordance with Budget Ordinance 2025-17 approved on September 16th, 2025.

If you would like additional information, feel free to contact Gillian Gatewood at (903) 575-4000.



City of Mount Pleasant

General Fund

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)

For the Period End December 2025

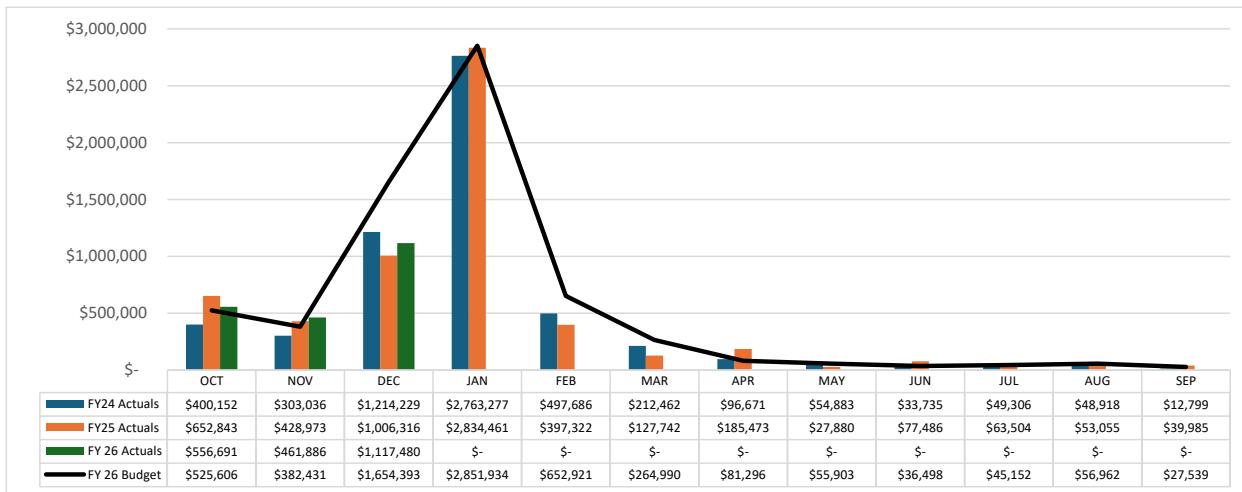
	Current Fiscal Year, 2025-2026						Prior Year		
	Budget FY 2025-2026		Dec-2025 Actual	Dec-2025 % of Budget	Y-T-D Actual	Y-T-D Variance	Y-T-D % of Budget	Nov-2024 Y-T-D Actual	Y-T-D % of Budget
	\$	5,088,600	\$	852,947	16.8%	\$	1,622,114	\$	3,466,486
REVENUES									
Property Tax	\$	5,088,600	\$	852,947	16.8%	\$	1,622,114	\$	3,466,486
Penalties		55,000		2,850	5.2%		15,269		39,731
Sales Tax		6,325,300		551,462	8.7%		1,694,273		4,631,027
Liquor Tax		30,000		3,184	10.6%		11,661		18,339
Fines		575,000		32,934	5.7%		122,581		452,419
Landfill Fees		1,150,000		132,877	11.6%		310,970		839,030
Permits & Fees		426,000		60,223	14.1%		96,011		329,989
Other User Fees		389,500		23,793	6.1%		93,043		296,457
Contract Income		715,000		54,167	7.6%		162,500		552,500
Interest Income		100,000		9,949	9.9%		31,113		68,887
Interfund Transfers		1,000,000		83,333	8.3%		250,000		750,000
Misc Income		20,000		21,570	107.9%		22,203		(2,203)
TOTAL REVENUES	\$	15,874,400	\$	1,829,291		\$	4,431,737	\$	11,442,663
EXPENDITURES									
LEGISLATIVE	\$	42,000	\$	3,005	7.2%	\$	7,309	\$	34,691
GENERAL ADMINISTRATION		676,897		58,447	8.6%		149,629		527,268
LEGAL		125,000		-	0.0%		-		125,000
TAX ASSESSMENT & COLLECTION		200,000		63,181	31.6%		63,181		136,819
HUMAN RESOURCES		114,941		8,577	7.5%		23,985		90,956
ELECTIONS		15,000		-	0.0%		-		15,000
TECHNOLOGY		275,000		14,186	5.2%		38,304		236,696
NON-DEPARTMENTAL		557,676		264,720	47.5%		374,606		183,070
MUNICIPAL COURT		364,594		24,440	6.7%		72,873		291,721
ANIMAL SERVICES		412,451		28,540	6.9%		81,980		330,471
POLICE DEPARTMENT		5,288,334		503,001	9.5%		1,236,724		4,051,610
FIRE DEPARTMENT		4,035,098		344,948	8.5%		903,518		3,131,580
PLANNING DEPARTMENT		298,557		20,460	6.9%		58,664		239,893
BUILDING & DEVELOPMENT		286,627		19,506	6.8%		60,689		225,938
CODE ENFORCEMENT		214,186		13,656	6.4%		32,675		181,511
FLEET SERVICES		547,780		34,787	6.4%		89,969		457,811
BUILDING MAINTENANCE		191,174		13,411	7.0%		39,742		151,432
PARK DEPARTMENT		1,471,132		109,200	7.4%		266,042		1,205,090
LIBRARY		606,006		45,287	7.5%		125,756		480,250
TOTAL EXPENDITURES	\$	15,722,453	\$	1,569,352		\$	3,625,645	\$	12,096,808
EXCESS/ (DEFICIT)	\$	151,947	\$	259,939		\$	806,092		\$

KEYTRENDS	Revenues	Expenditures
Revenues	Property Taxes are received primarily in December & January and become delinquent February 1st.	Non-Departmental expenses include interfund transfers. Outgoing Interfund Transfers include \$33,083 to the Insurance Fund and \$16,217 to the Capital Replacement Fund. This department also includes an annual payment for Liability Insurance.
	Sales Tax -As required by the Government Accounting Standards Board, sales tax is reported for the month it is collected by the vendor. August allocations reflect June sales, collected in July and allocated in August. Sales Tax is allocated 25% to the Economic Development Corporation, 8.33% to the City to reduce Property Tax, and 66.67% to the City.	
	Interfund Transfers In include \$83,333 from the Utility Fund.	



City of Mount Pleasant Property Tax Collections by Month

For the Period End December 2025



PROPERTY TAX VARIANCE

Actual to Budget (%) **-16.64%**

Current Yr to Prior Yr (%) **2.30%**

Actual to Budget (\$) **\$ (426,372.75)**

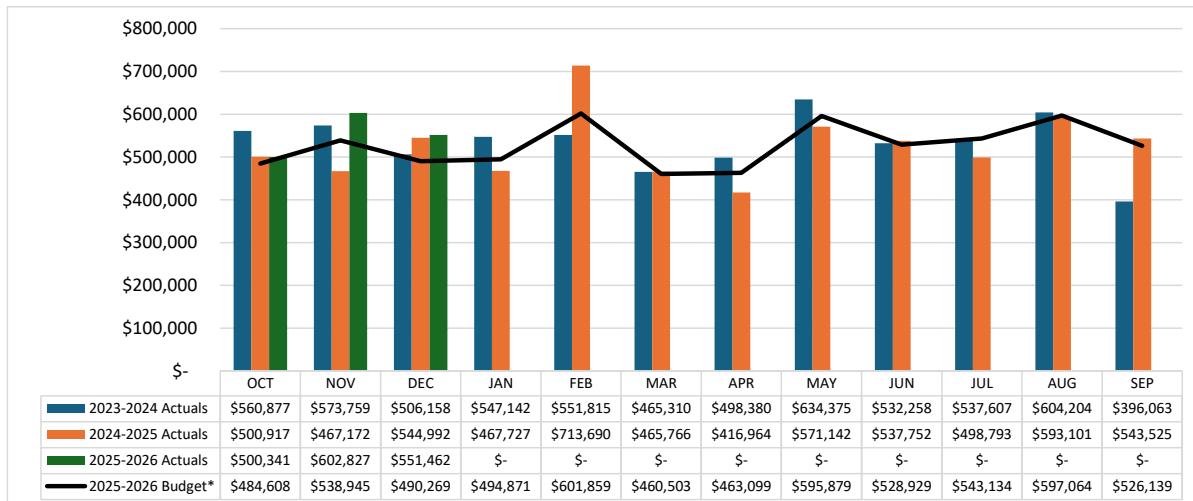
Current Yr to Prior Yr (\$) **\$ 47,925.40**

*2025-2026 Budget allocated based on % collections by month from FY23-FY24



City of Mount Pleasant Sales Tax Collections by Month

For the Period End December 2025



SALES TAX VARIANCE

Actual to Budget (%) **9.30%**

Current Yr to Prior Yr (%) **9.36%**

Actual to Budget (\$) **\$ 140,807.98**

Current Yr to Prior Yr (\$) **\$ 141,549.36**

*2025-2026 Budget allocated based on % collections by month from FY19-FY25



City of Mount Pleasant

Utility Fund

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)

For the Period End December 2025

	Current Fiscal Year, 2025-2026						Prior Year		
	Budget	Dec-2025	Dec-2025	Y-T-D	Y-T-D	Y-T-D	Nov-2024	Y-T-D	% of
	FY 2025-2026	Actual	% of Budget	Actual	Variance	% of Budget	Actual	Actual	Budget
REVENUES									
Penalties	\$ 132,000	\$ 5,495	4.2%	\$ 32,148	\$ 99,852	24.4%	\$ 40,392	30.6%	
Interest Income	90,000	6,454	7.2%	21,906	68,094	24.3%	21,777	13.6%	
Misc Income	75,000	9,347	12.5%	31,786	43,214	42.4%	17,049	16.7%	
Water Sales	12,000,000	806,527	6.7%	2,865,884	9,134,116	23.9%	2,593,560	22.2%	
Sewer Charges	4,500,000	227,725	5.1%	1,019,469	3,480,531	22.7%	974,229	27.9%	
Solid Waste Collection Fees	3,500,000	192,517	5.5%	781,015	2,718,985	22.3%	854,604	27.6%	
Tap and Connect Fees	100,000	24,101	24.1%	49,727	50,273	49.7%	39,933	26.6%	
Leases and Rentals	35,000	2,949	8.4%	6,548	28,452	18.7%	10,697	30.6%	
TOTAL REVENUES	\$ 20,432,000	\$ 1,275,115		\$ 4,808,483	\$ 15,623,517	23.5%	\$ 4,552,241	24.1%	
EXPENDITURES									
NON-DEPARTMENTAL	\$ 1,979,026	\$ 330,829	16.7%	\$ 567,031	\$ 1,411,995	28.7%	\$ 709,311	45.0%	
UTILITY ADMINISTRATION	1,170,462	70,857	6.1%	190,986	979,476	16.3%	319,862	19.8%	
FLEET SERVICES	553,689	36,220	6.5%	104,227	449,462	18.8%	88,732	17.4%	
SOLID WASTE MANAGEMENT	3,183,100	294,661	9.3%	631,179	2,551,921	19.8%	506,946	15.9%	
WATER TREATMENT	2,735,128	189,196	6.9%	581,762	2,153,366	21.3%	564,259	19.7%	
FRESH WATER SUPPLY	1,806,561	274,396	15.2%	563,760	1,242,801	31.2%	450,322	24.9%	
WASTEWATER PLANTS	1,043,793	51,658	4.9%	165,720	878,073	15.9%	173,991	19.6%	
UTILITY DEPARTMENT	1,830,905	196,800	10.7%	399,197	1,431,708	21.8%	257,578	18.3%	
DEBT SERVICE	5,245,327	400	0.0%	1,390,703	3,854,624	26.5%	1,492,762	30.2%	
TOTAL EXPENDITURES	\$ 19,547,991	\$ 1,445,018		\$ 4,594,564	\$ 14,953,427	23.5%	\$ 4,563,763	24.2%	
EXCESS/ (DEFICIT)	\$ 884,009	\$ (169,903)		\$ 213,919			\$ (11,521)		

KEYTRENDS

Revenues	Expenditures
Operating revenues are determined by the water and wastewater rates, as well as, the volume of water sold and wastewater treated. These revenues are highly influenced by weather patterns.	Non-Departmental expenses include interfund transfers of \$83,333 to the General Fund, \$33,333 to the Streets Fund, \$16,883 to the Capital Replacement Fund, and \$5,825 to the Insurance Fund. This department also includes an annual payment for Liability Insurance.
Water and Sewer Charges: the rates are determined by the December 2023 Rate Study as adopted in Ord. 2023-27.	Texas Water Development Board Debt Service payments are in March and September. Most Debt Service payments are made in November and May.



City of Mount Pleasant

Civic Center Fund

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)
For the Period End December 2025

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget	Dec-2025	Dec-2025	Y-T-D	Y-T-D	Y-T-D	Nov-2024	Y-T-D
	FY 2025-2026	Actual	% of Budget	Actual	Variance	% of Budget	Actual	% of Budget
REVENUES								
Leases and Rentals	95,000	8,675	9.1%	32,120	62,880	33.8%	22,163	19.3%
Hotel Revenue	700,000	51,203	7.3%	170,877	529,123	24.4%	171,017	20.0%
TOTAL REVENUES	\$ 795,000	\$ 59,878	7.5%	\$ 202,997	\$ 592,003	25.5%	\$ 193,180	19.4%
EXPENDITURES								
PARK DEPARTMENT	\$ 448,763	\$ 55,401	12.3%	\$ 130,327	\$ 318,436	29.0%	\$ 113,745	21.9%
COMMUNITY CENTER	17,000	1,127	6.6%	3,352	13,648	19.7%	3,971	22.1%
TOURISM	199,732	30,479	15.3%	80,803	118,929	40.5%	55,814	27.5%
HOTEL MOTEL	212,000	51,750	24.4%	51,750	160,250	24.4%	52,500	24.2%
TOTAL EXPENDITURES	\$ 877,495	\$ 138,757	15.8%	\$ 266,232	\$ 611,263	30.3%	\$ 226,031	23.6%
EXCESS/ (DEFICIT)	\$ (82,495)	\$ (78,879)		\$ (63,235)			\$ (32,851)	

KEYTRENDS	
Revenues	Expenditures
Leases and Rentals includes all fee revenue for renting out the Civic Center and Community Center.	Outgoing Interfund Transfers include \$608 to the Insurance Fund.
Hotel Occupancy Tax rate is 7.00% of the cost of a room.	



City of Mount Pleasant

Debt Service Fund

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)
For the Period End December 2025

	Current Fiscal Year, 2025-2026						Prior Year Nov-2024 Y-T-D Actual	Y-T-D % of Budget		
	Budget		Dec-2025		Y-T-D					
	FY 2025-2026	Actual	% of Budget	Actual	Variance	% of Budget				
REVENUES										
Property Tax	\$ 1,433,000	\$ 253,347	17.7%	\$ 480,718	\$ 952,282	33.5%	\$ 461,193	36.8%		
Penalties	15,000	872	5.8%	3,669	11,331	24.5%	2,257	18.8%		
Interest Income	20,000	386	1.9%	1,911	18,089	9.6%	3,814	19.1%		
TOTAL REVENUES	\$ 1,468,000	\$ 254,605	17.3%	\$ 486,297	\$ 981,703	33.1%	\$ 467,265	13.7%		
EXPENDITURES										
CONTRACTUAL AND FEE SERVICES	\$ -	\$ 741		\$ 2,859	\$ (2,859)		\$ 1,538	30.8%		
PRINCIPAL	913,892	-	0.0%	315,000	598,892	34.5%	309,000	40.7%		
INTEREST	945,399	-	0.0%	474,321	471,078	50.2%	530,119	52.4%		
TOTAL EXPENDITURES	\$ 1,859,291	\$ 741	0.0%	\$ 792,180	\$ 1,067,111	42.6%	\$ 840,657	47.3%		
EXCESS/ (DEFICIT)	\$ (391,291)	\$ 253,864		\$ (305,883)			\$ (373,393)			

KEYTRENDS

Revenues	Expenditures
Property Taxes are received primarily in December & January and become delinquent February 1st.	Debt Service payments are made in November and May.



