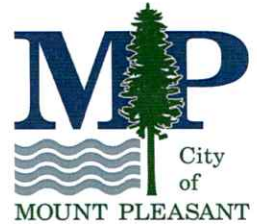




**NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT CITY COUNCIL**

Tuesday, February 3, 2026 at 5:00 P.M.
501 North Madison, Mount Pleasant, Texas



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

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

The public may participate by joining YouTube: <https://www.youtube.com/@thecityofmountpleasanttexas1157/streams>

CALL TO ORDER

Roll Call and Certification of a Quorum

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:

551.087 Economic Development Negotiations: Aluminz

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.

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074) to consider the ethics complaint filed against Council Member Melanie (Knight) Tafoya and the status of the investigation.

Consultation with Attorney (Tex. Gov' t Code §551.071) and Personnel Matters (Tex. Gov' t Code §551.074) discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. City Manager

RECONVENE INTO REGULAR OPEN SESSION

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular open session

OPEN SESSION

Invocation

Pledge of Allegiance

PUBLIC COMMENTS

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

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 #8 for Drake Paving, LLC, for work performed at the Mount Pleasant Regional Airport Southwest Site Development and Drainage Improvements.
3. Consider pay request #32 from Drake Construction for work performed at the Southside WWTP.
4. Consider pay request #8 to J2 Construction for work performed at the Industrial Park Lift Station.
5. Consider pay request #15 to Wicker Construction for work performed at the West Loop Waste Water Collection.
6. Consider the final Pay Request for Capital Underground Utilities for work performed at the Housing Authority.

CONSENT AGENDA MOTION

MOTION TO APPROVE ALL CONSENT AGENDA ITEMS AS PRESENTED

REGULAR AGENDA

7. Monthly Financial Report for Month Ended December 31, 2025 and Look at New Financial Transparency Site
8. Quarterly Investment Report for Quarter Ended December 31, 2025
9. Discuss and consider the approval of Various Boards and Commissions Appointments.
10. 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.
11. 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.
12. Consider Ordering a General Election for May 2, 2026, for the Election of Three Council Members.
13. 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. Authorizing participation in the Coalition of similarly situated Cities and authorizing intervention and participation in Related Rate Proceedings; and authorizing the Retention of special counsel.
14. Discuss and consider Resolution 2026-2 Adopting a Social Media policy for the City of Mount Pleasant.
15. 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.
16. Hold a public hearing and discuss and consider adoption of Ordinance 2026-2, Adopting the 2024 Editions of the International Building, International Residential, International Plumbing, International Mechanical, International Fuel Gas, International Energy Conservation, International Existing Building, and International Property Maintenance Codes, with Local Amendments; Adopting the 2023 Edition of the National Electrical Code, with Local Amendments; Amending Chapter 94, Sections 94.40 and 94.43, of the City Code of Ordinances, Relating to the Adoption of the 2024 International Fire Code with Local Amendments; Repealing and Reenacting Chapter 150, "Building Regulations"; Repealing Chapter 151, "Electrical Code"; Reorganizing and Renumbering Certain Provisions within Chapter 150; Repealing all conflicting Ordinances; Providing a severability clause; providing an effective date; and providing for Publication.

17. 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.
18. City Manager's Report

COUNCIL COMMENTS

Council Comments are 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).

RESUME 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:

ON ANY ITEMS LISTED IN EXECUTIVE SESSION ABOVE

RECONVENE INTO THE REGULAR SESSION

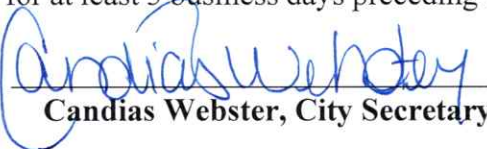
In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.

19. Discuss and consider action regarding Council issuing a subpoena for witnesses, administering oaths, and compelling the production of books, papers, and other evidence pursuant to Article VII, Section 6 of the City Charter, and/or taking other action on the investigation.
20. Any other items

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 28th of January 2026 and remained posted for at least 3 business days preceding the scheduled of said meeting.


Candias Webster, City Secretary



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 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.

Item Summary:

This is the typed version of the minutes from each meeting.

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 - Feb 03 2026

Staff Contact: Paul Henderson, Airport Director

Department: Airport

Subject: Consider the final pay request #8 for Drake Paving, LLC, for work performed at the Mount Pleasant Regional Airport Southwest Site Development and Drainage Improvements.

Item Summary:

Pay Request #8 is the final pay request for \$48,201.81 for drainage work performed at the Airport.

Financial Impact:

Original Construction \$1,367,948.81

The amount of this pay request is \$48,201.81

Percentage time complete:112%

Percent money is 100%

Recommendation(s):

Recommend a motion to approve with consent agenda items

Attachments:

[Pay Estimate 08 - Final](#)



a Pape-Dawson company

1111 Hawn Avenue
Shreveport, LA 71107
318.221.7501

January 22, 2026

Mr. Paul Henderson
Airport Manager
Mount Pleasant Regional Airport
501 Mike Hall Parkway
Mount Pleasant, TX 75455

via e-mail

**Re: Mount Pleasant Regional Airport
Southwest Site Development and Drainage Improvements
TxDOT CSJ No. 2419MTPLS**

Dear Paul:

Attached is Payment Estimate No. 8 to Drake Paving, LLC for the above referenced project. We have reviewed the estimate and recommend payment to the contractor as shown. This is the final pay estimate for the project and includes the full release of retainage.

Should you have any questions, please do not hesitate to call.

Sincerely,

KSA

Jonathan Farmer, P.E.
Associate Vice President

Enclosure – Pay Estimate 8 - Final

pc: Parker Termin – Drake Paving, LLC
Ronnie Higgins - RPR
KSA Project 103086

PAY ESTIMATE FOR DRAKE PAVING, LLC
KSA ENGINEERS, INC.
1111 HAWN AVENUE
SHREVEPORT, LA 71107

Estimate No.: 8 - Final

Date: January 22, 2026

Project: Mount Pleasant Regional Airport
Southwest Site Development and Drainage Improvements

Period: Retainage

Contractor: Drake Paving, LLC

Address: 3737 Lamar Avenue, Paris, Texas 75460

Amount of Contract as Awarded: \$1,367,948.81

Notice to Proceed Date: April 28, 2025

Contract Time: 120 Days

% Complete (Time): 112%

% Complete (\$): 100%

KSA Project No.: 103086

TxDOT CSJ No.: 2419MTPLS

Change Orders/Field Orders:

CO #1 \$ (7,354.98) # 4 \$ _____

#2 \$ (11,281.58) # 5 \$ _____

#3 \$ _____ # 6 \$ _____

PREVIOUS PAYMENTS AUTHORIZED

# 1	\$255,527.10	# 9	_____
# 2	\$216,003.33	# 10	_____
# 3	\$381,721.33	# 11	_____
# 4	\$375,514.69	# 12	_____
# 5	\$18,446.15	# 13	_____
# 6	\$20,536.04	# 14	_____
# 7	\$33,361.80	# 15	_____
# 8	_____	# 16	_____

Total Change Orders/Field Orders: (\$18,636.56)

Total Adjusted Contract: \$1,349,312.25

Total Payments

Previously Authorized: \$1,301,110.44

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 (\$)
1.01*	Temporary Seeding, Fertilizing, and Mulching	SY	0	0		0	\$0.46	0.00
1.02	Installation and Removal of Silt Fence	LF	2,000	2,000		2,000	\$4.58	9,160.00
1.03	Rock Construction Exit	EA	1	1		1	\$4,004.48	4,004.48
1.04	Storm Water Pollution Prevention Plan (SWPPP)	LS	1	1		1	\$572.07	572.07
1.05	Mobilization	LS	1	1		1	\$77,095.15	77,095.15
1.06	Removal of Pipe and Other Buried Structures	LS	1	1		1	\$12,225.58	12,225.58
1.07*	Unclassified Excavation	CY	74,867	74,867		74,867	\$4.07	304,708.69
1.08	Lime-Treated Subgrade	SY	4,750	4,750		4,750	\$8.74	41,515.00
1.09*	Lime	TON	193.64	193.64		193.64	\$571.95	110,752.40
1.10*	Emulsified Asphalt Prime Coat	GAL	1,160	1,160		1,160	\$5.72	6,635.20
1.11	Emulsified Asphalt Tack Coat	GAL	360	360		360	\$4.00	1,440.00
1.12	Yellow Marking (Reflective)	SF	350	350		350	\$6.54	2,289.00
1.13	Black Marking (Non-Reflective)	SF	100	100		100	\$22.88	2,288.00
1.14*	18-inch Storm Drain Pipe	LF	100	100		100	\$123.18	12,318.00
1.15*	36-inch Storm Drain Pipe	LF	123	123		123	\$237.11	29,164.53
1.16*	42-inch Storm Drain Pipe	LF	580	580		580	\$275.20	159,616.00
1.17	5' x 5' Junction Box	EA	1	1		1	\$8,679.53	8,679.53
1.18	5' x 5' Junction Box with Grate Inlet	EA	5	5		5	\$15,448.43	77,242.15
1.19	Furnish and Install Safety End Treatment for 18" Pipe	EA	5	5		5	\$2,162.96	10,814.80
1.20	Furnish and Install Headwall for 42" Pipe	EA	1	1		1	\$11,041.76	11,041.76
1.21	Seeding	SY	37,100	18,550	18,550	37,100	\$0.80	29,680.00
1.22	Bonded Fiber Matrix	SY	23,890	23,890		23,890	\$0.80	19,112.00
1.23	Topsoil (Furnished from On the Site)	CY	6,780	6,780		6,780	\$5.30	35,934.00
1.24*	5" Type B or C, Dense-Graded Hot-Mix Asphalt Base Course	TON	666	666.04		666.04	\$162.13	107,985.07
1.25*	4" Type D, Dense-Graded Hot-Mix Asphalt Surface Course	TON	506	506.42		506.42	\$167.16	84,653.17
1.26*	6" Concrete Pavement	SY	1,923.5	1,923.5		1,923.5	\$79.05	152,052.68
1.27*	Barricades and Markings for Pavement Closures	LS	0	0		0	\$5,720.69	0.00
1.28	Rock Riprap	SY	210	210		210	\$26.38	5,539.80
Subtotal:								1,316,519.06
Change Order No. 1								
CO 1.08	Demolition/Removal of Asphalt Pavement & Concrete Structures, Subgrade Preparation, and Mobilization for Concrete with 75M Pump	LS	1	1		1	\$19,465.73	19,465.73
Subtotal:								19,465.73
Change Order No. 2								
CO 2.05	Additional Rock Riprap at Drainage Outfall (Including Re-Mobilization)	SY	418	418		418	\$33.56	14,028.08
CO 2.06	Concrete Flume (30' x 10') West of New Access Road Tie-In to Existing Access Road	LS	1	1		1	\$7,588.80	7,588.80
CO 2.07	Final Asphalt Base & Surface Courses Deduct	LS	1	1		1	(\$8,289.42)	-8,289.42
Subtotal:								13,327.46