City of Mount Pleasant

Economic Development Funds

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)
For the Period End December 2025

	Current Fiscal Year, 2025-2026						Prior Year Nov-2024 Y-T-D Actual	Y-T-D % of Budget		
	Budget		Dec-2025		Y-T-D					
	FY 2025-2026	Actual	% of Budget	Actual	Variance	% of Budget				
REVENUES										
Sales Tax	\$ 2,000,000	183,821	9.2%	\$ 551,544	\$ 1,448,456	27.6%	\$ 498,427	24.9%		
Interest Income	157,196	16,543	10.5%	50,945	106,251	32.4%	59,004	39.3%		
Misc Income	236,660	-	0.0%	236,665	(5)	100.0%	372	0.0%		
Leases and Rentals	42,000	-	0.0%	-	42,000	0.0%	10,500	21.0%		
TOTAL REVENUES	\$ 2,435,856	\$ 200,364	8.2%	\$ 839,154	\$ 1,596,702	34.5%	\$ 568,302	10.9%		
EXPENDITURES										
Payroll	\$ 455,521	28,841	6.3%	86,988	368,533	19.1%	\$ 37,200	9.4%		
Operations and Maintenance	247,600	28,294	11.4%	42,526	205,074	17.2%	50,954	12.0%		
Other Expenses	1,615,000	21,325	1.3%	122,076	1,492,924	7.6%	15,331	0.4%		
Interfund Transfers	5,200	433	8.3%	2,550	2,650	49.0%	3,366	64.7%		
TOTAL EXPENDITURES	\$ 2,323,321	\$ 78,893	3.4%	\$ 254,140	\$ 2,069,181	10.9%	\$ 106,851	3.5%		
EXCESS/ (DEFICIT)	\$ 112,535	\$ 121,470		\$ 585,014			\$ 461,451			

KEYTRENDS

Revenues	Expenditures
Sales Tax - As required by the Government Accounting Standards Board, sales tax is reported for the month it is collected by the vendor. August allocations reflect June sales, collected in July and allocated in August. Sales Tax is allocated 25% to the Economic Development Corporation, 8.33% to the City to reduce Property Tax, and 66.67% to the City.	



City of Mount Pleasant
Fund Balance Summary
For the Period End December 2025

	Unaudited Fund				Unaudited Fund	
	Balance 9/30/2025	Year-To-Date Revenues	Year-To-Date Expenses	Transfers In/(Out)	Balance 9/30/2026	
GENERAL FUNDS						
100 General	\$ 3,631,154	\$ 7,851,676	\$ (6,170,962)	\$ 203,950	\$ 5,515,818	
115 Streets	622,383	765,319	(514,310)	200,000	1,073,391	
165 General Capital	(320,314)	6,706	(429,468)	299,800	(443,275)	
200 Insurance	364,357	-	(118,945)	138,500	383,911	
	\$ 4,297,581	\$ 8,623,701	\$ (7,233,686)	\$ 842,250	\$ 6,529,846	
PROPRIETARY FUNDS						
300 Utility	\$ 32,722,361	\$ 10,175,978	\$ (7,659,184)	\$ (836,250)	\$ 34,402,904	
335 Airport	7,157,266	562,657	(562,287)	-	7,157,636	
	\$ 39,879,626	\$ 10,738,634	\$ (8,221,471)	\$ (836,250)	\$ 41,560,540	
SPECIAL REVENUE FUNDS						
500 Library Contribution	\$ 22,144	\$ 3,527	\$ (102)	-	\$ 25,569	
504 Rescue Recovery	22,271	2,510	-	-	24,780	
505 Cemetery	41,547	31,416	(16,712)	-	56,251	
507 PEG Fees	461,603	18,888	-	-	480,491	
510 Firemen's Relief	33	-	(250)	250	33	
518 Booker T Washington	2,263	-	-	-	2,263	
520 Police Escrow	21,571	1,168	(39,622)	-	(16,882)	
525 Animal Shelter Donation	22,260	4,256	(155)	-	26,360	
541 Court Special Revenue	257,811	9,775	(27,713)	-	239,872	
550 Police Donation	4,962	506	-	-	5,468	
553 Police Shop with a Cop	22,449	38,539	(214)	-	60,774	
570 Civic Center	(154,803)	418,581	(425,472)	(3,650)	(165,344)	
595 Law Enforcement Education	9,090	-	-	-	9,090	
596 Tobacco Enforcement	24,223	2,375	-	-	26,598	
	\$ 757,425	\$ 531,540	\$ (510,240)	\$ (3,400)	\$ 775,325	
GRANT FUNDS						
402 CDBG Light / Sidewalk Grant	\$ (112,314)	\$ -	\$ -	-	\$ (112,314)	
408 Library Grants	20,350	32,000	(385)	-	51,965	
411 STEP Comprehensive	1,074	-	-	-	1,074	
413 Police Seizure Proceeds	3,411	24,730	(12,092)	-	16,049	
437 TXDOT Ramp Grant	89,740	24,030	(2,855)	-	110,915	
467 AG Investigator Grant	99	-	-	-	99	
	\$ 2,358	\$ 80,760	\$ (15,331)	\$ -	\$ 67,787	
CAPITAL PROJECT FUNDS						
605 Water Construction	\$ (13,107,028)	\$ 209,425	\$ (6,039,086)	-	\$ (18,936,689)	
606 Logic 2024 General Bond	7,430,880	1,366,535	(248,435)	-	8,548,980	
607 Logic 2024 Utility Bond	(5,105,850)	433,059	(132,639)	-	(4,805,430)	
610 Water Development Board	3,172,687	-	-	-	3,172,687	
680 Community Center	98,526	1,507	-	-	100,033	
681 Construction Bond 2017	45,630	-	-	-	45,630	
	\$ (7,465,155)	\$ 2,010,525	\$ (6,420,161)	\$ -	\$ (11,874,790)	
INTERNAL SERVICE FUNDS						
800 General Long-Term Debt	\$ (1,564,126)	\$ -	\$ -	-	\$ (1,564,126)	
900 Fixed Assets	10,578,957	-	-	-	10,578,957	
	\$ 9,014,831	\$ -	\$ -	\$ -	\$ 9,014,831	
DEBT SERVICE FUND						
851 Debt Service	\$ 369,013	\$ 845,285	\$ (1,584,730)	-	\$ (370,432)	
	\$ 369,013	\$ 845,285	\$ (1,584,730)	\$ -	\$ (370,432)	
ECONOMIC DEVELOPMENT FUNDS						
750 Economic Development	\$ 11,058,658	\$ 1,894,961	\$ (468,241)	\$ (6,350)	\$ 12,479,028	
755 Rural Development Loan	252,013	4,241	-	-	256,254	
855 Economic Development Debt	511,993	-	-	-	511,993	
	\$ 11,822,664	\$ 1,899,202	\$ (468,241)	\$ (6,350)	\$ 13,247,274	
TOTAL ALL FUNDS	\$ 58,678,343	\$ 24,729,648	\$ (24,453,859)	\$ (3,750)	\$ 58,950,381	



City of Mount Pleasant
Budget Amendments Summary
For the Period End December 2025

FUND TYPE	FUND	DETAILS	APPROVAL
GENERAL FUNDS			
No Amendments			
PROPRIETARY FUNDS			
No Amendments			
SPECIAL REVENUE FUNDS			
12/16/2025	520 - Police Escrow	Increase allocations for \$35,296 for Default Judgements from Titus Co District Court.	Approved by City Council
GRANT FUNDS			
11/18/2025	408 - Library Grants	Increase allocations for \$16,000 grant received from Ladd and Katherine Hancher Library Foundation.	Approved by City Council
12/2/2025	408 - Library Grants	Increase allocations for \$500 grant received from Flight Path Campaign Grant.	Approved by City Council
12/16/2025	408 - Library Grants	Increase allocations for \$10,000 grant received from Infinite Summs Grant.	Approved by City Council
12/16/2025	408 - Library Grants	Increase allocations for \$20,000 grant received in the prior year.	Approved by City Council
12/16/2025	413 - Police Forfeitures	Increase allocations for \$24,707 for Default Judgements from Titus Co District Court.	Approved by City Council
CAPITAL PROJECT FUNDS			
No Amendments			
INTERNAL SERVICE FUNDS			
No Amendments			
DEBT SERVICE FUND			
No Amendments			
ECONOMIC DEVELOPMENT FUNDS			
No Amendments			



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Gillian Gatewood, Finance Director

Department: Finance

Subject: **Quarterly Investment Report for Quarter Ended December 31, 2025**

Item Summary:

The Quarterly Investment Report for the City of Mount Pleasant, Texas, for the quarter ended December 31, 2025, is hereby submitted.

The current depository bank for the City of Mount Pleasant is Guaranty Bank. The City maintains nineteen (19) super now accounts and earns a rate determined by the bank (approximately 1.76%) and offsets banking expenses for all accounts based on daily balance requirements.

The City maintains one (1) TexPool Investment Account as a central capital improvement and reserve funds. Those accounts include the General Fund, Utility Fund, IDC Funds and Street Fund.

The City maintains six (6) Logic Investment Accounts primarily consisting of capital improvements, reserve funds and debt funds.

The City maintains two (2) Texas Range TexasDAILY Investment Accounts consisting of reserve funds for the IDC fund and Utility fund.

Financial Impact:

The Guaranty accounts earned a quarterly interest of \$40,334.24 and a year-to-date total interest of \$40,334.24.

The Texpool account earned a quarterly interest of \$25,564.51 and a year-to-date total interest of \$25,564.51.

The Logic accounts earned a quarterly interest of \$408,514.15 and a year-to-date total interest of \$408,514.15.

Texas Range accounts earned quarterly interest of \$29,309.91 and a year-to-date total interest of \$29,309.91.

Recommendation(s):

Approve the Quarterly Investment Report for the Quarter ended December 31, 2025

Attachments:

[Quarterly Investment Report December 2025](#)

Investment Report 12312025



The Quarterly Investment Report for the City of Mount Pleasant, Texas, for the quarter ended September 30, 2025, is hereby submitted.

The current depository bank for the City of Mount Pleasant is Guaranty Bank. The City maintains nineteen (19) super now accounts and earns a rate determined by the bank (approximately 1.76%) and offsets banking expenses for all accounts based on daily balance requirements. Interest bearing checking accounts are considered an investment under the Public Funds Investment Act and per 2017 legislative changes. *See PFIA Section 2256.009(a), "clarifying that interest bearing bank accounts insured by FDIC, or the National Credit Union Share Insurance Fund are authorized investments. HB 1003 was modified in June 2017.*

The City maintains one (1) Texpool Investment Account as a central capital improvement and reserve funds. Those accounts include the General Fund, Utility Fund, IDC Funds and Street Fund.

The City maintains six (6) Logic Investment Accounts primarily consisting of capital improvements, reserve funds and debt funds. Those accounts include the General Fund, Capital Improvement Funds and include the 2020 Bonds, 2024 Bonds. There is also a reserve bond fund for revenue bonds as required by the 2020 bond covenant to reserve 1.5 times the bond payment for the following year in reserves.

The City maintains two (2) TexasTerm Investment Accounts consisting of reserve funds for the IDC fund and Utility fund.

The Guaranty accounts earned a quarterly interest of \$40,334.24. These depository accounts are partially insured by FDIC insurance and pledged securities with coverage at least 100%.

The TexPool account earned a quarterly interest of \$25,564.51. Average monthly TexPool interest rates for the quarter were 4.14%, 3.99% and 3.83% with average weighted maturity at 43, 38 and 39 days.

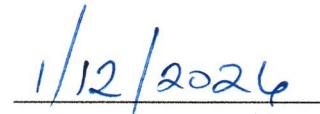
The Logic accounts earned a quarterly interest of \$408,514.15. The average monthly interest rates for the quarter were 4.24%, 4.09% and 3.95 % with average weighted maturity at 50, 49, and 48 days. Texpool and Logic liquid asset portfolios seek to maintain a net asset value of \$1 per unit invested to preserve the principal of all pool participants.

TexasTerm accounts earned quarterly interest of \$29,309.91. Average monthly interest rates for the quarter were 4.14%, 3.97%, and 3.82%. The current yield or current seven-day base period expressed as a percentage of the value of one share at the beginning of the seven-day period. This net change in account is then annualized by multiplying it by 365 and dividing the result by 7. The current yield, sometimes known as the SEC yield, is computed on the same basis as required by the Securities and Exchange Commission for money market funds.

Portfolio	September 30, 2025		December 31, 2025	
	Book Value	Market Value	Book Value	Market Value
Cash - Super Now Accounts	\$12,266,682.41	\$12,266,682.41	\$11,460,743.87	\$11,460,743.87
Investment Pools	\$47,347,294.54	\$47,347,294.54	\$41,980,316.94	\$41,980,316.94
Total Investments and Cash	\$59,613,976.95	\$59,613,976.95	\$53,411,060.81	\$53,411,060.81
Quarterly Investment Income	\$ 574,170.08		\$ 503,722.81	
Fiscal YTD Investment Income	\$ 2,574,135.55		\$ 503,722.81	



Finance Director, Investment Officer



Date



City Secretary/Assistant City Manager, Investment Officer



Date

This report complies with the City of Mount Pleasant's Investment Policy and the Public Funds Investment Act (PFIA), Texas Government Code, Section 2256.005(n). This report is intended for Council review only and is not intended for external use. Ending cash balances on bank statements may not match the cash balance in the system of record due to items in transit (e.g. checks).

Cash and Investment by Type		1st Quarter					2nd Quarter					3rd Quarter					4th Quarter				
		Balance 10/1/2025	Deposits	Withdrawals	Interest	Balance	Deposits	Withdrawals	Interest	Balance	Deposits	Withdrawals	Interest	Balance	Deposits	Withdrawals	Interest	Balance 9/30/2025			
110 Guaranty-MP Payroll	31	8,868.96	2,699,751.80	(2,699,751.80)	246.34	9,115.30	-	-	-	9,115.30	-	-	-	9,115.30	-	-	-	9,115.30			
110 Guaranty-MP Online MC Payment	31	3,024.10	37,149.42	(37,500.00)	36.18	2,709.70	-	-	-	2,709.70	-	-	-	2,709.70	-	-	-	2,709.70			
300 Guaranty-MP I & S Revenue(WS)	31	744,350.59	1,180,000.00	(1,390,702.51)	3,056.66	536,704.74	-	-	-	536,704.74	-	-	-	536,704.74	-	-	-	536,704.74			
300 Guaranty-MP Water Meter Depos	31	310,105.97	8,680.31	-	248.20	319,034.48	-	-	-	319,034.48	-	-	-	319,034.48	-	-	-	319,034.48			
300 Guaranty-MP TWDB (Debt)	31	654,944.79	320,000.00	-	663.19	975,607.98	-	-	-	975,607.98	-	-	-	975,607.98	-	-	-	975,607.98			
300 Guaranty-MP Online Utility Payne	31	9,424.80	1,118,637.83	(1,092,089.55)	780.61	36,753.69	-	-	-	36,753.69	-	-	-	36,753.69	-	-	-	36,753.69			
413 Guaranty-MP PD Forfeitures(Chap	31	7,060.52	24,707.20	(7,705.81)	13.30	24,075.21	-	-	-	24,075.21	-	-	-	24,075.21	-	-	-	24,075.21			
507 Guaranty-MP PEG Fees	31	192,275.56	4,352.62	-	155.55	196,783.73	-	-	-	196,783.73	-	-	-	196,783.73	-	-	-	196,783.73			
520 Guaranty-MP PD Escrow	31	141,294.11	-	(24,707.20)	566.09	117,153.00	-	-	-	117,153.00	-	-	-	117,153.00	-	-	-	117,153.00			
541 Guaranty-MP Building Security Fe	31	187,384.29	820.42	-	150.03	188,354.74	-	-	-	188,354.74	-	-	-	188,354.74	-	-	-	188,354.74			
541 Guaranty-MP Technology Fees	31	66,817.07	677.44	(27,713.10)	49.23	39,830.64	-	-	-	39,830.64	-	-	-	39,830.64	-	-	-	39,830.64			
550 Guaranty-MP PD Donation	31	3,631.03	-	-	2.90	3,633.93	-	-	-	3,633.93	-	-	-	3,633.93	-	-	-	3,633.93			
553 Guaranty-MP Shop With A Cop	31	22,449.13	19,447.10	(15,053.28)	23.03	26,865.98	-	-	-	26,865.98	-	-	-	26,865.98	-	-	-	26,865.98			
680 Guaranty-MP Community Project	31	28,803.34	-	-	22.96	28,826.30	-	-	-	28,826.30	-	-	-	28,826.30	-	-	-	28,826.30			
750 Guaranty-MP IDC	31	2,993,775.12	236,665.00	-	1,988.44	2,532,428.56	-	-	-	2,532,428.56	-	-	-	2,532,428.56	-	-	-	2,532,428.56			
755 Guaranty-MP Revolving Loan Fnn	31	114,501.16	8,181.79	-	95.39	122,778.34	-	-	-	122,778.34	-	-	-	122,778.34	-	-	-	122,778.34			
851 Guaranty-MP I & S Debt(GF)	31	413,676.71	535,422.58	(789,321.14)	1,910.56	161,688.71	-	-	-	161,688.71	-	-	-	161,688.71	-	-	-	161,688.71			
xxx: Guaranty-MP Central CheckingOL	31	4,475.67	1,436,448.41	(1,430,000.00)	375.20	11,299.28	-	-	-	11,299.28	-	-	-	11,299.28	-	-	-	11,299.28			
xxx: Guaranty-MP Central CheckingNE	31	7,059,820.14	16,720,621.19	(17,683,292.15)	29,950.38	6,127,099.56	-	-	-	6,127,099.56	-	-	-	6,127,099.56	-	-	-	6,127,099.56			
		12,266,683.06	24,351,563.11	(25,197,836.54)	40,334.24	11,460,743.87	-	-	-	11,460,743.87	-	-	-	11,460,743.87	-	-	-	11,460,743.87			
Pools																					
605 Logic-2020 Bonds	1	11,599,720.12	-	(5,657,716.25)	95,675.64	6,037,679.51	-	-	-	6,037,679.51	-	-	-	6,037,679.51	-	-	-	6,037,679.51			
606 Logic-2024 General Bonds	1	7,522,650.06	262,014.78	(14,206.21)	78,953.04	7,849,411.67	-	-	-	7,849,411.67	-	-	-	7,849,411.67	-	-	-	7,849,411.67			
607 Logic-2024 Utility Bonds	1	20,809,071.66	-	(420,458.49)	213,515.81	20,602,128.98	-	-	-	20,602,128.98	-	-	-	20,602,128.98	-	-	-	20,602,128.98			
300 Logic-Bond Payments	1	1,629,615.68	-	-	16,875.32	1,646,491.00	-	-	-	1,646,491.00	-	-	-	1,646,491.00	-	-	-	1,646,491.00			
300/ Logic-Central Account	1	267,717.71	-	-	2,772.35	270,490.06	-	-	-	270,490.06	-	-	-	270,490.06	-	-	-	270,490.06			
680 Logic-Park Construction	1	69,722.77	-	-	721.99	70,444.76	-	-	-	70,444.76	-	-	-	70,444.76	-	-	-	70,444.76			
750 Texas Range-IDC Reserve	1	2,905,033.25	-	-	29,233.49	2,934,266.74	-	-	-	2,934,266.74	-	-	-	2,934,266.74	-	-	-	2,934,266.74			
300 Texas Range-Utility Reserve	1	7,593.97	-	-	76.42	7,670.39	-	-	-	7,670.39	-	-	-	7,670.39	-	-	-	7,670.39			
100 TexPool-Central Account	1	2,536,169.32	-	-	25,564.51	2,561,733.83	-	-	-	2,561,733.83	-	-	-	2,561,733.83	-	-	-	2,561,733.83			
		47,347,294.54	262,014.78	(6,092,380.95)	463,388.57	41,980,316.94	-	-	-	41,980,316.94	-	-	-	41,980,316.94	-	-	-	41,980,316.94			
		59,613,977.60	24,613,577.89	(31,290,217.49)	503,722.81	53,441,060.81	-	-	-	53,441,060.81	-	-	-	53,441,060.81	-	-	-	53,441,060.81			
Investment		Quarter	YTD																		
Guaranty		\$ 40,334.24	\$ 40,334.24																		
Logic		408,514.15	408,514.15																		
Texas Range		29,309.91	29,309.91																		
Texpool		25,564.51	25,564.51																		
TOTALS		503,722.81	503,722.81																		