*Items Revised Per Change Order or Field Order

In accordance with the Contract Documents, based upon 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 to the point indicated, the quality of the Work is generally in accordance with the Contract Documents, and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe Contractor's Work. 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 Jonathan Gamm Total Amount to Date: \$1,349,312.25

Date January 22, 2026 Less 0% Retainage \$0.00

Approved: Mount Pleasant Regional Airport Net Total: \$1,349,312.25

By _____ Less Previous Payments: \$1,301,110.44

Date _____ Amount Payable to Contractor This Estimate: \$48,201.81



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 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

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 \$ <u>463,357.85</u>	# 6 \$ <u> </u>
# 2 \$ <u>352,000.00</u>	# 7 \$ <u> </u>
# 3 \$ <u>0.00</u>	# 8 \$ <u> </u>
# 4 \$ <u> </u>	# 9 \$ <u> </u>
# 5 \$ <u> </u>	#10 \$ <u> </u>
Total Change Orders: <u>\$815,357.85</u>	
Total Adjusted Contract: <u>\$41,364,657.85</u>	

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	<u>14,783,654.04</u>	#33	<u> </u>
#10 thru 25	<u>16,892,120.55</u>	#34	<u> </u>
#26	<u>476,155.62</u>	#35	<u> </u>
#27	<u>228,350.23</u>	#36	<u> </u>
#28	<u>217,112.04</u>	#37	<u> </u>
#29	<u>296,480.18</u>	#38	<u> </u>
#30	<u>1,120,888.45</u>	#39	<u> </u>
#31	<u>847,436.31</u>	#40	<u> </u>
#32	<u> </u>	#41	<u> </u>

Total Payments

Previously Authorized: \$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								
*2WO2.1	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								
*3WO3.1	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								
*4WO4.1	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								
*5WO5.1	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								
*6WO6.1	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								
*7WO7.1	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								
*8WO8.1	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. Reoutn 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; *⁷ Per 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
		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, 58512171.001)		\$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 - Feb 03 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](#)



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>

Total Payments
Previously Authorized: \$1,154,940.63

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 Avoidance	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
			\$1,304,768.48
		Less 5% Retainage	\$65,238.42
Approved:	CITY OF MOUNT PLEASANT	Net Total	\$1,239,530.06
By		Less Previous Payments	\$1,154,940.63
Date		Amount Payable to Contractor This Estimate	\$84,589.43



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 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
Total Adjusted Contract: \$9,816,351.10

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

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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

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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. NONE							

Total Material on Hand Amount \$135,909.00



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 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 to 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

**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

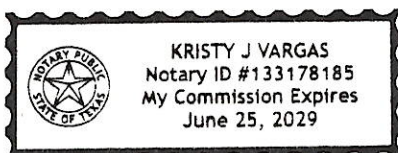
**THE STATE OF TEXAS
COUNTY OF HARRIS**

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

(NOTARY SEAL)



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

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.: 103321
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: <u>Bethany Smith</u> (Authorized signature) Title: <u>Associate Vice President</u> Date: <u>09-24-2025</u>	RECEIVED: By: _____ Owner (Authorized Signature) Title: _____ Date: _____	RECEIVED: By: <u>Horacio Luna</u> Contractor (Authorized Signature) Title: <u>President</u> Date: <u>09-24-2025</u>
---	--	--

 <p>140 E. Tyler St., Suite 600 Longview, TX 75601 877.572.3647</p> <p>a Pape-Dawson company</p>		Date September 23, 2025	
CHANGE ORDER No. 1 (Reconciliatory)		KSA Project No. 103321	
Contractor: Capital Underground Utilities, LLC 918 Tassell St. Houston, TX 77076		Location Mount Pleasant, TX	
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 Date
Accepted by (Contractor)	 Capital Underground Utilities, LLC		09/24/2025 Date
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.

By Baithuy Smith
Date 12/02/2025

Approved: **CITY OF MOUNT PLEASANT**
By _____
Date _____

Total Amount to Date	\$415,706.96
Material on Hand	\$0.00
	\$415,706.96
Less 0% Retainage	\$0.00
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 - Feb 03 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
REVENUES								
Property Tax	\$ 5,088,600	\$ 852,947	16.8%	\$ 1,622,114	\$ 3,466,486	31.9%	\$ 1,601,345	34.6%
Penalties	55,000	2,850	5.2%	15,269	39,731	27.8%	8,358	18.6%
Sales Tax	6,325,300	551,462	8.7%	1,694,273	4,631,027	26.8%	1,513,081	22.1%
Liquor Tax	30,000	3,184	10.6%	11,661	18,339	38.9%	7,352	21.4%
Fines	575,000	32,934	5.7%	122,581	452,419	21.3%	127,013	19.5%
Landfill Fees	1,150,000	132,877	11.6%	310,970	839,030	27.0%	282,970	22.6%
Permits & Fees	426,000	60,223	14.1%	96,011	329,989	22.5%	143,189	40.4%
Other User Fees	389,500	23,793	6.1%	93,043	296,457	23.9%	106,238	28.0%
Contract Income	715,000	54,167	7.6%	162,500	552,500	22.7%	162,500	25.0%
Interest Income	100,000	9,949	9.9%	31,113	68,887	31.1%	25,493	19.6%
Interfund Transfers	1,000,000	83,333	8.3%	250,000	750,000	25.0%	225,000	25.0%
Misc Income	20,000	21,570	107.9%	22,203	(2,203)	111.0%	7,967	2.3%
TOTAL REVENUES	\$ 15,874,400	\$ 1,829,291		\$ 4,431,737	\$ 11,442,663	27.9%	\$ 4,210,507	25.9%
EXPENDITURES								
LEGISLATIVE	\$ 42,000	\$ 3,005	7.2%	\$ 7,309	\$ 34,691	17.4%	\$ 13,786	32.8%
GENERAL ADMINISTRATION	676,897	58,447	8.6%	149,629	527,268	22.1%	197,790	28.1%
LEGAL	125,000	-	0.0%	-	125,000	0.0%	36,355	36.4%
TAX ASSESSMENT & COLLECTION	200,000	63,181	31.6%	63,181	136,819	31.6%	-	0.0%
HUMAN RESOURCES	114,941	8,577	7.5%	23,985	90,956	20.9%	22,059	17.1%
ELECTIONS	15,000	-	0.0%	-	15,000	0.0%	-	0.0%
TECHNOLOGY	275,000	14,186	5.2%	38,304	236,696	13.9%	123,476	44.4%
NON-DEPARTMENTAL	557,676	264,720	47.5%	374,606	183,070	67.2%	374,317	43.3%
MUNICIPAL COURT	364,594	24,440	6.7%	72,873	291,721	20.0%	88,019	25.7%
ANIMAL SERVICES	412,451	28,540	6.9%	81,980	330,471	19.9%	76,421	19.6%
POLICE DEPARTMENT	5,288,334	503,001	9.5%	1,236,724	4,051,610	23.4%	1,251,389	23.8%
FIRE DEPARTMENT	4,035,098	344,948	8.5%	903,518	3,131,580	22.4%	813,626	20.1%
PLANNING DEPARTMENT	298,557	20,460	6.9%	58,664	239,893	19.6%	72,508	22.4%
BUILDING & DEVELOPMENT	286,627	19,506	6.8%	60,689	225,938	21.2%	59,296	21.0%
CODE ENFORCEMENT	214,186	13,656	6.4%	32,675	181,511	15.3%	50,486	19.9%
FLEET SERVICES	547,780	34,787	6.4%	89,969	457,811	16.4%	108,667	18.4%
BUILDING MAINTENANCE	191,174	13,411	7.0%	39,742	151,432	20.8%	47,924	20.9%
PARK DEPARTMENT	1,471,132	109,200	7.4%	266,042	1,205,090	18.1%	252,371	14.8%
LIBRARY	606,006	45,287	7.5%	125,756	480,250	20.8%	127,519	20.9%
TOTAL EXPENDITURES	\$ 15,722,453	\$ 1,569,352		\$ 3,625,645	\$ 12,096,808	23.1%	\$ 3,716,009	22.8%
EXCESS/ (DEFICIT)	\$ 151,947	\$ 259,939		\$ 806,092			\$ 494,498	