Fund/Acct #	Investment/Fund Name	Yield to Maturity	Purchase Date	Maturity Date	Days to Maturity	Book Value 09/30/2025	Market Value 09/30/2025	Deposits/Purchases	Withdrawals/Maturities	Interest for this quarter	Book Value 12/31/2025	Market Value 12/31/2025
General Fund												
110-11300-000	Guaranty-MP Payroll	1225	1.76%	9/30/2025	9/30/2025	31	8,868.96	8,868.96	2,699,751.80	(2,699,751.80)	246.34	9,115.30
110-11560-000	Guaranty-MP Online MC Pay	1209	1.76%	9/30/2025	9/30/2025	31	3,024.10	3,024.10	37,149.42	(37,500.00)	36.18	2,709.70
							11,893.06	11,893.06	2,736,901.22	(2,737,251.80)	282.52	11,825.00
Utility Fund												
300-11060-000	Guaranty-MP I & S Revenue(\	5657	1.76%	9/30/2025	9/30/2025	31	744,350.59	744,350.59	1,180,000.00	(1,390,702.51)	3,056.66	536,704.74
300-11070-000	Guaranty-MP Water Meter Dc	1241	1.76%	9/30/2025	9/30/2025	31	310,105.97	310,105.97	8,680.31	-	248.20	319,034.48
300-11080-000	Guaranty-MP TWDB (Debt)	1401	1.76%	9/30/2025	9/30/2025	31	654,944.79	654,944.79	320,000.00	-	663.19	975,607.98
300-11580-000	Guaranty-MP Online Utility P	1217	1.76%	9/30/2025	9/30/2025	31	9,424.80	9,424.80	1,118,637.83	(1,092,089.55)	780.61	36,753.69
300-12030-000	TexTerm-Utility Reserve	1306-03	5.16%	9/30/2025	9/30/2025	1	7,593.97	7,593.97	-	-	76.42	7,670.39
							1,726,420.12	1,726,420.12	2,627,318.14	(2,482,792.06)	4,825.08	1,875,771.28
Restricted												
413-11040-000	Guaranty-MP PD Forfeitures(1297	1.76%	9/30/2025	9/30/2025	31	7,060.52	7,060.52	24,707.20	(7,705.81)	13.30	24,075.21
507-11040-000	Guaranty-MP PEG Fees	1281	1.76%	9/30/2025	9/30/2025	31	192,275.56	192,275.56	4,352.62	-	155.55	196,783.73
520-11010-000	Guaranty-MP PD Escrow	1249	1.76%	9/30/2025	9/30/2025	31	141,294.11	141,294.11	-	(24,707.20)	566.09	117,153.00
541-11600-000	Guaranty-MP Building Securi	1257	1.76%	9/30/2025	9/30/2025	31	187,384.29	187,384.29	820.42	-	150.03	188,354.74
541-11610-000	Guaranty-MP Technology Fee	1289	1.76%	9/30/2025	9/30/2025	31	66,817.07	66,817.07	677.44	(27,713.10)	49.23	39,830.64
550-11040-000	Guaranty-MP PD Donation	1313	1.76%	9/30/2025	9/30/2025	31	3,631.03	3,631.03	-	-	2.90	3,633.93
553-11040-000	Guaranty-MP Shop With A Cc	1417	1.76%	9/30/2025	9/30/2025	31	22,449.13	22,449.13	19,447.10	(15,053.28)	23.03	26,865.98
851-11010-000	Guaranty-MP I & S Debt(GF)	5649	1.76%	9/30/2025	9/30/2025	31	413,676.71	413,676.71	535,422.58	(789,321.14)	1,910.56	161,688.71
300-12200-000	Logic-Bond Payments	7050	5.23%	9/30/2025	9/30/2025	1	1,629,615.68	1,629,615.68	-	-	16,875.32	1,646,491.00
							2,664,204.10	2,664,204.10	585,427.36	(864,500.53)	19,746.01	2,404,876.94
Capital Project Funds												
605-12040-000	Logic-2020 Bonds	7080	5.23%	9/30/2025	9/30/2025	1	11,599,720.12	11,599,720.12	-	(5,657,716.25)	95,675.64	6,037,679.51
606-12040-000	Logic-2024 General Bonds	7086	5.23%	9/30/2025	9/30/2025	1	7,522,650.06	7,522,650.06	262,014.78	(14,206.21)	78,953.04	7,849,411.67
680-12040-000	Logic-Park Construction	7085	5.23%	9/30/2025	9/30/2025	1	69,722.77	69,722.77	-	-	721.99	70,444.76
680-11040-000	Guaranty-MP Community Prc	1337	1.76%	9/30/2025	9/30/2025	31	28,803.34	28,803.34	-	-	22.96	28,826.30
607-12200-000	Logic-2024 Utility Bonds	7086	5.23%	9/30/2025	9/30/2025	1	20,809,071.66	20,809,071.66	-	(420,458.49)	213,515.81	20,602,128.98
							40,029,967.95	40,029,967.95	262,014.78	(6,092,380.95)	388,889.44	34,588,491.22
Pool Accounts												
Multi accts	TexPool-Central Account	00001	5.23%	9/30/2025	9/30/2025	1	2,536,169.32	2,536,169.32	-	-	25,564.51	2,561,733.83
Multi accts	Guaranty-MP Central Checki	1233	1.76%	9/30/2025	9/30/2025	1	7,059,820.14	7,059,820.14	16,720,621.19	(17,683,292.15)	29,950.38	6,127,099.56
Multi accts	Guaranty-MP Central Checki	1269	1.76%	9/30/2025	9/30/2025	1	4,475.67	4,475.67	1,436,448.41	(1,430,000.00)	375.20	11,299.28
Multi accts	Logic-Central Account	7010	5.23%	9/30/2025	9/30/2025	1	267,717.71	267,717.71	-	-	2,772.35	270,490.06
							9,868,182.84	9,868,182.84	18,157,069.60	(19,113,292.15)	58,662.44	8,970,622.73
Industrial Development Corporation												
750-12030-000	TexTerm-IDC Reserve	1306-05	5.16%	9/30/2025	9/30/2025	1	2,905,033.25	2,905,033.25	-	-	29,233.49	2,934,266.74
750-11040-000	Guaranty-MP IDC	1305	1.76%	9/30/2025	9/30/2025	1	2,293,775.12	2,293,775.12	236,665.00	-	1,988.44	2,532,428.56
755-11040-123	Guaranty-MP Revolving Loan	1457	1.76%	9/30/2025	9/30/2025	1	114,501.16	114,501.16	8,181.79	-	95.39	122,778.34
							5,313,309.53	5,313,309.53	244,846.79	-	31,317.32	5,589,473.64
Interest earned for quarter												
Guaranty							\$ 40,334.24					
Checking Accounts							40,334.24					
Logic							408,514.15					
TexTerm							29,309.91					
TexPool							25,564.51					
Pool Investments							463,388.57					
Total							\$ 503,722.81					

Quarterly Investment Report

Quarter Ended December 31, 2025



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Rob Vine, City Manager

Department: Administration

Subject: Discussion and Consider City of Mount Pleasant authorization to issue requests for proposals for administrative services (RFP) as a disaster recovery management service provider to complete application and project implementation and requests for qualifications (RFQ) for engineering services for the Federal Emergency Management Agency (FEMA) Public Assistance (PA)/Hazard Mitigation Assistance (HMA) funding administered by the Federal Emergency Management Agency, Texas Division of Emergency Management and/or Texas Water Development Board.

Item Summary:

Each year, as weather events and natural disasters occur. The county, state, and federal governments release disaster declarations. Often, these declarations are accompanied by funding opportunities aimed at assisting cities and counties in their efforts to mitigate future damage and impacts from those disasters.

As these disaster relief (DR) funds are made available, a declared city may apply for funding under the specific DR Program. Often, the deadline for the application is very quick, and the city is left with only a short window to apply. Unfortunately, that short window for application is often missed. Part of the reason that the window is missed lies in the fact that for each declared DR Program, a city needs to hire an administrator to administer the program. This process often takes a month or longer.

FEMA (PA) Pre-Positioning alleviates the need to hire an administrator separately for each DR Funding. A city simply needs to perform the hiring process one time, and that hiring is good for a period of up to Five years (2 yrs, with Three One-year extensions allowed). This Pre-Positioning will save the city great amounts of time, effort, and money. Pre-Positioning applies to TDEM, FEMA, and TWDB.

Recommendation(s):

Motion to authorize the issuance of requests for proposals for administrative services (RFP) as a disaster recovery management service provider to complete the application and project implementation, and requests for qualifications (RFQ) for engineering services.



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: Consider Ordering a General Election for May 2, 2026, for the Election of Three Council Members.

Item Summary:

This is ordering a General Election to be held on May 2, 2026. Candidates who wish to run for the office of Council Member Places 3, 4, and 5 can turn in an application for a place on the ballot starting January 14, 2026. The last day to sign up for the May 2, 2026, election is February 13, 2026.

Financial Impact:

n/a

Recommendation(s):

Motion to Order an election for May 2, 2026, for Council Member places 3, 4, and 5

Attachments:

[Ordering General Election](#)

ORDER OF GENERAL ELECTION FOR MUNICIPALITIES *ORDEN DE ELECCIÓN GENERAL PARA MUNICIPOS*

An election is hereby ordered to be held on 05 / 02 / 2026 for the purpose of voting on:
(Por la presente se ordena celebrar una elección el 05 / 02 / 2026 con el propósito de votar sobre)

List Offices/Propositions/Measures on the ballot (*Enúmerez los puestos/proposiciones/medidas oficiales en la boleta*)

Early voting by personal appearance will be conducted each weekday at:
(La votación adelantada en persona se llevará a cabo de lunes a viernes en:)

The Main Early Voting Location (*sitio principal de votación adelantada*)

Location (sitio)	The Main Early Voting Location (Sede principal de votación adelantada)
Hours (horas)	
Titus County Elections Office 110 S. Madison	Monday - Friday 8AM to 5PM

Branch Early Voting Locations (*sucursal sitios de votación adelantada*)

Location (sitio)	Hours (horas)
Titus County Election Office	Monday - Friday 8AM to 5PM
110 S. Madison Ave, Mt. Pleasant, TX 75455	

Early voting by personal appearance will be conducted each weekend at:
(La votación adelantada en persona se llevará a cabo en el fin de semana en:)

The Main Early Voting Location (*sitio principal de votación adelantada*)

Location (sitio)	The Main Early Voting Location (Sito principal de votación avanzada)	Hours (horas)
Titus County Elections Office 110 S. Madison	Monday - Friday 8AM to 5PM	

Branch Early Voting Locations (*sucursal sitios de votación adelantada*)

Location (sitio)	Branch Early Voting Locations (Sedes de votación adicional)
Hours (horas)	
Titus County Election Office	Monday - Friday 8AM to 5PM
110 S. Madison Ave, Mt. Pleasant, TX 75455	



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: **Discuss and consider approval of the Right of Way and Easement for the benefit of Southwestern Electric Power Company relating to the Waste Water Treatment Plant on 2561 CR 4540, Mount Pleasant, Texas.**

Item Summary:

This right-of-way and Easement is to help complete the work at the Waste Water Treatment Plant.

Financial Impact:

N/A

Recommendation(s):

Motion to approve the Right of Way and Easement for the benefit of Southwestern Electric Power Company relating to the Waste Water Treatment Plant.

Attachments:

[T25-111 Swepco Agreement 1-9](#)

[Exhibit A](#)

T25-111
TX25 250766

RIGHT OF WAY AND EASEMENT

STATE OF
COUNTY OF

GRANTOR The City of Mt. Pleasant, Texas, 501 North Madison, Mt. Pleasant, Texas 75455, in consideration of one dollar, paid, and other good and valuable considerations, receipt of which is acknowledged, have and by these presents do grant and convey unto GRANTEE, Southwestern Electric Power Company (hereinafter referred to as "Grantee") a Delaware corporation, whose address is 428 Travis Street, P.O. Box 21106, Shreveport, LA 71156, its associated and allied companies and their respective successors and assigns, herein referred to as GRANTEE, a perpetual right of way and easement as surveyed over and through a part of the following described property:

All that certain tract or parcel of land situated in the Edward Evans Survey (A-198), Titus County, Texas being more particularly described in a Warranty Deed dated January 17th, 1990 from L. M. Pool et ux to Marvin Pool et ux and recorded in Volume 593, page 69, in the Deed Records of Titus County, Texas.

Said right of way and easement is described in Exhibit "A" attached hereto and made a part hereof.

With the right to construct, reconstruct, repair, replace, change the size and capacity of, modify, operate, maintain, inspect, remove, a line or lines of underground and/or overhead facilities, including, but not limited to, poles, structures, wires, cables, conduits, guys, anchors, and other fixtures and equipment as the GRANTEE may from time to time require for the distribution of electric current, and other forms of energy, and for the transmission or communication of data, audio and video information. Together with the right of ingress and egress to said right of way and easement at all times with equipment and personnel across GRANTOR'S lands for the purpose of constructing, operating and maintaining said lines and related facilities and making all necessary repairs, alterations or removal of any of its property placed thereon, provided that GRANTEE shall repair, replace, or pay for actual damages which may be the result of construction, maintenance and operation of its facilities. GRANTOR shall not construct nor permit to be constructed, any structure or building of any type or nature, including swimming pools, on or adjacent to said easement right of way that would prevent the use or endanger the said facilities or that would cause a violation of the National Electric Safety Code. In addition, the GRANTEE may trim, treat, cut down, or remove any trees, growth and vegetation without incurring damages (within the right of way or which could grow into the right of way) which may interfere with GRANTEE'S lines and other facilities.

To have and hold the above described easement and rights unto the GRANTEE, its successors and assigns, forever or until said right of way and easement is finally abandoned.

SIGNED AND DATED, this _____ day of _____, _____.

The City of Mt. Pleasant

Sign: _____

Print Name: _____

Title: _____

Work Order No.DST0128177

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 20____ A.D.,
by _____

NOTARY PUBLIC **STATE OF TEXAS**
Notary's Printed Name: _____
Comm. Expires: _____

WITNESS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF

BEFORE ME, A Notary public, ON THIS DAY personally appeared _____ known to me to be the person whose name is subscribed as a witness to the foregoing instrument, and after being duly sworn by me, stated under oath that he/she saw _____ the person who executed the foregoing instrument, subscribe the same, and that he/she had signed the same as witness at the request of the said GRANTEE.