KEYTRENDS

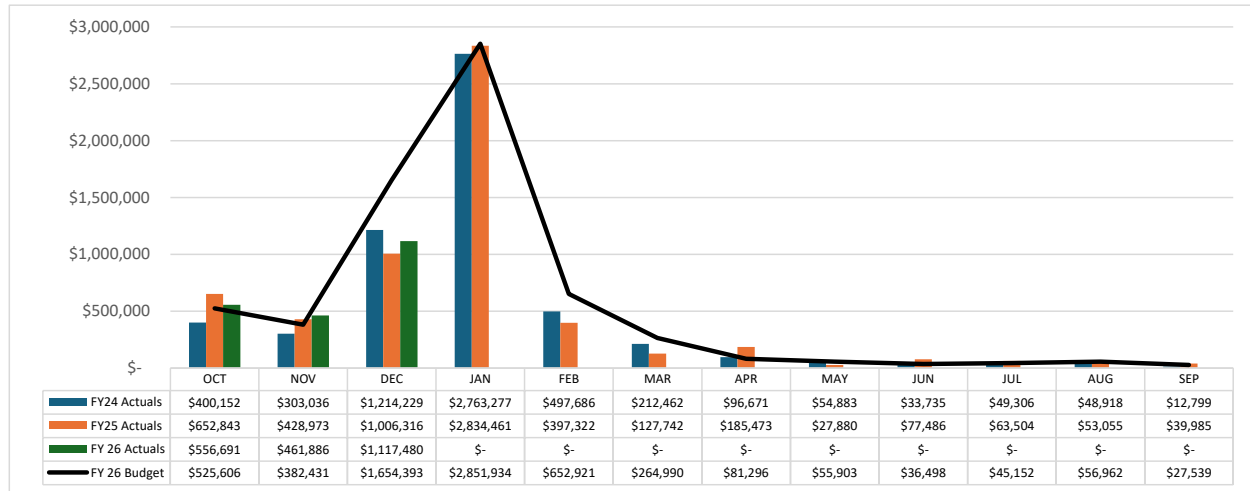
Revenues	Expenditures
Property Taxes are received primarily in December & January and become delinquent February 1st.	Non-Departmental expenses include interfund transfers. Outgoing Interfund Transfers include \$33,083 to the Insurance Fund and \$16,217 to the Capital Replacement Fund. This department 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**

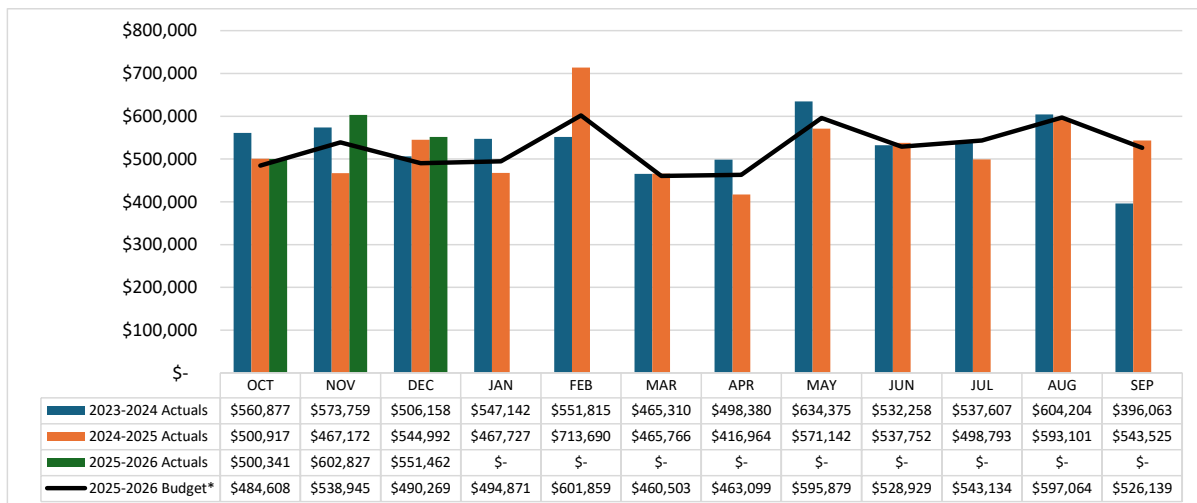
*2025-2026 Budget allocated based on % collections by month from FY23-FY24



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
	FY 2025-2026	Actual	% of Budget	Actual	Variance	% of Budget	Y-T-D	% of
							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	Y-T-D 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	
	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	Y-T-D Actual	% 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	
	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	Y-T-D Actual	% 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	Year-To-Date	Year-To-Date	Transfers	Balance		
	9/30/2025	Revenues	Expenses	In/(Out)	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 - Feb 03 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](#)



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 *PFA 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

1/12/2026

Date

Candias Webster

City Secretary/Assistant City Manager, Investment Officer

1/12/2026

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					
			Cash Accounts	Balance 10/1/2025	Deposits	Withdrawals	Interest	Balance	Deposits	Withdrawals	Interest	Balance	Deposits	Withdrawals	Interest	Balance	Deposits	Withdrawals	Interest
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 Deposi	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 Payme	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(Chai	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	2,293,775.12	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 Funct	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	-	-	771.99	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



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 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

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
Clark, Wade	Member	05 Oct 2024	31 Jan 2026	Expiring	<i>Jan 2029</i>
Narramore, Ronnie	Member	01 Feb 2022	31 Jan 2026	Expiring	<i>Jan 2029</i>
Salinas, Alan	Member	08 Jul 2025	31 Jan 2026	Expiring	<i>Jan 2028</i>
Senn, Jay	Member	01 Feb 2024	31 Jan 2026	Expiring	<i>Jan 2029</i>
Alredge, James	Member	01 Feb 2023	31 Jan 2025	Expired	<i>Jan 2028</i>

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.*



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 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 - Feb 03 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 Swepeco 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 EASEMENT
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;

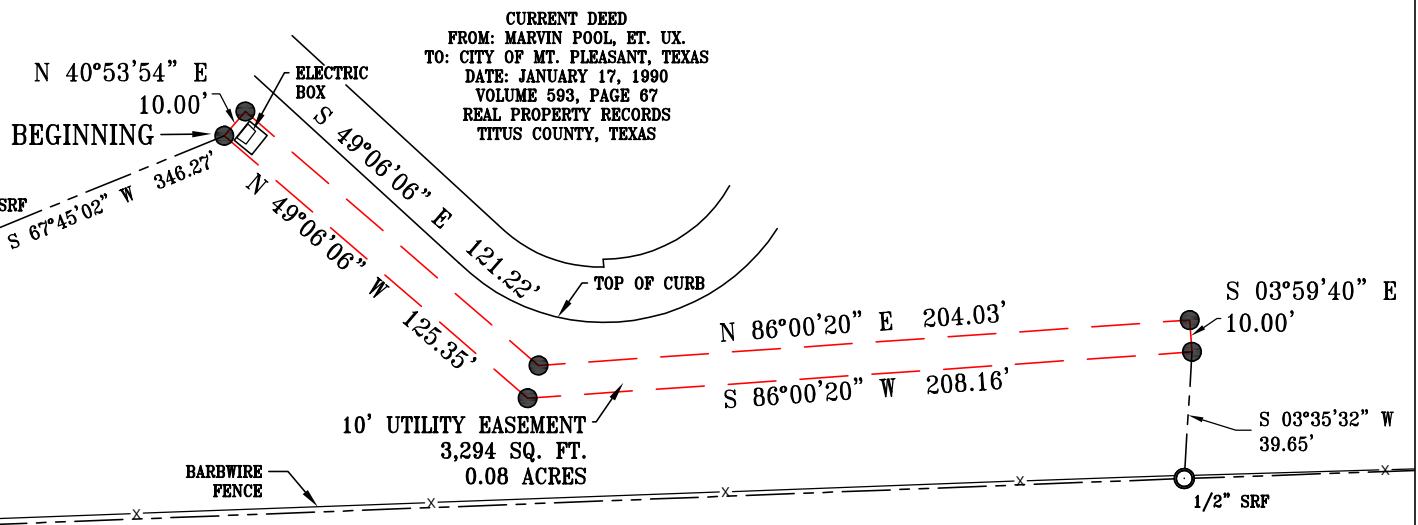
THENCE S. 49 deg. 06 min. 06 sec. E. a distance of 121.22 feet across the said Subject Tract to a point for a corner;

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.

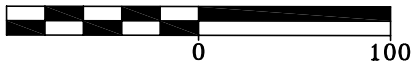
THIS PLAT IS FOR THE INTENDED USE OF SWPECO AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND 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				MTG ENGINEERS & SURVEYORS	
SWPECO UTILITY EASEMENT				5930 Summerhill Road 903.838.8533 telephone Texarkana, TX 75503 903.832.4700 facsimile TBPE No. 354	
DATE	REVISION/DESCRIPTION			File No.	Sheet No.
				252280	1 OF 1
Drawn By JB	Checked By JW	Project No. 252280	Dwg. Date 10/13/2025		



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 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, until 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](#)

Applications for ballot by mail shall be mailed to:
(Las solicitudes para boletas que se votarán adelantada por correo deberán enviarse a:)

Titus County Elections Administrator - Michelle Whorton

Name of Early Voting Clerk
(Nombre del Secretario/a de la Votación Adelantada)

110 S. Madison

Address (Dirección)

Mount Pleasant

City (Ciudad) Zip Code (Código Postal)

(903) 575-0902

Telephone Number (Número de teléfono)

elections@co.titus.tx.us

Email Address (Dirección de Correo Electrónico)

http://www.co.titus.tx.us/

Early Voting Clerk's Website (Sitio web del Secretario/a de Votación Adelantada)

Applications for Ballots by Mail (ABBM)s must be received no later than the close of business on:
(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el:)

04 / 20 / 2026
(date)(fecha)

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:
(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:)

04 / 22 / 2026
(date)(fecha)

Issued this 20 day of 20 26
(day) (month) (year)

(Emitida este día 20 de 20 26
(día) (mes) (año))

Signature of Mayor (Firma del Alcalde)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

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Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 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. Authorizing participation in the Coalition of similarly situated Cities and authorizing intervention and participation in Related Rate Proceedings; and authorizing the Retention of special counsel.