GIVEN UNDER MY HAND AND SEAL of office, this _____ day of _____, 20____ A.D.

NOTARY PUBLIC **STATE OF TEXAS**
Notary's Printed Name: _____
Comm. Expires: _____

Return to:
J.W. Porter & Associates, LLC
P.O. Box 1714
Shreveport, LA 71166

10' UTILITY EASMENT
3,294 SQ. FT.
0.08 ACRES
TITUS COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the Edward Evans Headright Survey, Abstract No. 198, Titus County, Texas, being a part of that certain tract of land described in the deed from Marvin Pool, Et. Ux., to the City of Mt. Pleasant, Texas, dated January 17, 1990, as recorded in Volume 593, Page 67 of the Real Property Records of Titus County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a point for a corner, from which a 1/2" steel rod found for the Southwest corner of the said Subject Tract bears S. 67 deg. 45 min. 02 sec. W. a distance of 346.27 feet;

THENCE N. 40 deg. 53 min. 54 sec. E. a distance of 10.00 feet across the said Subject Tract to a point for a corner;

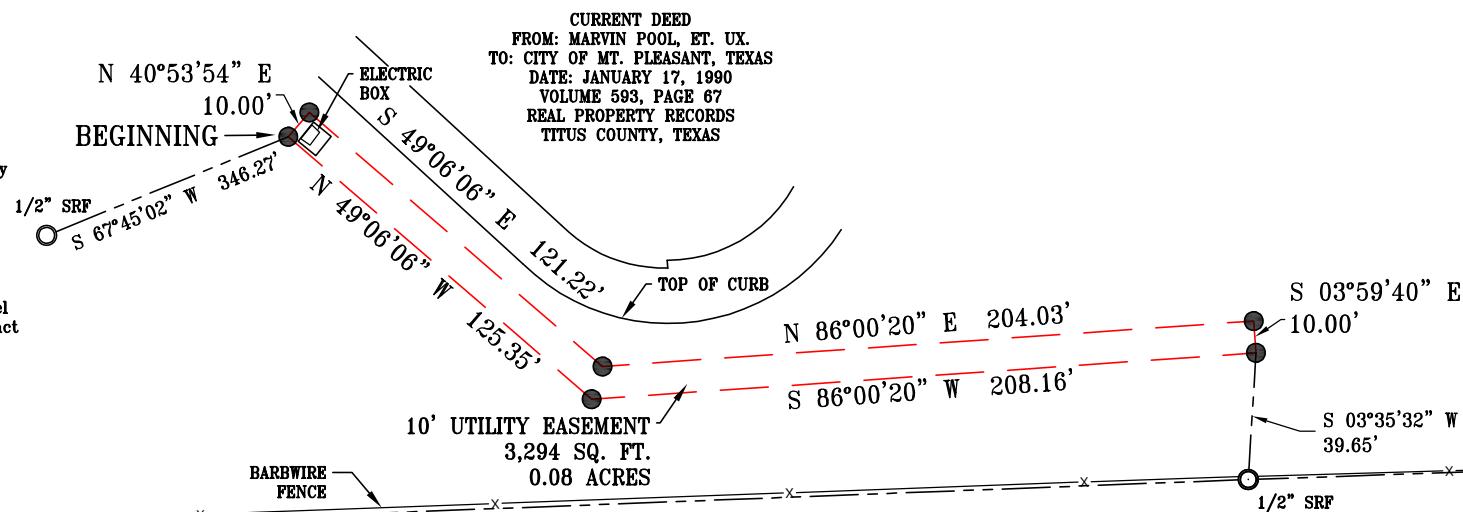
THENCE S. 49 deg. 06 min. 06 sec. E. a distance of 121.22 feet across the said Subject Tract to a point for a corner;

THENCE N. 86 deg. 00 min. 20 sec. E. a distance of 204.03 feet across the said Subject Tract to a point for a corner;

THENCE S. 03 deg. 59 min. 40 sec. E. a distance of 10.00 feet across the said Subject Tract to a point for a corner from which a 1/2" steel rod found for a corner bears S. 03 deg. 35 min. 32 sec. W. a distance of 39.65 feet;

THENCE S. 86 deg. 00 min. 20 sec. W. a distance of 208.16 feet across the said Subject Tract to a point for a corner;

THENCE N. 49 deg. 06 min. 06 sec. W. a distance of 125.35 feet across the said Subject Tract to the POINT OF BEGINNING and containing 3,294 square feet, 0.08 acres of land.



CURRENT DEED
FROM: ESTATE OF E. SMITH, SR.
TO: CASEY WAYNE SANDERS, ET. UX.
DATE: MARCH 14, 2025
DOCUMENT NO. 20250829
PUBLIC RECORDS
TITUS COUNTY, TEXAS

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON OCTOBER 9, 2025, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF SWEPSCO AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey A. Wood
JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: OCTOBER 13, 2025



GRAPHIC SCALE 1" = 100'



NOTE:

- 1) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 2) ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED

10' UTILITY EASEMENT	
SWEPSCO UTILITY EASEMENT	
DATE	REVISION/DESCRIPTION
Drawn By JB	Checked By JW
Project No. 252280	Dwg. Date 10/13/2025
File No. 252280	Sheet No. 1 OF 1





AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: **Discuss and Consider Resolution 2026-1 Denying the Southwest Electric Power Company's request for approval of its proposed "Electric Service – Large Load Contract" tariff requiring the reimbursement of municipal rate case expenses.**

Item Summary:

On about October 6, 2025, it communicated to the City ***via e-mail*** that on about October 3, 2025, it had filed with the Public Utility Commission of Texas (PUCT) an application seeking approval of a tariff it calls its "Electric Service – Large Load Contract" (ES-LL Contract).

SWEPCO historically has notified the City of new rate filings in writing via a hard copy submittal to the City's offices, usually to the City Clerk and/or the City Secretary. Consequently, because SWEPCO did not follow its usual mode of notifying the City of its filing, many CARD cities were not aware of SWEPCO's proposed ES-LL Contract.

Following a series of communications between CARD's Special Counsel and SWEPCO's attorneys, SWEPCO agreed to amend its application to clarify it was seeking the City's approval of the ES-LL Contract rate and to expressly state a proposed effective date for its proposed new tariff. In its amended request SWEPCO proposes and effective date of February 2, 2026.

Recommendation(s):

Motion to approve Resolution 2026-1 Denying SWEPCO's proposed new contract rate.

Attachments:

[Resolution 2026-1 Denial of SWEPCO rate increase Large Load](#)

**AGENDA INFORMATION SHEET
ITEM NO. _____**

**RESOLUTION BY THE CITY OF _____
("CITY") DENYING SOUTHWESTERN ELECTRIC
POWER COMPANY'S REQUEST FOR APPROVAL OF
ITS PROPOSED "ELECTRIC SERVICE – LARGE LOAD
CONTRACT" TARIFF; REQUIRING THE
REIMBURSEMENT OF MUNICIPAL RATE CASE
EXPENSES; AUTHORIZING PARTICIPATION IN THE
COALITION OF SIMILARLY SITUATED CITIES AND
AUTHORIZING INTERVENTION AND
PARTICIPATION IN RELATED RATE PROCEEDINGS;
AUTHORIZING THE RETENTION OF SPECIAL
COUNSEL; FINDING THAT THE MEETING COMPLIES
WITH THE OPEN MEETINGS ACT; MAKING OTHER
FINDINGS AND PROVISIONS RELATED TO THE
SUBJECT; AND DECLARING AN EFFECTIVE DATE**

PROPOSED NEW TARIFF FOR LARGE-LOAD CUSTOMERS:

On about October 6, 2025, communicated to the City *via e-mail* that on about October 3, 2025, it had filed with the Public Utility Commission of Texas (PUCT) an application seeking approval of a tariff it calls its "Electric Service – Large Load Contract" (ES-LL Contract).

SWEPCO historically has notified the City of new rate filings in writing via a hard copy submittal to the City's offices, usually to the City Clerk and/or the City Secretary. Consequently because SWEPCO did not follow its usual mode of notifying the City of its filing, many CARD cities were not aware of SWEPCO's proposed ES-LL Contract.

Following a series of communications between CARD's Special Counsel and SWEPCO's attorneys, SWEPCO agreed to amend its application to clarify it was seeking the City's approval of the ES-LL Contract rate and to expressly state a proposed effective date for its proposed new tariff. In its amended request SWEPCO proposes an effective date of February 2, 2026.

Thus, the City must take action on SWEPCO's request by no later than February 2, 2026.

DRIVERS FOR NEW TARIFF ACCORDING TO SWEPCO:

SWEPCO contends it needs the new ES-LL Contract tariff because:

1. Its existing “Contract for Electric Service” is not designed for the large loads expected to come online in SWEPCO’s Texas service area in the coming years;
2. The proposed new ES-LL Contract is necessary to provide terms of service to these anticipated large load customers, while ensuring existing customers and the Company are protected against the inherent risks associated with these loads;
3. New customers may significantly increase SWEPCO’s Texas retail load, and correspondingly, require it to make sizeable infrastructure investments to provide service;
4. The financial commitments required of potential large load customers in the proposed ES-LL Contract reasonably recognize and align with the financial commitments that will be required by SWEPCO to provide these customers’ service in the future and the ES-LL Contract rate will position the Company to make the financial commitments associated with the system improvements and additions that will be required to reliably and adequately serve the Company’s expanded needs of its system.

CITY ACTION REQUIRED BY FEBRUARY 2, 2026:

The City must take action by no later than **February 2, 2026**, SWEPCO’s proposed effective date. Based on SWEPCO’s proposed effective date as filed, if the City does not take action by **February 2, 2026**, SPS’ ES-LL Contract rate as filed will be deemed approved by operation of law.

REPRESENTATION AND PARTICIPATION IN CARD:

The law firm of Herrera Law and Associates, PLLC (through Mr. Alfred R. Herrera) has previously represented the City and its participation in the coalition of cities named the “Cities Advocating Reasonable Deregulation” (“CARD”) in rate matters involving SWEPCO, including SWEPCO’s pending general rate case and previous distribution, transmission, and fuel cases. The accompanying Resolution authorizes retention of Herrera Law & Associates, PLLC as Special Counsel and continued participation in the CARD coalition.

INTERVENTION AT THE PUBLIC UTILITY COMMISSION OF TEXAS:

SWEPCO filed its Statement of Intent to raise rates with the City and with the Public Utility Commission of Texas (“Commission”). It is crucial to participate in these proceedings because the Commission’s decisions will impact rates within the City. Thus, the accompanying Resolution authorizes intervention in proceedings at the Commission as well as any appeals taken from the Commission’s decision.

RATE CASE EXPENSES:

The Cities Advocating Reasonable Deregulation’s (“CARD”) reasonable rate case expenses are subject to reimbursement by the Company.

RECOMMENDATION:

DENY SWEPCO’S PROPOSED NEW CONTRACT RATE.

SWEPCO’s proposed new contract rate, the Electric Service – Large Load Contract, presents a complex set of ratemaking issues.

First, SWEPCO’s proposal is the epitome of “piecemeal” ratemaking. Generally, as a matter of sound public policy, piecemeal ratemaking is disfavored, and arguably precluded by the Public Utility Regulatory Act (PURA). Approval of a single-item rates precludes the regulatory authority from being able to review whether the proposed rate is reasonable in light of the utility’s *overall* costs, investments, and revenue from sales of electric service, and whether the single-issue rate recovers cost fairly from the cost causer.

Additionally, SWEPCO’s ES-LL Contract rate is premised on load that does not yet exist, and demand that SWEPCO forecasts to be well above what it typically sees in year-over-year change in demand for electricity. Because the terms of the new contract and the corresponding rates are premised on projections, there is significant risk to ratepayers that the load will not materialize, leaving existing ratepayers to pay for any additions to SWEPCO’s infrastructure (from generation to distribution facilities).

For example, in terms of the risk to ratepayers:

- SWEPCO’s average peak demand is 4,900 MWs and SWEPCO projects that these new, large loads SWEPCO projects would each be approximately 5%-10% of SWEPCO’s total system peak, suggesting potentially material increases in generation and transmission costs.
- Although perhaps an oversimplified example, if one new large-load customer executes a contract for 500 MWs of power and ultimately goes bankrupt or cancels its contract before the end of the term of its contract, this potentially will leave stranded costs to be recovered from the remaining customers. That is just one customer. For scale, many of the artificial intelligence (AI) datacenters are 250MW or more.
- SWEPCO’s ES-LL Contract tariff does not address stranded costs in full. SWEPCO admits that these new investments will have a depreciable “life” longer than the 12-year contract term SWEPCO proposes, but offers no resolution to the stranded costs to match the term of the contract to the depreciable life of assets added to meet the new large-load demand.
- SWEPCO’s proposed new ES-LL Contract rate makes no mention of cost allocation or assigning of these new marginal costs incurred to solely serve the new large-load customers. Any costs not directly assigned to these contracts and customers is allocated to the broader system.

Given these risks to ratepayers, and because the PUCT may address SWEPCO’s request in an expeditious manner, it is crucial for CARD to fully participate in the proceedings at the PUCT as early as possible.

Thus, though often CARD's Special Counsel recommends a "suspension" of the utility's proposed effective date for changes in rates, given the likely expedited treatment the PUCT may give SWEPCO's application, CARD's Special Counsel recommends the City deny SWEPCO's proposed new tariff, the "Electric Service – Large Load Contract," so that CARD may sooner and more efficiently and more fully, participate in the proceedings at the PUCT.

Note that denial of SWEPCO's request means that SWEPCO will file an appeal to the PUCT of the City's action. In the proceedings before the PUCT, CARD will more fully evaluate the merits of SWEPCO's proposal with the goal of ensuring a fair rate for large-load customers and to all other customers.

The City must take action by no later than February 2, 2026. If the City does not take action by February 2, 2026, SWEPCO's proposed new tariff is deemed approved as of that date by operation of law.

RESOLUTION 2026-1

RESOLUTION BY THE CITY OF MOUNT PLEASANT (“CITY”) DENYING SOUTHWESTERN ELECTRIC POWER COMPANY’S REQUEST FOR APPROVAL OF ITS PROPOSED “ELECTRIC SERVICE – LARGE LOAD CONTRACT” TARIFF; REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; AUTHORIZING PARTICIPATION IN THE COALITION OF SIMILARLY SITUATED CITIES AND AUTHORIZING INTERVENTION AND PARTICIPATION IN RELATED RATE PROCEEDINGS; AUTHORIZING THE RETENTION OF SPECIAL COUNSEL; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE

WHEREAS, Southwestern Electric Power Company (“SWEPCO” or “Company”) on about October 6, 2025, communicated via electronic mail that on about October 3, 2025, it had filed with the Public Utility Commission of Texas (PUCT) an application seeking approval of a tariff it calls its “Electric Service – Large Load Contract” (ES-LL Contract) and

WHEREAS, on about December 29, 2025, by written submittal, tendered to the City an amendment to its request for approval of SWEPCO’s proposed ES-LL Contract, amending its request by proposing a firm, effective date of February 2, 2026; and

WHEREAS, the City is a regulatory authority under the Public Utility Regulatory Act (“PURA”) and under Chapter 33, §33.001 et seq. of PURA has exclusive original jurisdiction over SWEPCO’s rates, operations, and services within the municipality;

WHEREAS, SPS proposed to implement its proposed increase in rates effective on February 2, 2026, which is 35 days after SWEPCO submitted its amended request for approval of its ES-LL Contract rate; and

WHEREAS, SWEPCO’s rate request presents a complex set of data detailing SWEPCO’s forecasts of potential demand for electricity and the commensurate infrastructure related to that potential load to serve, e.g., large-load customers such as data centers; and

WHEREAS, SWEPCO’s rate request poses novel issues that raise significant issues regarding the extra demand large-load customers will place on SWEPCO’s electric system, the costs of additional infrastructure to meet that demand, and which customers should bear the cost of the additional infrastructure; and

WHEREAS, SWEPCO’s request comprises piecemeal ratemaking generally avoided under sound ratemaking principles; and

WHEREAS, given the complexity of the issues presented by SWEPCO’s request for a new tariff, the City will require the assistance of specialized legal counsel and rate experts to review the merits of SWEPCO’s request; and

WHEREAS, in order to maximize the efficient use of resources and expertise in reviewing, analyzing and investigating SWEPCO's rate requests and changes in tariffs, the City coordinates its efforts with a coalition of similarly situated municipalities known as the Cities Advocating Reasonable Deregulation ("CARD"), to review SWEPCO's requests to change rates; and

WHEREAS, to the extent SWEPCO seeks review at the Public Utility Commission of Texas of the City's final decision regarding SWEPCO's proposed Electric Service – Large Load Contract, or because SWEPCO has submitted a similar request to the Public Utility Commission of Texas for service in the environs of the City and the decision of the Public Utility Commission of Texas will affect rates paid by the City and its citizens who are customers of SWEPCO, and in order for the City's participation to be meaningful it is important that the City promptly intervene in such proceeding at the Public Utility Commission of Texas.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT THAT:

Section 1. The findings set out in the preamble are in all things approved and incorporated herein as if fully set forth.

Section 2. SWEPCO failed to show that its proposed request is just and reasonable.

Section 3. The City hereby **DENIES** SWEPCO's request for approval of its tariff, "Electric Service – Large Load Contract" because, among other factors:

- A.** SWEPCO's request comprises piecemeal ratemaking that precludes a full analysis of whether SWEPCO's proposed rates result in potential, large-load customers paying their fair share of increases in cost;
- B.** SWEPCO's submittal fails to provide sufficient information to justify the terms set forth in its request, and in particular, SWEPCO fails to address, how stranded costs that may result from a departing large-load customer are to be treated;
- C.** SWEPCO's proposed new ES-LL Contract rate makes no mention of cost allocation or assigning of these new marginal costs incurred to solely serve the new large-load customers;

Section 4. The City authorizes intervention in proceedings related to SWEPCO's request for approval of a new tariff, the "Electric Service – Large Load Contract," before the Public Utility Commission of Texas and related proceedings in courts of law and participation in the coalition of cities known as the Cities Advocating Reasonable Deregulation (CARD).

Section 5. The City hereby orders SWEPCO to reimburse the City's rate case expenses as provided in the Public Utility Regulatory Act and that SWEPCO shall do so on a monthly basis and within 30 days after submission of the City's invoices for the City's reasonable costs associated with the City's activities, through

its participation in CARD, related to its rate review or to related proceedings involving SWEPCO before the City, the Public Utility Commission of Texas, or any court of law.

Section 6. Subject to the right to terminate employment at any time, the City retains and authorizes the law firm of Herrera Law & Associates, PLLC to act as Special Counsel with regard to rate proceedings involving SWEPCO before the City, the Public Utility Commission of Texas, or any court of law and to retain such experts as may be reasonably necessary for review of SWEPCO's rate application subject to approval by the City.

Section 7. The City, in coordination with the Steering Committee, shall review the invoices of the lawyers and rate experts for reasonableness before submitting the invoices to SWEPCO for reimbursement.

Section 8. A copy of this resolution shall be sent to Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, either by email to AHerrera@HerreraLawPLLC.com, or to P.O. Box 302799, Austin, Texas 78703, and a courtesy copy to SWEPCO's local representative

Section 9. The meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. To the extent any Resolution previously adopted by the City Council is inconsistent with this Resolution, it is hereby superseded.

Section 11. This resolution shall become effective from and after its passage.

PASSED AND APPROVED this _____ day of _____, 2026.

Mayor

ATTEST:

City Secretary



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Rob Vine, City Manager

Department: Administration

Subject: **Discuss and consider Resolution 2026-2 Adopting a Social Media policy for the City of Mount Pleasant.**

Item Summary:

The Social Media policy has been discussed at two Council meetings already, and this is the final version of the policy. We will be turning off comments on Facebook, but will be leaving the comments for YouTube turned on during meetings.

Financial Impact:

N/A

Recommendation(s):

Motion to approve Resolution 2026-2 Adopting a Social Media policy

Attachments:

[Resolution 2026-2 Social Media Policy](#)

RESOLUTION 2026-2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, APPROVING AND AUTHORIZING THE ADOPTION OF THE CITY'S SOCIAL MEDIA POLICY.

WHEREAS, social media sites are being used by a growing number of people to receive up-to-the-minute information; and

WHEREAS, the public seeks information about the community through social media sites, which provide a way of relaying information about emergencies, local events, and other information available; and

WHEREAS, it is in the best interest of the community for the City to have a Social Media Policy in place to allow the City of Mount Pleasant the ability to post information on social media sites and to turn off commentary from the community.;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, AS FOLLOWS:

SECTION 1. That the findings and provisions set out in the preamble to this resolution are hereby in all things approved and adopted.

SECTION 2. The Social Media Policy applies to the City of Mt. Pleasant Facebook page. All other Department pages will not be effected by the adoption of this policy.

SECTION 3. That this resolution shall be effective immediately from and after its date of passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, ON THIS 20TH DAY OF JANUARY 2026

APPROVED:

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, CITY SECRETARY

The City of Mount Pleasant Social Media Terms and Conditions for Users

PURPOSE. Because many of our citizens and other stakeholders utilize social media for news and communications, the City of Mount Pleasant has developed its own social media accounts, which help us inform the public about our work and mission.

The City of Mount Pleasant has an important interest in assuring the accuracy and consistency of information associated with our social media sites. We also respect the First Amendment to the U.S. Constitution and the constitutional right to freedom of speech. These terms and conditions establish guidelines for the public's use of social media that balances these values and provide notice to the public of the City of Mount Pleasant's decision to cease and discontinue comment and message features on some of its social media accounts.

IMPORTANT NOTICE.

City's Facebook Account: Beginning January 21, 2026, the City of Mount Pleasant will cease and discontinue the comment and message feature on the City of Mount Pleasant's Facebook account such that no comments or messages can be received or posted.

Beginning on January 21, 2026, the City of Mount Pleasant will use its Facebook account to distribute information to the public regarding municipal, other government related events or activities and core municipal related events and activities, such as the City of Mount Pleasant, City of Mount Pleasant Economic Development Corporation or Industrial Development Corporation, area school districts, Titus County, Titus County Appraisal District, and other governmental entities and agencies. The City of Mount Pleasant will not use its Facebook account to distribute information about non-municipal, non-governmental or non-core related events or activities.

All comments or messages posted on its Facebook account prior to January 21, 2026 will be maintained on the City's Facebook account in accordance with the terms of this policy. Additionally, if the City subsequently decides to allow comments or messages to be posted on its Facebook account, all such comments or messages will be maintained in accordance with the terms of this policy.

City's You Tube Account: Citizens and other members of the public are free to attend the City of Mount Pleasant public meetings to address the Council during public comments portion of the meeting. Citizens and other members of the public who are unable to attend the City of Mount Pleasant public meetings, but participate virtually on the City's You Tube site, may ask questions regarding an agenda item through the comments feature on the You Tube site that City staff will read at the meeting if timely submitted during the meeting while the agenda item is being considered and if identified as a question to be communicated at the meeting. Comments on the You Tube site will not be read at the meeting, only questions will be read at the meeting. Any questions and comments posted on the You Tube site will be maintained in accordance with the terms of this policy.

DEFINITIONS

1. “Social media” means digital content created by us and communicated on platforms that allow sharing, commenting, and engagement from the public. Examples of social media accounts we may use are Facebook, Twitter, Instagram, YouTube, and LinkedIn.
2. “Comments” include any digital content, information, links, images, videos, or any other form of communicative content posted in reply or response to a social media account operated by us.
3. “User” means a member of the public who views or interacts with one or more of our social media accounts.

GENERAL GUIDELINES

1. These terms and conditions apply to all our social media sites. Where possible, a link to these terms and conditions will be made available as a hyperlink or posted as text somewhere on our social media account(s).
2. Users should know that social media posts we make, comments and replies to those posts, and any direct or private messages sent to us may be public records subject to applicable public records release.
3. Our social media accounts are not monitored 24/7 and no one should utilize our social media accounts to seek emergency services. Anyone in need of emergency help should call 9-1-1.
4. We do not guarantee we will respond to comments or messages sent on our social media accounts.

EXPECTATIONS

1. The leaders of the City of Mount Pleasant believe that honest, civil, and productive discussions provide the best environment for citizens to understand the work of their government and participate in constructive engagement.
2. We ask users to consider that our social media feeds may be viewed by children and other impressionable people. Please avoid profanity, personal attacks, bullying, or use of incorrect information.

CONTENT MODERATION

1. **Limited Public Forum.** Our social media accounts are created and maintained as limited public forums under the caselaw pertaining to the First Amendment to the U.S.

Constitution. In the past, we have invited members of the public to view and, where possible, provide comments or other engagement on our social media accounts. However, the law permits us to hide and/or delete comments that are not protected speech under the First Amendment and relevant case law. As a general rule, we will not hide and/or delete comments solely because such comments are critical of the City of Mount Pleasant or its officials.

2. **Prohibited Content.** Relevant First Amendment case law permits us to hide or delete certain comments on our social media accounts. The following will be hidden or deleted per this policy:

- a. Comments directly advocating violence or illegal activity;
 - b. Comments containing obscenity, which is defined as sexually explicit and/or pornographic content that is (1) patently offensive, (2) appeals to prurient interest, and (3) lacks serious literary, artistic, political, or scientific value;
 - c. Comments that directly promote or advocate that we illegally discriminate based on race, age, religion, gender, national origin, disability, sexual orientation, veteran status, or any other legally protected class;
 - d. Comments containing links to malware and/or malicious content that affects the normal functioning of a computer system, server, or browser;
 - e. Duplicate comments to the same post within a short period of time that appear to be autogenerated or generic in nature;
 - f. Defamatory comments either as determined by a court or comments that are patently defamatory by easily discoverable facts;
 - g. Comments that contain images or other content that violate the intellectual property or copyright rights of someone else;
 - h. Comments that contain a hyperlink to any website other than those controlled by the City of Mount Pleasant. This will be done without regard to the viewpoint of the comment containing such a link or the content of the site to which the link redirects.
3. **Retention.** When a comment containing any of the above prohibited content is posted to our social media account(s) and is removed according to this policy, a copy or electronic record of that content may be retained or archived pursuant to our records retention policy, along with a brief description of the reason the specific content was deleted. Once documented, the content will be removed, where possible, from our social media account(s).

4. **Right of Appeal.** If our staff hides or deletes a user's comment pursuant to these terms and conditions, staff will provide the user with the policy violation. The user has the right to appeal that decision by sending an email to [\[EMAIL\]](#) or a letter to the City of Mount Pleasant, Attn. City Secretary, 501 North Madison, Mount Pleasant, Texas 75455-4000 within five business days of the removal.

Upon receipt of an appeal, our attorney will determine whether the comment at issue contained content protected by the First Amendment. In the event the city attorney determines that a violation has not occurred, the comment may (if possible) be restored for public view, or the user may be permitted to repost the comment. Upon a determination that the comment was not protected by the First Amendment, the user will be notified that the removal shall stand.

5. **Blocking or Banning a User.** When staff determines that a user has violated these terms and conditions on three or more occasions within a twelve-month rolling period, we may block or ban the offending user from the social media account where the violations occurred until further notice.

If we block or ban a user, we will (a) reasonably attempt to notify the user; (b) describe the violation(s); and (c) explain the appeal process.

In the event it is determined the user has not violated this policy three times within a rolling 12-month period, we will unblock or unban the user from the social media account. Otherwise, our decision will stand.



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Kevin Carter, Executive Director

Department: IDC

Subject: Mount Pleasant EDC Quarterly Report Update



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Kevin Carter, Executive Director

Department: IDC

Subject: **Discuss, consider and take appropriate action on First Amendment to Performance Agreement for Revive Aluminum, Inc (dba Aluminz).**

Item Summary:

First Amendment to Performance Agreement for Revive Aluminum, Inc (dba Aluminz). Commence construction by June 1, 2026 and complete construction by June 30, 2028.

Financial Impact:

N/A

Recommendation(s):

Motion to approve First Amendment to Performance Agreement for Revive Aluminum, Inc (dba Aluminz).

Attachments:

[Aluminz_First Amendment to PA](#)

**FIRST AMENDMENT
TO
PERFORMANCE AGREEMENT**

This **FIRST AMENDMENT TO PERFORMANCE AGREEMENT** (hereinafter referred to as the “First Amendment”) is made and entered into by and between the **OUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION** (formerly the City of Mount Pleasant, Texas Industrial Development Corporation), a Texas non-profit corporation (hereinafter referred to as the “MPEDC”), and **REVIVE ALUMINUM, INC.**, a Texas corporation d/b/a Aluminz Corporation (hereinafter referred to as the “Developer”):

RECITALS:

WHEREAS, on or about June 15, 2025, the MPEDC and Developer entered into the original Performance Agreement (hereinafter referred to as the “Original Agreement”) regarding financial assistance to Developer in connection with the development and construction of a state-of-the-art aluminum reprocessing facility (the “Facility”) on the Property; and

WHEREAS, the MPEDC and Developer now desire to amend Section 4(b) of the Original Agreement to amend the commence construction date of the Original Agreement.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the MPEDC and Developer agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this First Amendment and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. AMENDMENTS TO ORIGINAL AGREEMENT.

- (a) **Amendment to Original Agreement.** That Section 4(b) of the Original Agreement is hereby amended to read as follows:
 - “(b) **Qualified Expenditures.** Developer covenants and agrees to Commence Construction of the Qualified Expenditures by June 1, 2026. Further, Developer covenants and agrees to complete construction of the Qualified Expenditures by June 30, 2028. Developer covenants and agrees to submit to the MPEDC upon its request invoices, receipts, or other documentation in a form acceptable to the MPEDC for the Qualified Expenditures made to the Property in a minimum amount of **Forty-Five Million and No/100 Dollars (\$45,000,000.00)** by **February 1, 2028.**”

SECTION 3.

MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this First Amendment:

- (a) **Amendments.** This First Amendment constitutes the entire understanding and agreement of the parties as to the matters set forth in this First Amendment. No alteration of or amendment to this First Amendment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
- (b) **Applicable Law and Venue.** This First Amendment shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Titus County, Texas. Venue for any action arising under this First Amendment shall lie in the state district courts of Titus County, Texas.
- (c) **Assignment.** This First Amendment may not be assigned without the express written consent of the other party.
- (d) **Binding Obligation.** This First Amendment shall become a binding obligation on the signatories upon execution by all signatories hereto. MPEDC warrants and represents that the individual executing this First Amendment on behalf of the MPEDC has full authority to execute this First Amendment and bind the MPEDC to the same. Developer warrants and represents that the individual executing this First Amendment on Developer's behalf has full authority to execute this First Amendment and bind it to the same.
- (e) **Caption Headings.** Caption headings in this First Amendment are for convenience purposes only and are not to be used to interpret or define the provisions of the First Amendment.
- (f) **Counterparts.** This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.
- (g) **Effective Date.** The effective date (the "Effective Date") of this First Amendment shall be the date of the latter to execute this First Amendment by and between the MPEDC and Developer.
- (h) **Original Agreement and any Amendments.** All of the terms, conditions, and obligations of the Original Agreement, and any amendments remain in full force and effect except where specifically modified by this First Amendment.
- (i) **Severability.** The provisions of this First Amendment are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this First Amendment is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the First Amendment shall be enforced as if the invalid provision had never been included.

(j) **Time is of the Essence.** Time is of the essence in the performance of this First Amendment.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed.

MPEDC:
**MOUNT PLEASANT ECONOMIC
DEVELOPMENT CORPORATION,**
a Texas non-profit corporation

By: _____
Kevin Carter, Executive Director
Date Signed: _____

DEVELOPER:

REVIVE ALUMINUM, INC.,
A Texas corporation,
d/b/a Aluminz Corporation

By: _____
Name: _____
Title: _____
Date Signed: _____



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Kevin Carter, Executive Director

Department: IDC

Subject: **Discuss, consider and take appropriate action on First Amendment to Lease Agreement for Revive Aluminum, Inc (dba Aluminz).**

Item Summary:

First Amendment to Lease Agreement for Revive Aluminum, Inc (dba Aluminz), extending feasibility period to May 30, 2026.

Financial Impact:

N/A

Recommendation(s):

Motion to approve First Amendment to Lease Agreement for Revive Aluminum, Inc (dba Aluminz).

Attachments:

[MPEDC Lease Agreement - First Amendment - Revive Aluminum Inc](#)

**FIRST AMENDMENT
TO
LEASE AGREEMENT**

This **FIRST AMENDMENT TO LEASE AGREEMENT** (this “Amendment”) is made and entered into on the _____ day of _____, 2025 (the “Effective Date”) by and between the **MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION** (formerly the City of Mount Pleasant, Texas Industrial Development Corporation), a Texas non-profit corporation (hereinafter referred to as the “MPEDC”), and **REVIVE ALUMINUM, INC.**, a Texas corporation (“Ground Lessee”):

RECITALS

WHEREAS, on or about June 12, 2025, the MPEDC and Ground Lessee executed the original Lease Agreement (hereinafter referred to as the “Agreement”) concerning the Premises; and

WHEREAS, Section 5.1 of the Lease provides for a Feasibility Period of one hundred twenty (120) days, with a one-time option to extend by an additional sixty (60) days; and

WHEREAS, the parties desire to amend the Lease to extend the Feasibility Period to end on May 30, 2026, as set forth herein; and

WHEREAS, this Amendment has been approved by the Board of Directors of MPEDC and by the City Council of the City of Mount Pleasant, Texas, at a meeting called and held for that purpose, as required by Section 501.073(a) of the Texas Local Government Code.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Amendment and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. AMENDMENTS TO AGREEMENT.