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 has historically 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 practice of notifying the City of its filing, many CARD cities were unaware 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.

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 and 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 rate 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 - Feb 03 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 ESTABLISHING THE CITY OF MOUNT PLEASANT SOCIAL MEDIA TERMS AND CONDITIONS FOR USERS' POLICY; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Mount Pleasant ("the City") wishes to establish the Social Media Terms and Conditions for Users' policy;

WHEREAS, the City of Mount Pleasant has developed its own social media accounts, which help us inform the public about our work and mission;

WHEREAS, to ensure that the public is aware of the planned use and terms and conditions for users of its social media, the City wishes to adopt its Social Media Terms and Conditions for Users' policy;

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

Section 1. Finding of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated as findings of fact.

Section 2. Policy. The Social Media Terms and Conditions for Users' policy, as attached hereto, is hereby adopted and approved.

Section 3. Effective Date. This resolution shall be effective from and after its approval and passage in accordance with the city charter.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Loc. Gov't. Code.

FINALLY PASSED AND ADOPTED on this ____ day of _____, 2026.

THE CITY OF MOUNT PLEASANT, TEXAS

BY: _____
Wesley Lyon II, Mayor

ATTEST:

Candias Webster, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Lea A. Ream, City Attorney



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 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 ENFORCMENT

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 - Feb 03 2026

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: Hold a public hearing and discuss and consider adoption of Ordinance 2026-2, Adopting the 2024 Editions of the International Building, International Residential, International Plumbing, International Mechanical, International Fuel Gas, International Energy Conservation, International Existing Building, and International Property Maintenance Codes, with Local Amendments; Adopting the 2023 Edition of the National Electrical Code, with Local Amendments; Amending Chapter 94, Sections 94.40 and 94.43, of the City Code of Ordinances, Relating to the Adoption of the 2024 International Fire Code with Local Amendments; Repealing and Reenacting Chapter 150, “Building Regulations”; Repealing Chapter 151, “Electrical Code”; Reorganizing and Renumbering Certain Provisions within Chapter 150; Repealing all conflicting Ordinances; Providing a severability clause; providing an effective date; and providing for Publication.

Item Summary:

Discuss and take action adopting 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. The costs for not adopting include effects of falling behind and out of date with best practices, and impact the city’s ISO rating, which determines city property owners’ insurance rates.

Financial Impact:

The cost would represent less than \$1000 to buy new code books.

Recommendation(s):

Motion to approve Ordinance 2026-2 amending chapters 150 and 151 of the Code of ordinances

Attachments:

[Council Memo](#)

[Chapter 150 new locations of sections](#)

Memorandum

TO: Mayor, Mayor Pro Tem & City Council

FROM: John Ankrum, Building Official
Lynn Barrett, Director

DATE: January 20, 2026

SUBJECT: Discuss and take action adopting Ordinance 2026-XX 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.

BACKGROUND: Currently the city is under the 2018 International Fire Code, 2018 International Building, Residential, Plumbing, Mechanical, Fuel Gas, Energy, Property Maintenance and Existing Building Codes. We are also under the 2017 National Electrical Code (NEC). We are eight years behind the current adopted codes on the Fire and Building Codes and nine years behind on Electric Code.

STATUS OF ISSUE: To bring us up to more current codes, we are proposing to adopt the latest available codes, 2024 I-codes and the 2023 NEC. We have also proposed local amendments to the code (see attached). There are a few new code requirements that will have a significant impact on our builders and developers. These are, the 2024 energy code, adding the disconnect requirement on residential services and the tracer wire requirement on sewer pipe. The energy code has local amendments to use a less restrictive code adopted by the state. Most of the proposed local amendments either clarify the intent of the code, give specific standards to avoid potential gray areas, or makes the code less restrictive. These changes reflect and support the needs of the city residents, developers, and builders.

BUDGET: Cost for this action would represent less than \$1000 to buy new code books.

RECOMMENDATION: City staff recommends adopting the Ordinance as written including approving the changes to 2024 International Building codes, the 2023 National Electric Code, and Fire Code with local amendments as presented and the reorganization of Chapters 150 and 151 of the City's Code of Ordinances.

CHAPTER 150: BUILDING REGULATIONS

Section

General Provisions

- 150.001 International Property Maintenance Code adopted - Moved to 150.018
- 150.002 Building permits - Moved to 150.019
- 150.003 Drilling of oil and gas wells within 200 feet of any building prohibited - Moved to 150.020
- 150.004 Signs and billboards - Deleted we no longer charge a yearly license for sign contractor
- 150.005 International Energy Conservation Code adopted - Moved to 150.013
- 150.006 International Existing Building Code adopted - Moved to 150.015

Unsafe Building Abatement Code

- 150.015 Dangerous structures - Moved to 150.021
- 150.016 Right of entry - Moved to 150.022
- 150.017 Inspections - Moved to 150.023
- 150.018 Minimum standards for buildings - Moved to 150.024
- 150.019 Notice of public hearing - Moved to 150.025
- 150.020 Notice to be filed - Moved to 150.026
- 150.021 Public hearing - Moved to 150.027
- 150.022 Notice of order - Moved to 150.028
- 150.023 Noncompliance with order - Moved to 150.029
- 150.024 Diligent effort to notify - Moved to 150.030
- 150.025 Emergency measures for declaring a building or structure unsafe - Moved to 150.031

Building Code

- 150.040 International Building Code adopted - Moved to 150.001
 - 150.041 Trench safety; nonmunicipal projects
 - 150.042 Trench safety; municipal projects
 - 150.043 Enforcement
- Trench safety is cover under Texas Health and Safety Code Chapter 756 Subsection C 756.021-756.023

Small Wireless Facility Siting

- 150.045 Small wireless facility siting - Moved to 150.032

Mechanical Code

- 150.055 International Mechanical Code adopted - Moved to 150.011
- 150.056 Amendments -Deleted, Amendments are now locate under each specific code adoption

Plumbing and Gas Code

- 150.070 Short title -Deleted, Covered under each title and plumbing code 101.1
- 150.071 Application of provisions -Deleted, This is covered in the Texas Occupational code Chapter 1301.255
- 150.072 Exemptions from provisions -Deleted, This is covered in Texas Occupational code Chapter 1301.053
- 150.073 Plumbing license required -Deleted, This is covered in Texas Occupational code Chapter 1301.351
- 150.074 Reserved - Moved to 150.033
- 150.075 International Plumbing Code adopted - Moved to 150.005
- 150.076 Sewer required - Moved to 150.007 Also changed to increase the distance from 150' to 400' for residential and 1000' for commercial. 150' is shorter than some lots.
- 150.077 Independent systems -Deleted, This is covered in the adopted plumbing code 701.3
- 150.078 Easement provision - Moved to 150.008
- 150.079 International Gas Code adopted - Moved to 150.009

Housemovers

- 150.095 Notice to utilities and Police and Fire Departments - Moved to 150.133
- 150.096 Investigation of route - Moved to 150.134
- 150.097 Change of route upon request of city - Moved to 150.135
- 150.098 To be accompanied by police officer if required - Moved to 150.136
- 150.099 Flagmen; flares and lights; leaving building on public property - Moved to 150.137
- 150.100 Requirements for buildings to be relocated within the city - Moved to 150.138
- 150.101 Liability for damage - Moved to 150.139
- 150.102 Mover shall secure permit - Moved to 150.140
- 150.103 Application - Moved to 150.141
- 150.104 Bond required of applicant - Moved to 150.142
- 150.105 Fee - Moved to 150.143
- 150.106 Owner to obtain building permit - Moved to 150.144
- 150.107 Issuance - Moved to 150.145
- 150.108 Form and conditions - Moved to 150.146
- 150.109 Term - Moved to 150.147
- 150.110 Transfer prohibited - Moved to 150.148

Exterior Construction Requirements and Standards on Certain Roads and Thoroughfares

- 150.125 Title
- 150.126 Definitions
- 150.127 Construction standards
- 150.128 Exceptions
- 150.129 Exemptions
- 150.130 Enforcement
- 150.131 Appeals

This section to be deleted, Texas House Bill 2439 passed in 2019 also in Texas Government Code chapter 3000. Bans city from regulated materials allowed by building code.