(a) **Amendment to Agreement.** That Section 5.1 of the Agreement is hereby amended to read as follows:

“5.1 The provisions set forth in Sections 5(e) and 5(g) of the Performance Agreement are incorporated herein by referenced. Notwithstanding anything to the contrary in this Lease or the Performance Agreement, in the event Tenant has not (a) obtained

all of Tenant's required permits, (b) obtained the executed and recordable documentation for access and installation of the required rail spur, or (c) satisfied its diligence investigations with respect to the Site Conditions in its reasonable satisfaction, then Tenant shall have for a period ending **May 30, 2026** (the "Feasibility Period"). Tenant shall have the right to terminate this Lease by providing written notice to Landlord at any time prior to the expiration of the Feasibility Period, as the same may be extended as set forth above, and in such event this Lease shall immediately terminate and any prepaid rents shall be promptly returned to Tenant, and Landlord and Tenant shall have no further obligations under this Lease, except for (i) any provisions set forth herein that expressly survive the expiration or earlier termination of this Lease and (ii) any terms of the Performance Agreement that address the parties obligations after such termination by Tenant."

SECTION 3. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Amendment:

- (a) **Agreement and Amendment.** All of the terms, conditions, and obligations of the Agreement, and any amendments remain in full force and effect except where specifically modified by this Amendment.
- (b) **Amendments.** This Amendment constitutes the entire understanding and agreement of the parties as to the matters set forth in this Amendment. No alteration of or amendment to this Amendment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
- (c) **Applicable Law and Venue.** This Amendment shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Titus County, Texas. Venue for any action arising under this Amendment shall lie in the state district courts of Titus County, Texas.
- (d) **Assignment.** This Amendment may not be assigned without the express written consent of the other party, which shall not be unreasonably withheld.
- (e) **Binding Obligation.** This Amendment shall become a binding obligation on the signatories upon execution by all signatories hereto. MPEDC warrants and represents that the individual executing this Amendment on behalf of the MPEDC has full authority to execute this Amendment and bind the MPEDC to the same. Ground Lessee warrants and represents that the individual executing this Amendment on Ground Lessee's behalf has full authority to execute this Amendment and bind Ground Lessee to the same.
- (f) **Caption Headings.** Caption headings in this Amendment are for convenience purposes only and are not to be used to interpret or define the provisions of the Amendment.

- (g) **Counterparts.** This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.
- (h) **Effective Date.** The effective date (the “Effective Date”) of this Amendment shall be the date of the latter to execute this Amendment by Ground Lessee and the MPEDC.
- (i) **Severability.** The provisions of this Amendment are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Amendment is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the Amendment shall be enforced as if the invalid provision had never been included.
- (j) **Time is of the Essence.** Time is of the essence in the performance of this Amendment.

[The Remainder of this Page Intentionally Left Blank]

EXECUTED IN MULTIPLE ORIGINAL COUNTERPARTS, which constitute but one and the same instrument, as of the day and year first above written. Upon the final execution hereof by MPEDC and Ground Lessee, the last to sign of such parties shall complete the date on the first page thereof.

MPEDC:
**MOUNT PLEASANT ECONOMIC
DEVELOPMENT CORPORATION,**
a Texas non-profit corporation

By: _____
Kevin Carter, Executive Director
Date Signed: _____

GROUND LESSEE:

REVIVE ALUMINUM, INC.,
A Texas corporation,
d/b/a Aluminz Corporation

By: _____
Name: _____
Title: _____
Date Signed: _____



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: **Discuss and consider adoption of Ordinance 2026-1 Amending Chapter 95 Health and Sanitation of the City's Code of Ordinances to Require the Use of the Company Contracted by the City for all Commercial Trash, Garage and Refuse Collection and Removal, Including Providing Roll-off Dumpsters, and providing for Penalties for Violations, including denial of building and other permits.**

Item Summary:

The City of Mount Pleasant has a franchise contract agreement with Republic Services East Texas that specifies Republic Services East Texas is the sole and exclusive franchise for refuse collection and disposal services within the city limits.

Financial Impact:

N/A

Recommendation(s):

Motion to approve Ordinance 2026-1 enforcing the trash and dumpster agreement in the contract between Republic East Texas and the City of Mount Pleasant

Attachments:

Memo

[Ordinance 2026-1 Regulating Exclusive Waste Service to Franchise and providing for enforcement](#)

Memorandum

TO: Mayor, Mayor Pro Tem & City Council
City Manager

FROM: John Ankrum, Building Official
Lynn Barrett, Director

SUBJECT: Dumpster and Trash Removal

DATE: January 20, 2026

BACKGROUND: The City of Mount Pleasant has a franchise contract agreement with Republic Services East Texas that specifies Republic Services East Texas is the sole and exclusive franchise for refuse collection and disposal services within the city limits.

STATUS OF ISSUE: The agreement made between the City of Mount Pleasant and Republic Services East Texas does not contain an enforcement mechanism to ensure all property owners and contractors comply with agreement. This ordinance revises Chapter 95, Health and Sanitation Codes to give city staff the ability to enforce solid waste franchise agreements.

BUDGET: There will be no impact on the city budget.

OPTIONS: The City Council can make any desired changes to the ordinance or adopt the ordinance as it is written.

RECOMMENDATION: City Staff recommends that the ordinance as presented be approved by Council.

ORDINANCE 2026-1

AN ORDINANCE AMENDING CHAPTER 95 HEALTH AND SANITATION OF THE CODE OF ORDINANCES, REPEALING ANY CONFLICTING ORDINANCE TO ADOPT AUTHORIZATION OF EXCLUSIVE FRANCHISE AGREEMENT SERVICES FOR THE DISPOSAL OF GARBAGE TRASH AND RUBBISH IN THE CITY INCLUDING THE USE OF “ROLL-OFF DUMPSTERS” IN THE CITY, , PROVIDING, FOR A PENALTY OF NOT LESS THAN \$200.00 NOR MORE THAN \$500.00 FOR EACH VIOLATION AND WHICH PENALTY MAY ALSO INCLUDE THE DENIAL OF BUILDING AND OTHER PERMITS TO THE VIOLATORS FOR PREMISES, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Mount Pleasant, Texas regulates sanitation in Chapter 95 of its Code of Ordinances for the health and safety of the community as permitted by state law; and

WHEREAS, the City of Mount Pleasant has a franchise contract agreement providing the company with which the City contracted the sole and exclusive franchise for refuse collection and disposal within the city limits;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, THAT:

SECTION 1

The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2

The City Council amends Chapter 95 of the Health and Sanitation of the Code of Ordinances to add the following provisions concerning Local Regulation of Sanitation:

95.28. UNLAWFUL COLLECTION OR TRANSPORTATION GENERALLY.

(A.) It shall be unlawful for any owner, occupant, agent, contractor, builder, developer, person, or commercial or charitable entity who owns or controls, or is constructing any improvements to any property within the City to allow the use any waste collection including the use of a “Roll-Off Dumpster” or a temporary roll-off dumpster, on said property that is obtained from any source other than the company previously granted the exclusive contract for such purpose by the City.

(B.) A violation of Sec. 95.28 shall constitute a misdemeanor and subject such person or entity to a fine of not less than \$200.00 dollars nor more than \$500.00 dollars. In addition to any fine provided for a violation of this Ordinance, the City may deny building and other permits to any owner, occupant, agent, contractor, builder, developer, or commercial or charitable entity who owns or controls the property that is in violation of this Ordinance. Each day such violation exists shall constitute a separate offense.

(C.) Allegation and evidence of a culpable mental state is not required for proof of an offense defined by this Article.

95.29 COMMERCIAL HAULERS

(A.) The company contracted by the City shall be exclusively responsible for all commercial trash, garbage and refuse collection and removal in the City of Mount Pleasant including providing “Roll-off Dumpsters” for use within the City. It shall be unlawful for any person or company other than the company to which the City has granted an exclusive contract, to provide waste hauling services including “Roll-off Dumpsters” for use within the City of Mount Pleasant.

(B.) A violation of Sec. 95.29 shall constitute a misdemeanor and subject such person or entity providing said "Roll off-Dumpster" for use within the City to a fine of not less than \$200.00 dollars nor more than \$500.00 dollars. Each day such violation exists shall constitute a separate offense.

(C.) Allegation and evidence of a culpable mental state is not required for proof of an offense defined by this Article.

95.30 ENFORCEMENT

Employees of the Solid Waste Department, City Code Officers, Peace Officers or other persons designated by the City Manager are authorized to enforce the provisions of Sections 95.21 through 95.29. In making any inspection under Sections 95.21 through 95.29, the authorized employee or other authorized persons may enter, examine, take photographs, tag, and survey any premises to verify compliance with Sections 95.21 through 95.29. In addition to any fine provided for a violation of this Ordinance, the City may deny building and other permits to any owner, occupant, agent, contractor, builder, developer, or commercial or charitable entity who owns or controls the property that is in violation of this Ordinance.

SECTION 3

If for any reason any section, paragraph, sub-division, word, phrase, clause or provision of this ordinance shall be invalid or unconstitutional by final judgment of a Court of Competent Jurisdiction, it shall not effect any other section, paragraph, sub-division, word, phrase, clause or provision of this ordinance for it is the definite intent of this City Council that every section, paragraph, sub-division, word, phrase, clause or provision of this ordinance be given full force and effect.

SECTION 4

All parts of Ordinances dealing with the use of waste services or "Roll-Off Dumpsters" in the City of Mt. Pleasant in conflict with the provisions of this Ordinance are hereby repealed. It is the intent of the Council that the regulations set out in this Ordinance amending Chapter 95 of the Mt. Pleasant City Code apply only to the use of waste hauling or "Roll-Off Dumpsters" in the City of Mt. Pleasant.

SECTION 5

The descriptive caption of this Ordinance is hereby ordered to be published in the official newspaper of the City of Mt. Pleasant.

SECTION 6

This Ordinance shall be in full force and effect on the date following the date of publication.

PASSED AND APPROVED by the City Council of Mount Pleasant this the _____ day of _____, 2026.

Wesley Lyon, Mayor

ATTEST:

Candias Webster, City Secretary

APPROVED:

Lea Ream, City Attorney



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: Discuss and consider adoption of Ordinance 2026-2, which includes authorizing and approving 2024 Building and Fire Codes, 2023 National Electric Code, along with Local Amendments, reorganizing Chapter 150 Building Codes in its entirety, and replacing outdated Chapter 151 with Historical Preservation sections previously found in Chapter 150 and amending Chapter 94.40 Fire Protection and Prevention and Providing for Penalties for Violations.

Item Summary:

This item has been removed from the agenda

Financial Impact:

N/A

Recommendation(s):

No action as it was removed from the agenda



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: **Discuss and consider Ordinance 2026-3 amending the eastern portion of PD-2 (Planned Development District No. 2), on 53.84 acres of Anderson Towne Crossing, amending Exhibit B Sub Area Map use boundaries allowing commercial construction area flexibility, amending Sections IV Architectural Standards for façade maximum length to 600 feet maximum, and V. Lighting Parking and Signage Standards for entry sign location and height on that portion of the PD, which lies to the west of US 271 and contains the following Property ID's, 7383 and 6565 owned by Creative Destination Development, LLC, recorded as Instrument Number 2016048 in the Real Property Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northwest side of the intersection of Rotan Road and W. Ferguson Road (Hwy 271), east of Lake Tankersley.**

Item Summary:

A big box retail store is proposed for the US 271 side of the Anderson Towne Crossing development in a portion that was previously labeled as a multi-family and residential use requiring the existing PD site plan language and map to be amended. Further development standards for the building façade length maximum to 600 feet and maximum sign height and square footage changes of 100 feet and 1000 square feet respectively are also needed to match the large scale retailer's requirements.

This is proposed as a large anchor tenant that can kick off beneficial retail development in the area. The item was advertised and adjacent property owners within 200 feet were notified along with a public sign placed by the applicant. To date one notice in opposition has been received on this case. Planning and Zoning Commission approved this Z-2025-01 PD amendment case at its January 13, 2026 meeting.

Financial Impact:

no direct budgetary impacts.

Recommendation(s):

Motion to approve Ordinance 2026-3, amending the PD amendment and map changes as presented.

Attachments:

[Council Memo](#)

[Opposed Response from 1712 Rotan](#)

[Ordinance 2026-3 Amendments for ATC \(PD-2\)](#)

CITY OF MOUNT PLEASANT

CITY COUNCIL MEMORANDUM

PLANNING & DEVELOPMENT DEPARTMENT

TO: City Council
CC: Rob Vine, City Manager
Candias Webster, Assistant City Manager
FROM: Lynn Barrett, Director of Development Services
DATE: January 20, 2026
SUBJECT: Z-2026-01: PD Amendment for Anderson Towne Center

The case is to consider a request from applicant Jon Anderson to amend the eastern portion of PD-2 (Planned Development District No. 2), on 53.84 acres of Anderson Towne Crossing, amending Exhibit B Sub Area Map use boundaries allowing commercial construction area flexibility, amending Sections IV Architectural Standards for façade maximum length to 600 feet maximum, and V. Lighting Parking and Signage Standards for entry sign location and height on that portion of the PD, which lies to the west of US 271 and contains the following Property ID's, 7383 and 6565 owned by Creative Destination Development, LLC, recorded as Instrument Number 2016048 in the Real Property Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northwest side of the intersection of Rotan Road and W. Ferguson Road (Hwy 271), east of Lake Tankersley, and take any action necessary.

A big box retail store is proposed for the US 271 side of the development in a portion that was previously labeled as a multi-family and residential use requiring the map to be amended. Further development standards for the building façade length to a maximum of 600 feet long and maximum sign height of 100 feet high and sign face changes to a maximum of 1,000 square feet are also needed to match the large scale retailer's requirements.

Notices were sent to adjacent property owners and advertised in the newspaper. Additionally signage was erected on the property to alert the public of the zoning amendment case. To date one returned property notice in opposition has been received.

At its January 13, 2026 meeting the Planning and Zoning Commission voted to recommend the PD amendments as presented.

Staff recommends the approval of these changes to the Anderson Towne Crossing PD.

(Please return portion of form below the dotted line)

Case number: Z-2025-01

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

Comments:

1/11/26
① I moved to a secluded area because of privacy it offered
but this puts me in the middle of something that is anything but secluded or private!
② How will this affect my taxes? A couple of years ago I attended a meeting and
asked that Scenic facilitation, I was assured my taxes would Not go up - yet they have!
* You lied! ③ This will significantly affect my property values! I live on
a deadend road with nothing
around - and now there is a
road connecting through my
cul-de-sac that completely changes
my privacy - apartment complex
commercial - all
changing the attractiveness
of my home!

Name:

Bettie G. Stagg

Signature:

Bettie G. Stagg

Address:

1712 Rotan Road, MP

500 N Madison

◆ Mount Pleasant, Texas 75455

◆

(903) 575-4149

ORDINANCE 2026-3

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, AMENDING THE CODE OF ORDINANCES CHAPTER 155 ZONING CODE OF THE CITY OF MOUNT PLEASANT, AS HERETOFORE AMENDED, BY AMENDING THE PD DEVELOPMENT REGULATIONS OF PD-2 (PLANNED DEVELOPMENT DISTRICT NO. 2), AND MORE SPECIFICALLY, SECTION IV ARCHITECTURAL STANDARDS INCREASING FAÇADE MAXIMUM LENGTH TO 600 FEET AND SECTION V. LIGHTING, PARKING AND SIGNAGE STANDARDS FOR ENTRY SIGN LOCATION AND HEIGHT AND AMENDING EXHIBIT B SUB AREA MAP PD SITE PLAN ALLOWING FOR COMMERCIAL CONSTRUCTION AREA SITING FLEXIBILITY; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jon Anderson, authorized representative for Creative Destination Development, LLC, for an amendment to the eastern portion of PD-2 (Planned Development District No. 2), on 53.84 acres of Anderson Towne Crossing, amending Exhibit B Sub Area Map use boundaries allowing commercial construction area flexibility, amending Sections IV Architectural Standards for façade maximum length to 600 feet maximum, and V. Lighting Parking and Signage Standards for entry sign location and height on that portion of the PD, which lies to the west of US 271 and contains the following Property ID's, 7383 and 6565 owned by Creative Destination Development, LLC, recorded as Instrument Number 2016048 in the Real Property Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northwest side of the intersection of Rotan Road and W. Ferguson Road (Hwy 271), east of Lake Tankersley and being more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Mount Pleasant and the governing body of the City of Mount Pleasant in compliance with the laws of the State of Texas and the ordinances of the City of Mount Pleasant have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the subject property's zoning should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Mount Pleasant Code of Ordinances Chapter 155, Zoning Code, as heretofore amended, and as amended herein, by granting this zoning change, and as maybe amended in the future

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the revised Planned Development Regulations, attached hereto and incorporated herein by reference as Exhibit C which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the Planned Exhibit B Amended Sub Area Map;

SECTION 4. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Hundred Dollars* (\$200.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Code of Ordinances and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 7. That all ordinances of the City of Mount Pleasant in conflict with the provisions of this ordinance be, and the same hereby repealed to the extent of that conflict.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED BY AN AFFIRMATIVE VOTE OF THE CITY COUNCIL, GOVERNING BODY OF THE CITY OF MOUNT PLEASANT, TEXAS, THIS 20TH DAY OF JANUARY 2026.