Historic Preservation

- 150.140 Definitions
- 150.141 Declaration of policy
- 150.142 Creating historic districts
- 150.143 Designating historic landmarks
- 150.144 Criteria for historic designation
- 150.145 Uses not affected by historic designation
- 150.146 Main Street established as Historic Preservation Commission; functions of Commission
- 150.147 Secretary of the Main Street Historic Preservation Commission
- 150.148 Meetings of Main Street Historic Preservation Commission
- 150.149 Application process
- 150.150 Role of Building Official in application process
- 150.151 Recommendation of the Commission
- 150.152 Criteria to be used by Commission in determining its recommendation
- 150.153 Demolition or removal
- 150.154 Signs in historic districts
- 150.155 Findings of the Commission concerning applications for permits

This section will be moved to Chapter 151

- 150.156 Action by Building Official after action by Commission
- 150.157 Appeal from action of Commission concerning applications for permits
- 150.158 Duties of Building Official after City Council action
- 150.159 Reapplication for building permit
- 150.160 Non-fixtures in historic district
- 150.161 Notification to owners of historic designation by City Secretary
- 150.162 Exemptions

This section will be moved to
Chapter 151

- 150.999 Penalty - This will remain the same

ORDINANCE NO. 2026-2

AN ORDINANCE ADOPTING THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING, INTERNATIONAL RESIDENTIAL, INTERNATIONAL PLUMBING, INTERNATIONAL MECHANICAL, INTERNATIONAL FUEL GAS, INTERNATIONAL ENERGY CONSERVATION, INTERNATIONAL EXISTING BUILDING, AND INTERNATIONAL PROPERTY MAINTENANCE CODES, WITH LOCAL AMENDMENTS; ADOPTING THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE, WITH LOCAL AMENDMENTS; AMENDING CHAPTER 94, SECTIONS 94.40 AND 94.43, OF THE CITY CODE OF ORDINANCES, RELATING TO THE ADOPTION OF THE 2024 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS; REPEALING AND REENACTING CHAPTER 150, “BUILDING REGULATIONS”; REPEALING CHAPTER 151, “ELECTRICAL CODE”; REORGANIZING AND RENUMBERING CERTAIN PROVISIONS WITHIN CHAPTER 150; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Mount Pleasant, Texas has adopted international building, fire, plumbing, mechanical, fuel gas, energy, existing and property maintenance codes, which codes have now been updated by the 2024 edition of said codes; and

WHEREAS, the City of Mount Pleasant, Texas has adopted national electric code with local amendments, which code has now been updated by the 2023 edition of said code; and

WHEREAS, in adopting these new codes prior code provisions will be repealed and certain existing local regulatory provisions will need to be reorganized, reenacted and renumbered; and

WHEREAS, pursuant to Texas Local Government Code Sections 214.212(e) and 214.216(f), the City Council has conducted a public hearing on the proposed local amendments to the International Residential Code and the International Building Code prior to adoption of such local amendments;

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

SECTION 1

Exhibit A, attached hereto and incorporated herein for all purposes, identifies the provisions of the City Code of Ordinances that are repealed, amended, or reorganized by this ordinance.

SECTION 2

That Sections 94.40 and 94.43 of Chapter 94 of the City Code of Ordinances are hereby amended to adopt the 2024 International Fire Code, together with the local amendments set out in Exhibit B, attached hereto and incorporated herein for all purposes.

SECTION 3

That former Chapter 150, “Building Regulations,” of the City Code of Ordinances is hereby repealed in its entirety, and a new Chapter 150, “Building Regulations,” is hereby adopted, reorganized, and reenacted to consist of the provisions set out in Exhibit C, attached hereto and incorporated herein for all purposes, including but not limited to the adoption of the 2024 editions of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Energy Conservation Code, International Existing Building Code, International Property Maintenance Code, and the 2023 National Electrical Code, together with local amendments.

SECTION 4

That Chapter 151, “Electrical Code,” of the City Code of Ordinances is hereby repealed in its entirety, and all electrical regulations formerly contained therein are hereby consolidated into Chapter 150, including adoption of the 2023 National Electrical Code, as set forth in the reorganized Chapter 150 set out in Exhibit C attached hereto and incorporated herein for all purposes.

SECTION 5

In addition to the adoption by reference of the model construction codes set forth herein, the City Council hereby **reorganizes and reenacts within Chapter 150**, without repeal, certain existing local regulatory provisions set out in *Exhibit C* attached hereto and incorporated herein for all purposes, including the following:

- a) **Sections 150.019 and 150.020**, governing administration, permits, inspections, enforcement, and related building regulatory provisions;
- b) **Sections 150.021 through 150.031**, constituting the **Unsafe Building Abatement Code**, governing dangerous structures, entry and inspections, standards, notice, hearings, orders, notices of order, noncompliance and liens, diligent effort, and emergency measures;
- c) **Section 150.032**, governing **small wireless facility siting and placement**;
- d) **Sections 150.133 through 150.148**, governing **house mover and structure relocation regulations**, including permitting, bonding, fees, operational requirements, and enforcement;
- e) **Sections 150.149 through 150.171**, governing **historic preservation**, including designation, permitting, enforcement, appeals, exemptions, and penalties applicable to historic properties and districts; and
- f) **Section 150.999 (Penalty)**, governing general and specific penalty provisions applicable to violations of Chapter 150.

Such provisions are hereby preserved, reorganized, and renumbered as necessary within Chapter 150, without substantive change, and shall remain in full force and effect except as expressly amended by this ordinance.

SECTION 6

The City Council of the City of Mount Pleasant does hereby ratify, adopt, and approve of the code updates as identified in attached Exhibits A, B and C.

SECTION 6

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 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, APPROVED AND ADOPTED THIS ____ DAY OF FEBRUARY 2026

Wesley Lyon II, Mayor

ATTEST:

Candias Webster, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Lea A. Ream, City Attorney

EXHIBIT A

CHAPTER 150: BUILDING REGULATIONS

Section

General Provisions

- ~~—150.001— International Property Maintenance Code adopted~~
- ~~—150.002— Building permits~~
- ~~—150.003— Drilling of oil and gas wells within 200 feet of any building prohibited~~
- ~~—150.004— Signs and billboards~~
- ~~—150.005— International Energy Conservation Code adopted~~
- ~~—150.006— International Existing Building Code adopted~~

Unsafe Building Abatement Code

- ~~—150.015— Dangerous structures~~
- ~~—150.016— Right of entry~~
- ~~—150.017— Inspections~~
- ~~—150.018— Minimum standards for buildings~~
- ~~—150.019— Notice of public hearing~~
- ~~—150.020— Notice to be filed~~
- ~~—150.021— Public hearing~~
- ~~—150.022— Notice of order~~
- ~~—150.023— Noncompliance with order~~
- ~~—150.024— Diligent effort to notify~~
- ~~—150.025— Emergency measures for declaring a building or structure unsafe~~

Building Code

- ~~—150.040— International Building Code adopted~~
- ~~—150.041— Trench safety; nonmunicipal projects~~
- ~~—150.042— Trench safety; municipal projects~~
- ~~—150.043— Enforcement~~

Small Wireless Facility Siting

~~—150.045 Small wireless facility siting~~

~~Mechanical Code~~

~~—150.055 International Mechanical Code adopted~~

~~—150.056 Amendments~~

~~Plumbing and Gas Code~~

~~—150.070 Short title~~

~~—150.071 Application of provisions~~

~~—150.072 Exemptions from provisions~~

~~—150.073 Plumbing license required~~

~~—150.074 Reserved~~

~~—150.075 International Plumbing Code adopted~~

~~—150.076 Sewer required~~

~~—150.077 Independent systems~~

~~—150.078 Easement provision~~

~~—150.079 International Gas Code adopted~~

~~Housemovers~~

~~—150.095 Notice to utilities and Police and Fire Departments~~

~~—150.096 Investigation of route~~

~~—150.097 Change of route upon request of city~~

~~—150.098 To be accompanied by police officer if required~~

~~—150.099 Flagmen; flares and lights; leaving building on public property~~

~~—150.100 Requirements for buildings to be relocated within the city~~

~~—150.101 Liability for damage~~

~~—150.102 Mover shall secure permit~~

~~—150.103 Application~~

~~—150.104 Bond required of applicant~~

~~—150.105 Fee~~

~~—150.106 Owner to obtain building permit~~

~~—150.107 Issuance~~

~~—150.108 Form and conditions~~

~~—150.109 Term~~

~~—150.110 Transfer prohibited~~

~~Exterior Construction Requirements and Standards on Certain Roads and Thoroughfares~~

~~—150.125 Title~~

~~—150.126 Definitions~~

~~—150.127 Construction standards~~

~~—150.128 Exceptions~~

~~—150.129 Exemptions~~

~~—150.130 Enforcement~~

~~—150.131 Appeals~~

~~Historic Preservation~~

~~—150.140 Definitions~~

~~—150.141 Declaration of policy~~

~~—150.142 Creating historic districts~~

~~—150.143 Designating historic landmarks~~

~~—150.144 Criteria for historic designation~~

~~—150.145 Uses not affected by historic designation~~

~~—150.146 Main Street established as Historic Preservation Commission; functions of Commission~~

~~—150.147 Secretary of the Main Street Historic Preservation Commission~~

~~—150.148 Meetings of Main Street Historic Preservation Commission~~

~~—150.149 Application process~~

~~—150.150 Role of Building Official in application process~~

~~—150.151 Recommendation of the Commission~~

~~—150.152 Criteria to be used by Commission in determining its recommendation~~

~~—150.153 Demolition or removal~~

- ~~—150.154 Signs in historic districts~~
- ~~—150.155 Findings of the Commission concerning applications for permits~~
- ~~—150.156 Action by Building Official after action by Commission~~
- ~~—150.157 Appeal from action of Commission concerning applications for permits~~
- ~~—150.158 Duties of Building Official after City Council action~~
- ~~—150.159 Reapplication for building permit~~
- ~~—150.160 Non-fixtures in historic district~~
- ~~—150.161 Notification to owners of historic designation by City Secretary~~
- ~~—150.162 Exemptions~~

~~-~~

~~150.999 Penalty~~

GENERAL PROVISIONS

~~§ 150.001 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED.~~

~~—(A) Adoption. There is adopted for the City of Mount Pleasant the International Property Maintenance Code, 2018 Edition, together with amendments thereto as set forth in division (B) below.~~