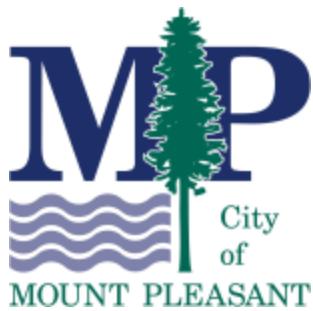
Wesley Lyon II, Mayor

ATTEST:

Candias Webster, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Lea Ream, City Attorney



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Rob Vine, City Manager

Department: Administration

Subject: City Manager's Report

Attachments:

[Airport December 2025](#)

[Animal Control December 2025](#)

[Building, Code, and Planning December 2025](#)

[Civic Center December 2025](#)

[Library December 2025](#)

[Police December 2025](#)

[Public Works December 2025](#)

[Utilities December 2025](#)

[MPFD Monthly Report December 2025](#)

AIRPORT MONTHLY REPORT

Dec-25

Item/Activity	This month	Total YTD	This Month Year Ago	Total Year Ago
AIRPORT OPERATIONS	682	2254	646	1432
Fixed Wing Reciprocating - Single	404	1412	372	900
Fixed Wing Reciprocating - Twin	50	180	80	156
Fixed Wing Turboprop	62	178	36	74
Fixed Wing Jet	84	244	72	132
Helicopter	82	240	86	170
BASED AIRCRAFT				
	138		140	
SALES				
Total Fuel Sale (Gals)	15,851	52,907	15,351	51,046
100LL Fuel Sold (Gals)	4,016	16,371	5,011	18,066
Jet Fuel Sold (Gals)	11,835	36,536	10,340	32,980
Revenue	\$95,174.26	\$296,464.83	\$89,764.35	\$282,225.08
Total Fuel Sale (\$)	\$72,771.12	\$243,364.41	\$69,717.43	\$233,319.97
Aviation Oil w/o tax(\$)	\$723.65	\$3,472.72	\$876.92	\$1,882.98
Misc Sales w/o tax(\$)	\$5.58	\$88.95	\$0.00	\$62.13
Rental / Lease Income (\$)	\$21,613.75	\$49,538.75	\$19,170.00	\$46,960.00
Accounting			COMMENTS	
Sales Tax Collected (\$)	\$60.16			
Cash Sales Including Tax (\$)	\$8,163.75			
Deposits (\$)	\$8,163.75			
Cash on Hand (\$)	\$100.00			

PRINT DATE: 1-Jan-26



CITY OF MT. PLEASANT ANIMAL CONTROL
CALENDAR MONTHLY REPORT 2025

December

AC Officer Activity	2025 This Month	Prior Month	Month to Month % Change	2025 Total YTD	2024 This Month	2024 Total YTD	# YTD + or -	2025 % Change YTD From 2024
Calls for Service	44	76	-42%	1317	43	1200	117	10%
Animal Bite Reports	2	4	-50%	34	4	44	-10	-23%
Warnings Issued	11	11	0%	63	1	51	12	24%
Citations Issued	5	26	-81%	200	7	118	82	69%
Complaints filed with Court	30	0	300%	346	0	284	62	22%
Animals Delivered to Shelter	2025 This Month	Prior Month	2025 Total YTD	% of all Impounds for all 2024 Year	2024 This Month	2024 Total YTD	# YTD + or -	2025 % Change YTD From 2024
Animal Control	7	17	328	16%	17	435	-107	-25%
Mount Pleasant Public	39	27	840	40%	54	703	137	19%
Titus County Public	40	40	750	36%	78	860	-110	-13%
Pittsburg Public	4	15	138	7%	6	151	-13	-9%
Gilmer Public	4	5	47	2%	7	167	-120	-72%
Total Delivery Activity	97	104	2103	100%	162	2316	-213	-9%
Animal Disposition From Shelter	2025 This Month	Prior Month	Month to Month % Change	2025 Total YTD	2024 This Month	2024 Total YTD	# YTD + or -	2025 % Change YTD From 2024
Animals Reclaimed by Owner	5	2	150%	78	16	143	-65	-45%
Animals Adopted	47	41	15%	502	51	492	10	2%
Animals given to Rescue Org's	30	39	-23%	542	39	649	-107	-16%
Animals Euthanized	36	43	-16%	741	42	1010	-269	-27%
Animal Died Natural Causes	0	2	-100%	31	0	16	15	94%
Total Animals Released	121	127	-5%	2126	148	2310	-184	-8%
Animals Chipped*	55	44	25%	806	60	595	211	35%
Adoption without Fee	19	4	N/A	114	14	97	17	18%
Adoption Fees Received	\$1,986	\$ 2,680	N/A	\$27,022	\$2,556	\$25,449	\$1,573	6%

*3 Microchip-non adoptions

**PERMITS ISSUED
MONTHLY REPORT
DECEMBER 2025-2026**

Type	Permit #	Name	Address	Date Paid	Fees Due	Valuation
Certificate of Occupancy	COI35468	Roos Cuts	1409 W 16TH	09/10/25	\$50.00	
	COI35634	Scrubbies Wash	206 Alexander Rd	12/09/25	\$50.00	
Total	2				\$100.00	
Commercial Add	CAR35616	A.U. Malik	1501 S Jefferson Ave	12/02/25	\$503.75	\$35,000.00
Total	1				\$503.75	\$35,000.00
Concrete	FW35618	Country Club	1000 Country Club Dr	12/08/25	\$192.75	\$10,000.00
	FW35626	Robert Merritt	1722 W 16th Street	12/04/25	\$346.75	\$21,000.00
	FW35632	Bryan Swafford	108 Stella St	12/08/25	\$50.00	
	FW35644	Jose Vargas	104 N Cecelia Dr	12/18/25	\$50.00	
	RAB35654	Rafael Gonzalez	850 E 8th	12/29/25	\$50.00	
	RAB35657	Brenda Sanchez	606 S Lide	12/29/25	\$50.00	
	Total	6			\$739.50	\$31,000.00
Electrical Permit	ELC35617	Alfredo De Jesus	1303 W 9th St	12/01/25	\$75.00	
	ELC35619	Phyllis Burch	1313 S Lide Ave	12/02/25	\$75.00	
	ELC35631	Woodland Apt	1011 Woodland Rd	12/08/25	\$75.00	
	ELC35636	Marsha Dillard	1662 S Otyson Ave	12/10/25	\$75.00	
	ELC35638	Julio Cesar	606 W 9th St	12/11/25	\$75.00	
	ELC35655	William Ahrens	103 Alabama	12/29/25	\$50.00	\$180.00
	RAB35656	Jose Lopez	1451 E 8th	12/29/25	\$75.00	
Total	7				\$500.00	\$180.00
Fence	FENCE35649	Castulo Rivera	814 N Johnson Ave	12/22/25	\$50.00	
Total	1				\$50.00	
Miscellaneous	MISC35422	Jase Merritt	120 W 3rd St	12/01/25	\$50.00	
Total	1				\$50.00	
New Commercial	NCB35219	Conroy Motor Sports	2819 W Ferguson Rd	12/03/25	\$13,708.85	\$2,564,000.00
	NCB35491	Extended Stay	110 Jerry Boatner Pkw	12/18/25	\$46,020.25	\$7,000,000.00
	NCB35615	Pilgrims Pride	1230 Pilgrim St	12/03/25	\$3,708.13	\$580,500.00
	NCB35635	Gateway	2428 W Ferguson Rd	12/18/25	\$18,895.25	\$4,500,000.00
Total	4				\$82,332.48	\$14,644,500.00
New Residential Homes	NHP35648	Anthony Cooper	1000 E 13th St	12/22/25	\$1,537.50	
Total	1				\$1,537.50	
Plumbing Permit	PLM35621	April Castro	1615 E 9th St	12/02/25	\$75.00	
	PLM35624	Robert Merritt	1320 Stephens Ave	12/04/25	\$75.00	
	PLM35625	Roshonda Hill	1111 W 8th St	12/04/25	\$75.00	
	PLM35629	Niblett Properties	2605 S Jefferson Ave	12/08/25	\$75.00	
	PLM35633	Airgas	1001 W 1ST	12/09/25	\$63.73	\$950.00
	PLM35640	Brad Hulse Plumbing	1906 Gene Dr	12/16/25	\$75.00	
	PLM35641	Brad Hulse plumbing	305 W 1st St	12/16/25	\$62.20	\$900.00
	PLM35642	Scott Glover	507 W 1st St	12/17/25	\$75.00	
	PLM35643	Skill Zone 2	1503 S Jefferson Ave	12/17/25	\$75.00	
	PLM35647	Fredrick Nixon	1107 W 7th	12/19/25	\$75.00	
	PLM35650	Emmanuel Pacheo	1201 E 4th St	12/23/25	\$75.00	

	PLM35653	Naomi Copeland	209 E CROSS	12/26/25	\$75.00	
Total	12				\$875.93	\$1,850.00
Residential Accessory Building	RAB35627	Angel Barboza	813 Peel Ave	12/08/25	\$50.00	
	RAB35639	Jesus mata	1209 Booker Ave	12/16/25	\$50.00	
	RAB35652	Juan Ramirez	402 Dogwood Ln	12/26/25	\$50.00	
	RAB35654	Rafarel Gonzalez	850 E 8TH	12/29/25	\$50.00	
	RAB35656	Jose Lopez	1451 E 8th St	12/29/25	\$50.00	
	RAB35658	Jessica Rose	3145 Eagle Dr	12/31/25	\$50.00	
Total	6				\$300.00	
Residential Add On or Remodel	HAR35651	Phyllis Burch	1313 S Lide Ave	12/26/25	\$120.00	
	HAR35657	Brenda Sanchez	606 S Lide Ave	12/29/25	\$130.20	
	HAR34559	Jose Salas	1002 W 8th	12/29/25	\$50.00	
Total	3				\$300.20	
Roofing	ROOF35628	Janice Farris	667 Nevills Rd	12/08/25	\$50.00	
	ROOF35637	Tina Avent	1803 Happy St	12/10/25	\$50.00	
	ROOF35646	Maria Valasquez	1105 W 7th St	12/19/25	\$50.00	
Total	3				\$150.00	
Sign Permit	SGN35505	KRB Investments	1003 Stone Haven	12/18/25	\$35.00	
	SGN35620	H&R Block	1311 S Jefferson Ave	12/02/25	\$35.00	
	SGN35623	Lindmark Billboards	300 Lakewood Dr.	12/04/25	\$500.00	
	SGN35645	Great Clips	2306 S Jefferson Ave	12/31/25	\$35.00	
Total	4				\$605.00	
Special Events		Rotary Christmas Parade	1800 N Jefferson	12/01/25		
		Our Lady Guadalupe	1800 N Jefferson	12/04/25		
	2					
Overall Total	53				\$88,044.36	\$14,712,530.00

PLANNING & ZONING
MONTHLY REPORT
DECEMBER 2025-2026

Type	Case #	Name	Property	Fees Due	Date Paid
Minor Plats					
Total					
Site Plans	SP-2025-04	Gabriel Loth	Tennison/Southgate	\$ 250.00	12/30/25
Total	1			\$ 250.00	
Final Plat					
Filing Fee					
Total					
Replat					
Filing Fee					
Total					
Zoning	Z-2025-01	Jon Anderson	Hwy 271/FM 1734	\$ 250.00	12/19/25
Total	1		Rotan Rd	\$ 250.00	
Variances & Appeals					
Total					
Street Closure					
Total					
Preliminary Pre-plat	PP-2025-02	Gabriel Loth	Tennison/Southgate	\$ 250.00	12/30/25
Total	1			\$ 250.00	
Grand Total	3			\$ 750.00	
TOTAL YEAR TO DATE	4			\$ 1,120.00	


Lynn Barnett
Director of Development Services

BUILDING/PLANNING & DEVELOPMENT MONTHLY REPORT
DECEMBER 2025-2026

ITEM--ACTIVITY	THIS MONTH	TOTAL YTD	THIS MO YR AGO	TOTAL YR AGO
* PERMITS *				
New Residential	1	3	1	3
Residential Add On or Remodel	3	19	0	0
New Commercial	4	5	0	3
Commercial Add On or Remodel	1	8	0	0
New Multi-Family	0	0	0	0
New Duplex	0	0	0	0
New Town Homes	0	0	0	2
Other Permits	40	103	37	146
Certificates of Occupancy	2	10	3	16
Non Profit Special Event Permits	2	7	0	5
Special Event Permits	0	0	0	0
TOTAL PERMITS / LICENSES	53	155	41	175
VALUE				
New Comercial	35,000.00	388,253.00	0	19393646
Commercial ADD On Or Remodel	14,644,500.00	14,969,500.00	0	0
New Multi-Family	0.00	0.00	\$ -	\$ -
Town Homes	0.00	0.00	\$ -	\$ -
New Duplex	0.00	0.00	\$ -	\$ -
TOTAL VALUE	\$ 14,679,500.00	\$ 15,357,753.00	\$ -	\$ 19,393,646.00
* INSPECTIONS *				
Residential Bldg	124	356	New computer program	
Commercial Bldg	77	176	Did not have a report to run	
Grease Traps	18	25	for these numbers.	
TOTAL INSPECTIONS	219	557		
REVENUE				
New Residential Bldg/addon/rmdl	\$ 1,837.70	\$ 11,382.50	\$ 2,506.00	\$ 5,740.50
New Commercial Bldg/addon/rmdl	\$ 82,836.23	\$ 98,179.92	\$ -	\$ 75,465.06
New Multi-Family	\$ -	\$ -	\$ -	\$ -
New Town houses	\$ -	\$ -	\$ -	\$ -
New Duplex	\$ -	\$ -	\$ -	\$ 1,298.00
Other Permits	\$ 3,270.43	\$ 9,920.93	\$ 3,812.73	\$ 26,581.75
Re-inspections	\$ -	\$ -	\$ -	\$ -
Certificates of Occupancy	\$ 100.00	\$ 400.00	\$ 150.00	\$ 800.00
Special Event Permits	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ 88,044.36	\$ 119,883.35	\$ 6,468.73	\$ 109,885.31

**CITY OF MOUNT PLEASANT
CIVIC CENTER REPORT**

FISCAL YEAR: 2025-2026

MONTH: December 2025

ITEM	THIS MONTH	TOTAL Y.T.D.	THIS MONTH YEAR AGO
ENTIRE CENTER	2	8	2
MAIN HALL	3	10	2
MAIN HALL EAST	2	6	3
MAIN HALL WEST	2	4	1
WALNUT RM.	3	7	7
GOLD RM.	1	1	1
BRONZE RM.	1	1	0
PECAN RM.	0	0	0
V.I.P RM.	0	0	0
KITCHEN	3	7	2
L.S. BUILDING	0	0	0
POULTRY BLD.	1	2	0
TOTAL ROOM USAGE	13	89	18
EST. ATTENDANCE	3,500	5,700	4,200
RENTAL INCOME	\$6,955	\$27,150	\$6,670

OTHER ACTIVITIES: Christmas Party (City), Mainstreet

LARGER EVENTS: ST Michael Lady Guadalupe, Lunch and Learn, Richworth Hospitality, Entire Center rental for 16 Birthday.

**Justin Beard
CIVIC CENTER MANAGER**

ITEM/ACTIVITY	THIS MONTH	TOTAL YTD	THIS MONTH YEAR AGO	TOTAL YEAR AGO
CIRCULATION OF MATERIALS	5,010	15,649	5,211	15,260
Adult Books	1,182	3,636	1,290	3,580
Youth Books	2,051	6,724	2,207	6,460
Espanol Books	268	858	133	487
Audio Books -- Adult	75	235	98	340
Audio Books -- Juvenile	30	92	13	61
Magazines	13	32	9	46
Videos & DVDs	646	1,896	680	2,035
Uncataloged Items	16	54	16	48
Ebooks	687	2,018	715	2,070
Interlibrary Loan Requests--Patrons	8	22	10	28
Interlibrary Loan Requests--Libraries	34	82	40	105
COLLECTION DEVELOPMENT	147	274	277	657
Books Added to Collection	96	173	253	572
AV Added to Collection	51	101	24	85
Total Number of Items in Collection	32,725	32,725	31,883	31,883
MEMBERSHIP				
Library Membership--County	31	108	14	77
Library Membership--Out-of-County	3	22	7	22
TexShare Membership--County	0	1	0	1
TexShare Membership--Out-of-County	1	3	0	5
Total Number of Registered Borrowers	20,434	20,434	19,481	19,481
FEES COLLECTED	\$2,314.71	\$5,867.47	\$1,853.00	\$5,111.00
Fines Collected for Month	\$267.75	\$794.50	\$216.25	\$751.50
Out-of-County Membership Fee	\$60.00	\$480.00	\$140.00	\$440.00
Copies / Misc. / Forms / Coin copier	\$730.25	\$2,138.00	\$791.50	\$2,319.50
Interlibrary Loan Fees Collected for Month	\$12.00	\$48.00	\$32.00	\$76.00
Contributions / Memorials / Summer Programs	\$1,066.71	\$1,906.97	\$522.30	\$931.05
Book Replacement & Damage Fees	\$178.00	\$500.00	\$151.00	\$593.20
LIBRARY SERVICES				
Computer Users-Sessions	383	1,217	375	1,181
TexShare Database Users	1	69	6	34
Programs Offered-Children's	12	42	26	70
Programs Offered --Adult	14	35	0	12
Program Attendance-Children	649	1,761	517	1,761
Program Attendance-Adults	107	273	0	57
MISC.				
Patrons Entering Library	3,310	10,445	2,788	9,604
Patrons Entering Museum	363	1,258	279	996
Facebook Visits	1,766	5,333	2,487	7,717
Volunteer Hours	17.5	52.25	15	80.25

Programs: Preschool Storytime, Paws to Read, teen volunteers, Chick-fil-A Storytime, Senior Center Outreach, Preschool Storytime Outreach, Family Night: Open House, Noon Years Eve, Canning Class: Christmas Jam, Silent Book Club, Passive Programs, Pushing the Limits, Book Club, Jane Austen Tea Party, Cafecito con Abuelitos, Legal Aid, Narcan Training
Lupe Herrera, Library Director

MOUNT PLEASANT POLICE DEPARTMENT

MONTHLY REPORT

2025

NIBRS - DECEMBER	2025 This Month	Prior Month	Month to Month % Change	2025 Total YTD	2024 Year Ago This Month	2024 Total Prior YTD	2024/2025 # YTD + or -	2025 % Change YTD From 2024
CRIMINAL HOMICIDE	1	0	100%	1	0	1	0	0%
MANSLAUGHTER BY NEGLIGENCE	0	0	0%	0	0	0	0	0%
FORCIBLE RAPE	2	4	-50%	18	0	8	10	125%
RAPE BY FORCE	2	4	-50%	18	0	8	10	125%
ATTEMPTS TO COMMIT	0	0	0%	0	0	0	0	0%
ROBBERY	2	0	200%	5	1	7	-2	-29%
FIREARM	2	0	200%	4	0	2	2	100%
KNIFE OR CUTTING INSRT.	0	0	0%	1	0	0	1	100%
OTHER DANGEROUS WEAPON	0	0	0%	0	1	3	-3	-100%
STRONG ARM	0	0	0%	0	0	2	-2	-100%
ASSAULT	29	20	45%	190	15	157	33	21%
FIREARM	0	0	0%	9	0	5	4	80%
KNIFE OR CUTTING INSRT.	1	3	-67%	8	0	4	4	100%
OTHER DANGEROUS WEAPON	1	0	100%	7	0	12	-5	-42%
HANDS, FIST, FEET-AGG INJ	0	0	0%	2	0	0	2	200%
OTHER ASSAULT NOT AGG	27	17	59%	164	15	136	28	21%
BURGLARY	3	4	-25%	48	3	54	-6	-11%
RESIDENTIAL	2	1	100%	14	2	21	-7	-33%
NON RESIDENTIAL	1	2	-50%	15	1	6	9	150%
VEHICLE	0	1	-100%	19	0	27	-8	-30%
THEFT (NOT VEHICLE)	12	18	-33%	160	19	279	-119	-43%
MOTOR VEHICLE THEFT	0	3	100%	15	0	35	-20	-57%
AUTO	0	3	-100%	14	0	21	-7	-33%
TRUCKS AND BUSES	0	0	0%	0	0	1	-1	-100%
OTHER VEHICLES	0	0	0%	1	0	13	-12	-92%
Total NIBRS	49	49	0%	437	38	541	-104	-19%

MOUNT PLEASANT POLICE DEPARTMENT

MONTHLY REPORT

2025

TRAFFIC	2025 This Month	Prior Month	Month to Month % Change	2025 Total YTD	2024 Year Ago This Month	2024 Total Prior YTD	2024/2025 # YTD + or -	2025 % Change YTD From 2024
CITATIONS ISSUED	155	148	5%	2656	187	3271	-615	-19%
WARNINGS ISSUED	267	223	20%	4935	371	5854	-919	-16%
TOTAL ACCIDENTS	43	44	-2%	541	52	540	1	0%
FATAL ACCIDENTS	0	0	0%	0	0	3	-3	-100%
INJURY ACCIDENTS	13	9	44%	160	7	129	31	24%
DWI CASES	6	10	-40%	103	12	106	-3	-3%

911 CENTER	2025 This Month	Prior Month	Month to Month % Change	2025 Total YTD	2024 Year Ago This Month	2024 Total Prior YTD	2024/2025 # YTD + or -	2025 % Change YTD From 2024
911 CALLS RECEIVED	1328	1297	2%	15585	1340	16848	-1263	-7%
FAMILY VIOLENCE	22	10	120%	124	11	93	31	33%

*TOTAL ACCIDENT NUMBERS ARE SUBJECT TO CHANGE

*Due to Class C Reporting, an increase will be reflected.

Corrections are being made to 2024 reports and will be updated.

**MONTHLY REPORT
PUBLIC WORKS DIVISION
CITY OF MOUNT PLEASANT**

Fiscal Year 2025-2026

Month December 2025

STREET DEPARTMENT	THIS MONTH	TOTAL YTD	MONTH YEAR AGO	TOTAL YEAR AGO
Work Orders Received	9	22	17	29
Work Orders Completed	9	22	17	29
Patching Materials Used (Tons)	12	43	19	50
Hours Mowing	0	32	0	10
Hours Sweeping (320 hrs.)/Edging	132	516	160	320
Crack Seal (400 hrs.)	0	0	0	0
Grass Spaying	0	40	0	0

PARKS DEPARTMENT

SOLID WASTE DIVISION

This Month 78,416 C.Y. 32,275.85 Tons

This Month Year Ago 65,424 C.Y. 26,179.96 Tons

Total YTD 214,610 C.Y. 77,020.24 Tons

Total Year Ago 136,682 C.Y. 50,998.61 Tons



Garrett Houston, Director of Public Works

City of Mount Pleasant Utility Department

Fiscal Year: 2025-2026

Month: December 2025

Wastewater Treatment Division

This Month

This Month Year Ago

Average Flow Tested

1.924 MGD

2.254 MGD

Maximum Flow Treated

2.694 MGD

4.289 MGD

Comments:

Water Treatment Division

This Month

This Month Year Ago

300 Lakewood Location:

Average Flow Treated

5.46 MGD

5.191 MGD

Maximum Flow Treated

9.745 MGD

7.119 MGD

510 CR 2300 Location:

Average Flow Treated

1.183 MGD

1.1229 MGD

Maximum Flow Treated

2.13 MGD

2.51 MCD

Calendar Year Raw Water Usage

AC/FT YTD

AC/FT YTD Year Ago

Lake Bob Sandlin – Allotment
7,000 AC/FT

5306.846 acre feet

4911.336 acre feet

Lake Cypress Springs – Allotment
3,598 AC/FT

2800 acre feet

2800 acre feet

Lake Tankersley – Allotment
3,000 AC/FT

0 acre feet

0 acre feet

Comments:

Utility Maintenance Division

This Month

This Month Year Ago

Work Orders

Water

8

6

Sewer

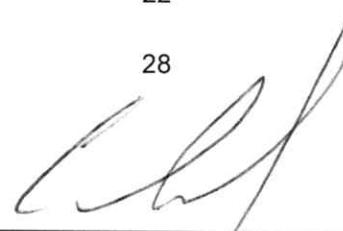
17

22

Work Orders Completed

25

28



Erin Marshall, Utilities Director



Mount Pleasant Fire Department Monthly Report December 2025

Incident Type	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
Fires				
100-Fire, other		1		1
111-Buildng Fire	5	10	2	6
112-Fire in structure other than building		1		1
113-Cooking fire, confined to container	1	1		1
114- Chimney or flute fire, contained to chimney				
118-Trash or rubbish fire, contained				
121-Fire in mobile home				
122-Fire in motor home, camper, rec vehicle			1	2
123-Fire in portable building				
130-Mobile property fire, other				2
131-Passenger vehicle fire	1	1		
132-Road freight or transport vehicle fire				1
134-Water vehicle fire				
135-Aircraft Fire				
137-Camper or RV fire		1		
138-Off road/heavy equipment fire				1
140-Natural vegetation fire, other				
141-Forest, woods, or wildland fire	11	25	2	18
143 - Grass fire				
150-Outside rubbish fire, other		1		1
151-Outsid rubbish, trash or waste fire				
152-Garbage dump or landfill fire				
154-Dumpster fire	1	1		
160-Special outside fire, other				
161-Outside Storage Fire				
162-Outside equipment fire				



Mount Pleasant Fire Department Monthly Report December 2025

Incident Type	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
Fires				
163-Outside gas or vapor combustion explosion				
170- Cultivated vegetation/crop fire				
173-Cultivated trees/nursery fire				
OverPressure Rupture, Explosion, Overheat (NO FIRE)				
220-Overpressure rupture, other				
251-Excessiveheat, scorch burns with no ignition				
Rescue & EMS				
300-Rescue, EMS incident, other				
311-Vehicle accident, patient care only	9	40	21	65
321-EMS 1st Responder call	8	23	9	26
322-Motor vehicle accident with injuries				
323-Motor Vehicle/pedestrian accident				
324-MVA – no injuries				
331-Lock-in		1		
340-Search for lost person, other				
341-Search for person on land		1		
342-Search for person in water				
350-Extrication, rescue, other				
351-Extrication of victim from bldg./structure				
352-Extrication of victim from vehicle	3	7	4	9
353-Removal of victim from stalled elevator				
356-High-Angle Rescue		1		
357-Extrication of victim(s) from machinery				



Mount Pleasant Fire Department Monthly Report December 2025

Incident Type	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
Fires				
360-Water & Ice Related Rescue				
361- Swimming / Rec Water Rescue				
363-Swift water rescue				
365-Water Craft rescue				
372-Trapped by power lines				
Hazardous Condition (NO FIRE)				
400-Hazardous condition, other				1
410-Combustible/flammable gas/liquid condition				
411-Gasline or other flammable liquid spill		2		2
412-Gas leak	1	1	2	6
413-Oil or other combustible liquid spill				
422-Chemical spill or leak				
423-Refrigeration leak		1		
424-Carbon monoxide incident	1	1		
440-Electrical wiring problem, other		1		
441-Heat from short circuit (wiring). Defective/worn				
442-Overheated motor				
443-Breakdown of light ballast				
444-Power line down	3	4	2	3
445-Arcing, shorted electrical equipment	1	3	1	3
460-Accident,potential accident, other				
461-Bldg/Structure weakened or collapse				
462-Aircraft standby				
Service Calls				



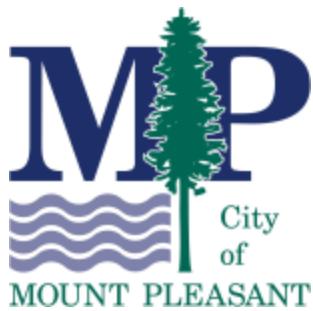
Mount Pleasant Fire Department Monthly Report December 2025

Incident Type	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
Fires				
500-Service call, other				
511-Lockout				
521-Water evacuation				
522-Water or steam leak				
531-Smoke or odor removal	2	2		1
542-Animal rescue	1	1		2
550-Public service assistance, other				
551-Assist police	1	1		
552-Police matter				
553-Public Service				
554-Assist Invalid		1		
561-Unauthorized burning	4	5	1	5
571-Cover assignment, standby, move up				2
Good Intent Calls				
600-Good intent call, other	13	40	10	20
611-Dispatched & cancelled enroute	4	14		3
622-No incident found at address		2		
631-Authorized controlled burn	4	8		6
641-Vicinity alarm (incident in other location)				
650 – Steam, other gas mistaken for smoke	1	1		
651-Smoke scare, odor of smoke		2	1	1
652-Steam or vapor thought to be smoke				
671-HAZMAT release investigation				
672-Bio hazard investigation, none found				
False Alarms				
700-False alarm or false call, other	6	25	4	19
710-Malicious false alarm				



Mount Pleasant Fire Department Monthly Report December 2025

Incident Type	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
Fires				
711-Municipal alarm system, malicious false alarm				
721- Bomb Scare - No Bomb				
730-False alarm, or false call, other				
731-Sprinkler activation due to malfunction				
733-Smoke detector malfunction	1	1		1
735-Alarm system malfunction				1
736-CO detector malfunction	1	1		1
740-Unintentional transmission of alarm, other				
741-Sprinkler activation, unintentional				
743-Smoke detector activation, unintentional	6	9	2	5
744-Doctor activation, unintentional		1		
745-Alarm System activation, unintentional	1	3	3	5
746-CO detector activation, no CO	1	1		
Severe Weather & Natural Disaster				
800-Severe weather or natural disaster, other				
814- Lightning strike (no fire)				
Special Incidents				
911-Citizen complaint	2	6	1	6
TOTALS	93	252	66	227



AGENDA ITEM REPORT

Meeting: City Council - Jan 20 2026

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: **Discuss and consider the approval of Various Boards and Commissions Appointments.**

Attachments:

[Airport Board Appt 2026](#)

[Library Board Appt](#)

[P & Z reappointment for Boards and Commissions](#)

[Agenda Advisory Board Appointments Jan 20,2026](#)

Memo

To: Rob Vine, City Manager
From: Paul Henderson, Airport Manager
Date: December 9, 2025

Re: Airport Board

The following airport board members are willing to serve with terms ending, January 31, 2028.

Andre Brogotti	P.O. Box 88	Mount Pleasant, TX 75456
Steve Capps	1610 Shadywood Lane	Mount Pleasant, TX 75455
Buddy McCollum	P.O. Box 1258	Mount Pleasant, TX 75456

**CITY OF MT.
PLEASANT**

Memo

To : Rob Vine, City Manager

From : Guadalupe Herrera, Library Director

Date : January 20, 2026

RE: Library Board

The following applicants for the Library Board are willing to serve with terms ending January 31, 2028:

William "Bill" Guy 842 CR 2910 Pittsburg, TX 75686

Penny Hayter 890 CR 1345 Mount Pleasant, TX 75455

CITY OF MOUNT PLEASANT

CITY COUNCIL MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT

TO: City Council
CC: Rob Vine, City Manager
Candias Webster, Assistant City Manager
FROM: Lynn Barrett, Director of Development Services
DATE: January 20, 2026
SUBJECT: Planning and Zoning Commission Reappointments

Reappointments of Planning and Zoning Commission members were placed on hold for last year. Below are the members and their proposed term expirations. All have consented to continue to serve to reappointed terms. The Planning and Zoning Commission also serves as the city's Board of Adjustment.

James Arledge, a local contractor and property developer, has served on P & Z since February of 2023. He moved out of the city limits to acreage he owned about 2.5 miles east of the city limits near the airport in late 2024.

He is the current chairman of the Commission and is highly active in city development and a skilled and valued member of the Commission. Staff would like his term to be renewed, however there is a city residency requirement in the current ordinance. Staff would respectfully request that since his years of service began while he was a resident of the city, and because his development activities and investment in the City of Mount Pleasant are current and robust, that he be allowed to continue to serve and be re-appointed.

Name	Position	Term Start	Term End	Status	New Term
<u>Clark, Wade</u>	Member	05 Oct 2024	31 Jan 2026	Expiring	Jan 2029
<u>Narramore, Ronnie</u>	Member	01 Feb 2022	31 Jan 2026	Expiring	Jan 2029
<u>Salinas, Alan</u>	Member	08 Jul 2025	31 Jan 2026	Expiring	Jan 2028
<u>Senn, Jay</u>	Member	01 Feb 2024	31 Jan 2026	Expiring	Jan 2029
<u>Alredge, James</u>	Member	01 Feb 2023	31 Jan 2025	Expired	Jan 2028

Memorandum

TO: Mayor, Mayor Pro Tem & City Council

FROM: *Garrett Houston, Director of Public Works*

SUBJECT: *Advisory Board Appointments*

DATE: *January 20th, 2026*

BACKGROUND: *This is a list of Board appointment recommendations for the Cemetery and Parks Advisory Boards for the City of Mount Pleasant.*

Cemetery Board:

To serve a two-year term ending in 2028

JC White
Tiffany Aguilar
Lissette Moreno

To serve a one-year term ending in 2027

Chaz Curtis
Lillie Rundles
Linda Zepeda

Parks Board:

To serve a two-year term ending in 2028

Tommy Shumate
Jay Senn
Rachel Narramore
Lucero Rocha

To serve a one-year term ending in 2027

Kristi Flanagan
Sam Parker

RECOMMENDATION: *Staff's recommendation is to approve these appointments.*