~~—(B) Amendments. Section 111 of the International Property Maintenance Code, 2018 Edition, is amended so that any reference to Board of Appeals shall hereafter mean the City Council.~~

~~(87 Code, §29-1) (Am. Ord. 1986-2, passed 2-18-86; Am. Ord. 1993-5, passed 3-16-93; Am. Ord. 2004-2, passed 1-20-04; Am. Ord. 2011-18, passed 10-18-11; Am. Ord. 2014-5, passed 6-2-14; Am. Ord. 2021-4, passed 3-16-21)~~

~~§ 150.002 BUILDING PERMITS.~~

~~—(A) Building permits required. It shall be unlawful for any person to build, construct, erect, alter or repair any building or other structure within the city without having first obtained a permit therefor from the city.~~

~~(87 Code, § 29-4) (Ord. passed 2-15-49)~~

~~—(B) Fees. The fees for building permits and inspection fees levied and ordered collected before the issuance of any building permit shall be as follows:~~

Building Permits	Fee Amount
Building Permits	Fee Amount
1. Residential	-
—a. Accessory buildings	\$50.00
—b. Single-family—new	\$0.50 per sq. ft.
—c. Single-family—alteration or addition	\$0.30 per sq. ft. (min. \$75)
—d. Electrical, plumbing, mechanical	\$75.00
—e. Concrete	\$50.00
2. Commercial	-
—a. Commercial—new	Table 1A
—b. Commercial—remodel	Table 1A
—c. Certificate of occupancy	\$50.00
—d. Temporary certificate of occupancy	\$100.00
—e. Mechanical, electrical, plumbing	Table 1A
—f. Concrete	Table 1A
—g. Third plane review fee	Cost
3. Board of Adjustments	\$250.00
4. Solar panel system	\$50.00
5. Demolition of a structure	\$50.00
6. Fence	\$50.00
7. Inspection fees	-
—a. After-hours inspections	\$100.00
—b. Re-inspections	\$100.00
8. Irrigation	-
—a. Residential	\$50.00
—b. Commercial	\$125.00
9. Moving of structure	\$75.00
10. Pools, hot tubs, spas	-
—a. Spa	\$50.00
—b. Pool	\$125.00
11. Roofing	-
—a. Commercial	Table 1A
—b. Residential	\$35.00
12. Signs	\$75.00

—a. Sign variance	\$200.00
—b. Billboard	\$500.00
—c. Temporary	\$35.00
13. Miscellaneous permits	\$50.00
—a. Special event	\$250.00
14. Work without permit	Double permit fee
15. Plan review	\$500.00
16. Temp. const. and sales trailer	\$50.00

-

Table 1A: Commercial Building Permit Fees

Total Valuation

Fee

Table 1A: Commercial Building Permit Fees

Total Valuation

Fee

\$1.00 to \$500.00

\$50.00

\$501.00 to \$2,000.00

\$50.00 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00

\$2,001.00 to \$25,000.00

\$80.75 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof to and including the \$25,000.00

\$25,001.00 to \$50,000.00

\$402.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00

\$50,001.00 to \$100,000.00

\$655.25 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00

\$100,001.00 to \$500,000.00

~~\$1,005.25 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00~~

~~\$500,001.00 to \$1,000,000.00~~

~~\$3,245.25 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00~~

~~\$1,000,001.00 and up~~

~~\$5,620.25 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof~~

~~For use of outside consultants for plan review or inspections Actual cost~~

~~-~~

~~(Am. Ord. 2002-19, passed 2-19-02; Am. Ord. 2004-4, passed 1-20-04; Am. Ord. 2011-17, passed 10-18-11; Am. Ord. 2020-18, passed 10-6-20; Am. Ord. 2023-15, passed 9-19-23)~~

~~—(C) The painting, papering, roofing and other maintenance repairs only of any dwelling shall not be subject to any charge or permit required. The addition to any structure, dwelling or commercial, of any porch, carport, room or any type of structure whereby the floor area is increased shall be considered as new construction and a permit shall be required and the fees paid as herein required.~~

~~(‘87 Code, § 29-5) (Ord. passed 6-17-58; Am. Ord. 1981-10, passed 10-20-81)~~

~~—(D) Drainage inspection required. Before issuing a building permit or addition to a building permit, the Building Official shall inspect the site, and if he or she finds that the site will be subject to flooding or will stop a natural drain, he or she shall specify and require remedial measures to be taken to prevent flooding or stoppage and which shall be a part of the building permit.~~

~~(‘87 Code, § 29-6) (Ord. 1980-12, passed 10-21-80)~~

~~—(E) Effect of applicant’s error in reporting square feet of structure. If the applicant for a building permit shall fail to correctly state the number of square feet in the application or the type of construction upon such being discovered, the Building Official shall promptly issue a notice of balance due and shall, as a penalty, double the amount due. If the deficiency and penalty are not paid within 20 days from billing, no city utilities shall be connected to the premises until the same are paid; and if city utilities are connected, the same shall be discontinued until the fee is paid.~~

~~(‘87 Code, § 29-7) (Ord. passed 6-17-58)~~

~~—(F) Conformity. All buildings or structures built, constructed, erected, altered or repaired within the city shall be in conformity to the approved plans and specifications, the building permit and all applicable provisions of this code, state law and city ordinances, rules and regulations.~~

~~(87 Code, § 29-8) Penalty, see § 150.999~~

~~§ 150.003 DRILLING OF OIL AND GAS WELLS WITHIN 200 FEET OF ANY BUILDING PROHIBITED.~~

~~—(A) The drilling of any well for the purpose of exploring for and producing oil or gas within 200 feet of any building, residential or commercial, occupied or unoccupied, within the city limits of the City of Mount Pleasant is prohibited.~~

~~—(B) Prior to the drilling of any well for the purpose of exploring for and producing oil or gas within the city limits, the person proposing to drill said well shall make application to the Building Official for a permit, which application shall be accompanied by a plat showing the location of the proposed well. The applicant shall pay a fee of \$50.00. The Building Official, after making an examination of the proposed location and the surrounding area, will issue a permit if the location complies with this section.~~

~~—(C) Any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine as provided in § 150.999.~~

~~(87 Code, § 29-9) (Ord. 1980-3, passed 4-1-80) Penalty, see § 150.999~~

~~§ 150.004 SIGNS AND BILLBOARDS.~~

~~—(A) Sign contractor's license.~~

~~—(1) No person shall install, erect or maintain any sign, nor contract for such service, until such person has applied to the Building Official for a license to install, erect and maintain signs and until such license has been approved and issued. The fee for a sign license shall be \$75.00 per year payable on the first day of January of each year. The fee for a billboard license shall be \$500.00 per year payable on the first day of January of each year. An original license taken out after the first day of January shall be prorated.~~

~~—(a) The fee for a sign variance shall be \$200.00.~~

~~—(b) The fee for a temporary sign permit shall be \$35.00.~~

~~—(2) The license of any sign contractor may be canceled by the City Commission, upon the recommendation of the Building Official, when such contractor persistently violates the requirements of this chapter. Conviction, whether appealed or not, of three such violations over a period of two calendar years shall constitute evidence of persistent violation. Any license thus canceled shall not be renewed for such contractor or anyone operating his or her shop until all such violations have been corrected. Upon correction of the violation, the contractor's license may be renewed upon furnishing the bond required by division (B) of this section.~~

~~(87 Code, § 33-1) (Am. Ord. 2020-18, passed 10-6-20; Am. Ord. 2023-15, passed 9-19-23)~~

~~—(B) Sign contractor's bond and liability insurance. No license for the installation, erection and maintenance of signs shall be issued to any person nor shall any person install, erect or maintain any sign or medium of display or advertising, electric or otherwise, until such person has filed with the Building Official a surety bond in the sum of \$2,000.00.~~

~~—(1) Such bond shall be approved by the Building Official and shall be conditioned for the installation and erection of signs in accordance with the provisions of this code, ordinances of the city and the laws of the state and shall provide for the indemnification of the city for any and all damages or liability which may accrue against it by reason of faulty installation, erection, demolition, repair, removal or defects in, or collapse of, any sign for a period of one year after erection and for such period of time that such sign is maintained or serviced by or under the direction of the maker of such bond.~~

~~—(2) Such bond shall further provide for the indemnification of any person, who shall, while upon public property or in any public place, incur damage for which the principal named in the bond is legally liable.~~

~~—(3) When any sign contractor's license has been canceled as provided for by division (A) of this section, such license shall not be renewed until the contractor furnishes an additional bond in the amount of \$2,000.00, guaranteeing compliance with the provisions of this chapter, which bond shall be for a period of two years following renewal of the license.~~

~~—(4) In addition to the above bond, each contractor shall carry public liability and property damage insurance, in a company to be approved by the City Council, in the sum of \$10,000.00, covering its or his or her operation hereunder.~~

~~{87 Code, § 33-2} (Ord. 1968-9, passed 12-17-68)~~

~~—(C) Erection of sign by owner. Any person may erect his or her own signs with his or her regular employees which advertise his or her own business or profession or product manufactured or sold by him or her without the necessity of a license or bond, but all other provisions of the code shall be complied with. The person erecting the sign shall keep it in good operating condition and shall remove it at his or her expense when requested by the city.~~

~~{87 Code, § 33-3} (Ord. 1968-3, passed 5-7-68)~~

~~§ 150.005 INTERNATIONAL ENERGY CONSERVATION CODE ADOPTED.~~

~~—There is adopted for the City of Mount Pleasant the International Energy Conservation Code, 2018 Edition, together with local amendments.~~

~~{Ord. 2021-4, passed 3-16-21}~~

~~§ 150.006 INTERNATIONAL EXISTING BUILDING CODE.~~

~~—There is adopted for the City of Mount Pleasant the International Existing Building Code, 2018 Edition, together with local amendments.~~

~~{Ord. 2021-4, passed 3-16-21}~~

~~UNSAFE BUILDING ABATEMENT CODE~~

~~§ 150.015 DANGEROUS STRUCTURES.~~

~~—There is adopted by the city for the purpose of prescribing regulations governing conditions hazardous to life and property from unsafe and dangerous structures the Tex. Local Gov't Code, §§ 214.001 et seq., Chapter 214, Subsection A, as the same now exists or may hereafter be amended.~~

~~{Ord. 1998-2, passed 4-7-98}~~

~~§ 150.016 RIGHT OF ENTRY.~~

~~—(A) The Building Official or his or her authorized representative may enter any building, structure or premises at all reasonable times to make an inspection or enforce any of the provisions of this code.~~

~~—(B) When entering a building, structure or premise that is occupied, the Building Official shall first identify himself or herself, present proper credentials and request entry. If the building, structure or premises is unoccupied, he or she shall first make a reasonable effort to locate the owner or other persons having charge of the building and demand entry. If entry is refused, the Building Official or his or her authorized representative shall have recourse to every remedy provided by law to secure entry.~~

~~—(C) No person, owner or occupant of any building or premises shall fail, after proper credentials are displayed, to permit entry into any building or onto any property by the Building Official or his or her authorized agent for the purpose of inspections pursuant to this code. Any person violating this section shall be prosecuted within the limits of the law as established by the proper governing authority.~~

~~{Ord. 1998-2, passed 4-7-98}~~

~~§ 150.017 INSPECTIONS.~~

~~—The Building Official, the Fire Official and other authorized representatives are authorized to make such inspections and take such actions as may be required to enforce the provisions of this subchapter. The Building Official shall inspect or cause to be inspected any building, structure or portion thereof which is or may be unsafe. After the Building~~

~~Official has inspected or caused to be inspected a building, structure or portion thereof and has determined that such building, structure or portion thereof is unsafe, he or she shall initiate proceedings to cause the abatement of the condition by repair, vacation or demolition or combination thereof.~~

~~{Ord. 1998-2, passed 4-7-98}~~

§ 150.018 MINIMUM STANDARDS FOR BUILDINGS.

~~—A dangerous building is any building or structure that has any of the following conditions, such that the life, health, property or safety of its occupants or the general public are endangered:~~

~~—(A) Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic;~~

~~—(B) Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or nonworking condition such that the means of egress could be rendered unsafe in case of fire or panic;~~

~~—(C) The stress in any material, member or portion thereof due to all imposed loads including dead load exceeds the stresses allowed in the Standard Building Code for new buildings;~~

~~—(D) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirement established by the Standard Building Code for new buildings;~~

~~—(E) Any exterior appendage or portion of the building or structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the Standard Building Code for new buildings;~~

~~—(F) If for any reason the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used;~~

~~—(G) The building, structure or portion thereof as a result of decay, deterioration or dilapidation is likely to fully or partially collapse;~~

~~—(H) The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the Standard Codes or of a city, county or state law;~~

~~—(I) Any building, structure or portion thereof that is in such a condition as to constitute a public nuisance;~~

~~—(J) Any building, structure or portion thereof that is unsafe, unsanitary or not provided with adequate egress, which constitutes a fire hazard, or is otherwise dangerous to human life or, which, in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.~~

~~{Ord. 1998-2, passed 4-7-98}~~

~~§ 150.019 NOTICE OF PUBLIC HEARING.~~

~~—(A) After the Building Official has determined in his or her opinion that a building structure or portion thereof is unsafe, a public hearing shall be conducted by the City Council. A notice of hearing before the City Council shall be served personally or by certified mail, return receipt requested, to the owner, lienholder and/or mortgagee 14 days prior to hearing date set before the City Council.~~

~~—(B) The notice shall contain:~~

~~—(1) The address and legal description of the building;~~

~~—(2) A statement indicating the building has been declared dangerous by the Building Official and a detailed report documenting the conditions determined to have rendered the building dangerous under the provisions of this subchapter;~~

~~—(3) The date, time and location of hearing;~~

~~—(4) A statement that the owner, lienholder or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with this subchapter and the time it will take to reasonably perform the work.~~

~~{Ord. 1998-2, passed 4-7-98}~~

~~§ 150.020 NOTICE TO BE FILED.~~

~~—A notice shall be filed with the County Clerk and contain the name and address of the owner of the affected property, if that information can be determined, legal description and information concerning the public hearing.~~

~~{Ord. 1998-2, passed 4-7-98}~~

~~§ 150.021 PUBLIC HEARING.~~

~~—(A) In conducting a hearing, should the City Council find that building structure or portion thereof is unsafe, the City Council shall require the owner, lienholder or mortgagee of the building to within 30 days:~~

~~—(1) Secure the building from unauthorized entry; or~~

~~—(2) Repair, remove or demolish the building, unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within 30 days.~~

~~—(B) If the City Council allows the owner, lienholder or mortgagee more than 30 days to repair, remove or demolish the building, the Council shall establish specific time schedules for the commencement and performance of the work and shall require the owner, lienholder or mortgagee to secure the property in a reasonable manner from unauthorized entry while the work is being performed, as determined by the Building Official.~~

~~—(C) The City Council may not allow the owner, lienholder or mortgagee more than 90 days to repair, remove or demolish the building or fully perform all work required to comply with the order unless the owner, lienholder or mortgagee:~~

~~—(1) Submits a detailed plan and time schedule for the work at the hearing; and~~

~~—(2) Establishes at the hearing that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work.~~

~~—(D) If the Council allows the owner, lienholder or mortgagee more than 90 days to complete any part of the work required to repair, remove or demolish the building, the Council shall require the owner, lienholder or mortgagee to regularly submit progress reports to the Council to demonstrate that the owner, lienholder or mortgagee has complied with the time schedules established for commencement and performance of the work. The order may require that the owner, lienholder or mortgagee appear before the Building Official to demonstrate compliance with the time schedules.~~

~~—(E) In a public hearing to determine whether a building complies with the standards set out in this subchapter, the owner, lienholder or mortgagee has the burden of proof to demonstrate the scope of any work that may be required to comply with this chapter and the time it will take to reasonably perform the work.~~

~~{Ord. 1998-2, passed 4-7-98}~~

~~§ 150.022 NOTICE OF ORDER.~~

~~—Within ten days after the date of the public hearing and order issued by the City Council, the following shall be done:~~

~~—(A) File a copy of the order with the City Secretary;~~

~~—(B) Publish in a newspaper of general circulation in the city a notice containing the street address or legal description of the property, the date of the hearing, a brief statement indicating the results of the hearing and subsequent order issued and instruction stating where a complete copy of the order may be obtained;~~

~~—(C) Notice of order shall be mailed to the owner, lienholder or mortgagee by certified mail, return receipt requested. If the United States Postal Service returns notice marked as “refused” or “unclaimed” the validity of the notice is not affected and shall be deemed delivered.~~

~~{Ord. 1998-2, passed 4-7-98}~~

~~§ 150.023 NONCOMPLIANCE WITH ORDER.~~

~~—(A) If the building is not vacated, secured, repaired, removed or demolished or the occupants are not relocated within the allotted time, the city may vacate, secure, remove or demolish the building or relocate the occupants at its own expense.~~

~~—(B) If the city incurs expenses under this section, the city may assess the expenses on, and the city has a lien against, unless it is a homestead as protected by the Texas Constitution, the property on which the building was located. The lien is extinguished if the property owner or another person having an interest in the legal title to the property reimburses the city for the expenses. The lien arises and attaches to the property at the time the notice of the lien is recorded and indexed in the office of the County Clerk. The notice must contain the name and address of the owner, if that information can be determined with a reasonable effort, a legal description of the real property on which the building was located, the amount of expenses incurred by the city and the balance due.~~

~~—(C) If the notice is given and the opportunity to relocate the tenants of the building or to repair, remove or demolish the building is afforded to each mortgagee and lienholder as authorized by this subchapter, the lien is a privileged lien subordinate only to tax liens.~~

~~{Ord. 1998-2, passed 4-7-98}~~

~~§ 150.024 DILIGENT EFFORT TO NOTIFY.~~

~~—The city satisfies the requirements of this subchapter to make a diligent effort, to use its best efforts or to make a reasonable effort to determine the identity and address of an owner, a lienholder or a mortgagee if the city searches the following records:~~

~~—(A) County real property records of the county in which the building is located;~~

~~—(B) Appraisal district records of the appraisal district in which the building is located;~~

~~—(C) Records of the Secretary of State;~~

~~—(D) Assumed name records of the county in which the building is located;~~

~~—(E) Tax records of the city; and~~

~~—(F) Utility records of the city.~~

~~{Ord. 1998-2, passed 4-7-98}~~

~~§ 150.025 EMERGENCY MEASURES FOR DECLARING A BUILDING OR STRUCTURE UNSAFE.~~

~~—When there exists an emergency, as defined in this section, certain measures may be taken, notice which shall be given of the order therefor and the procedures which shall be followed in carrying out said measures are as follows:~~

~~—(A) When it shall appear to the City Building Official and/or the Fire Marshal that a building or structure in the city is a dangerous building under the terms of this subchapter and that such building or structure or the manner of use constitutes an immediate and serious danger to life or property, the condition shall be deemed to justify the use of emergency measures and upon being so advised by the City Building Official and the Fire Marshal, the City Manager may order any of the following emergency measures to be taken:~~

~~—(1) Immediate vacation of such building or structure or of adjoining building or structures;~~

~~—(2) Vacation of the danger area around such building or structure;~~

~~—(3) Such emergency shoring up and bracing walls, roofs and supports as are required to render such building or structure safe;~~

~~—(4) The destruction of such walls, roofs and supports of the entire structure or so much thereof as cannot be braced or made secure with safety;~~

~~—(5) Posting of notices on or near such building or structure which notify the public of such orders and order all persons to keep out of such building or structure and the area of danger surrounding it.~~

~~—(B) The city shall give notice before the eleventh day after the date such action is taken, to the owner by:~~

~~—(1) Personally serving the owner with written notice;~~

~~—(2) Depositing the notice in the United States mail addressed to the owner at the owner's post office address;~~

~~—(3) Publishing the notice at least twice within a ten-day period in a newspaper of general circulation in the county in which the building is located if personal service cannot be obtained and the owner's post office address is unknown; and~~

~~—(4) Posting the notice on or near the front door of the building if personal service cannot be obtained and the owner's post office address is unknown.~~

~~—(C) The notice must contain:~~

~~—(1) An identification, which is not required to be a legal description, of the building and the property on which it is located;~~

~~—(2) A description of the violation of the municipal standards that is present at the building;~~

~~—(3) A statement that the city will secure or has secured, as the case may be, the building; and~~

~~—(4) An explanation of the owner's entitlement to request a hearing about any matter relating to the city's securing of the building.~~

~~—(D) The city shall conduct a hearing at which the owner may testify or present witnesses or written information about any matter relating to the city's securing of the building if, within 30 days after the date the city secures the building, the owner files with the city a written request for the hearing. The city shall conduct the hearing within 20 days after the date the request is filed.~~

~~—(E) A city has the same authority to assess expenses under this section as it has to assess expenses under § 150.021. A lien is created under this section in the same manner that a lien is created under § 150.021, and is subject to the same conditions as a lien created under that section.~~

~~{Ord. 1998-2, passed 4-7-98}~~

BUILDING CODE

~~§ 150.040 INTERNATIONAL BUILDING CODE ADOPTED.~~

~~—There is adopted by the City of Mount Pleasant, Texas, the International Building Code, 2012 Edition, and International Residential Code, 2018 Edition, together with amendments to Chapter 3 of the International Building Code, 2018 Edition, Section 311.2, Storage Group S-1, to include aircraft hangar (repair only) and Section 311.3 Storage Group S-2, aircraft hangar (storage only) along with with subsequent amendments or editions as published by the International Code Council, Falls Church, Virginia.~~

~~{87 Code, §29-38} {Ord. 1993-8, passed 4-6-93; Am. Ord. 2002-19, passed 2-19-02; Am. Ord. 2004-4, passed 1-20-04; Am. Ord. 2011-17, passed 10-18-11; Am. Ord. 2014-6, passed 6-2-14; Am. Ord. 2021-4, passed 3-16-21}~~

~~§ 150.041 TRENCH SAFETY; NONMUNICIPAL PROJECTS.~~

~~—(A) On all public or private, nonmunicipal construction projects within the city limits, or within the extraterritorial jurisdiction of the city, in which trench excavation will exceed a depth of five feet, the bid documents and the contract shall include:~~

~~—(1) Detailed plans and specifications for adequate trench safety systems that meet federal Occupational Safety and Health Administration (OSHA) standards; and~~

~~—(2) A pay item for said safety systems.~~

~~—(B) The requirements of this section shall not apply to persons subject to the safety standards adopted under Tex. Utilities Code, § 121.201, et seq.~~

~~(87 Code, § 29-40) (Ord. 1988-1, passed 3-1-88; Am. Ord. 2002-19, passed 2-19-02)~~

~~§ 150.042 TRENCH SAFETY; MUNICIPAL PROJECTS.~~

~~—(A) On all construction projects for the city in which trench excavation will exceed a depth of five feet, the bid documents and the contract shall:~~

~~—(1) Require the contractor to construct an adequate trench safety system that meets federal Occupational Safety and Health Administration (OSHA) standards;~~

~~—(2) Include a copy of the current OSHA standards for trench safety systems;~~

~~—(3) Require the apparent low bidder, after bid opening but before formal execution of the contract, to submit a trench safety system designed and sealed by a professional engineer registered in the State of Texas;~~

~~—(4) Require the contractor to provide the soil borings and soil analysis necessary to design the trench safety system;~~

~~—(5) Require the contractor, prior to the issuance of a start-work order, to submit a trench safety program that meets OSHA standards governing the presence and activities of individuals working in and around trench excavations;~~

~~—(6) Include a separate pay item for the trench safety systems and the trench safety program;~~

~~—(7) Require the contractor to make daily inspections of the trench safety system and trench safety program to ensure compliance with OSHA standards and to maintain a permanent record of such daily inspections; and~~

~~—(8) Provide that the contractor, not the city, is responsible for ensuring the safety of those persons working in and around the trench excavation and shall require the contractor to indemnify and hold harmless the city, its employees and agents from any and all damages, costs (including, without limitation, legal fees, court cost and the cost of investigation), judgments or claims by anyone for injury or death of persons resulting from the collapse or failure of trenches constructed under the contract. The contractor shall acknowledge and agree that such indemnity provision provides indemnity for the city in case the city is negligent either by act or omission in providing for trench safety, including but not limited to inspections, failure to issue stop-work orders and the hiring of the contractor.~~

~~—(B) The requirements of this section shall not apply to persons subject to the safety standards adopted under Tex. Utilities Code, §§ 121.201 et seq.~~

~~(87 Code, § 29-41) (Ord. 1988-1, passed 3-1-88; Am. Ord. 2002-19, passed 2-19-02)~~

~~§ 150.043 ENFORCEMENT.~~

~~—(A) It shall be the duty of the Building Official or his or her authorized representative to report any apparent unsafe condition or suspected violation of OSHA standards for trench safety systems and programs to the contractor's job superintendent and OSHA. A stop-work order shall be issued only after an OSHA inspector has determined that an unsafe condition or a violation of OSHA standards exists.~~

~~—(B) Failure of the Building Official or his or her authorized representative to detect and/or report any such unsafe condition or violation of OSHA standards for trench safety systems shall not relieve the contractor of the responsibility for same.~~

~~(87 Code, § 29-42) (Ord. 1988-1, passed 3-1-88)~~

SMALL WIRELESS FACILITY SITING

§ 150.045 SMALL WIRELESS FACILITY SITING.

~~—(A) Purpose and scope. The purpose of this section is to establish policies and procedures for the placement of node support poles in the right-of-way and network nodes in the public right-of-way and on service poles within the city's jurisdiction, which will provide public benefits and will be consistent with the preservation of the integrity, safe usage, and visual qualities of the city public right-of-way and the city as a whole.~~

~~—(B) Intent. In enacting this section, the city is establishing uniform standards to address issues presented by network nodes, including without limitation, ensuring that network nodes or node support poles do not adversely affect:~~

~~—(1) Use of streets, sidewalks, alleys, parkways and other public ways and places;~~

~~—(2) Vehicular and pedestrian traffic;~~

~~—(3) The operation of facilities lawfully located in public right-of-way or public property;~~

~~—(4) The ability of the city to protect the environment, including the prevention of damage to trees;~~

~~—(5) The character of residential and historic areas, and city parks, in which network nodes may be installed; and~~

~~—(6) The rapid deployment of network nodes to provide the benefits of wireless services.~~

~~—(C) Conflicts with other chapters. This section supersedes all chapters, parts of chapters or rules adopted prior hereto that are in conflict herewith, to the extent of such conflict.~~

~~—(D) Definitions. For purposes of this section the following definitions shall apply unless the context clearly indicates or requires a different meaning. All terms used in this section,~~

not specifically defined herein, have the meaning provided in Tex. Local Gov't Code, Chapter 284.

—APPLICABLE LAW. Tex. Local Gov't Code, Chapter 284.

—APPLICANT. Any person who submits an application and is a network provider.

—APPLICATION. A request submitted by an applicant:

—(a) For a permit to collocate network nodes; or

—(b) To install a transport facility; or

—(c) Approve the installation, replacement or modification of a pole.

—CITY CODE. Those ordinance provisions relevant to use of the public right-of-way where compliant with applicable law.

—DAY. Calendar day.

—PERSON. An individual, corporation, limited liability company, partnership, association, trust, or other entity or organization, including the city.

—ROUTINE MAINTENANCE.

—(a) Work in the public right-of-way that does not require excavation or closing of sidewalks or vehicular lanes in a public right-of-way;

—(b) Replacing or upgrading a network node or pole with a node or pole that is substantially similar in size or smaller and that does not require excavation or closing of sidewalks or vehicular lanes in a public right-of-way; or

—(c) The installation, placement, maintenance, operation, or replacement of micro network nodes that are strung on cables between existing poles or node support poles, in the public right-of-way.

—TECHNICAL GROUNDS. In light of prevailing industry and engineering standards, reasons of insufficiency of capacity, safety, reliability and/or generally applicable engineering purposes consistent with applicable law and City Code.

—(C) Permitted use; application and fees.

—(1) Permitted use. Colocation of network nodes and the placement of node support poles, meeting the parameters set forth in division (E) below and in applicable law, shall be a permitted use. No zoning or land use review shall apply, subject to the requirements in division (E) below.

—(2) Permit required. No person shall place a network node, transport facility or node support pole in the public right-of-way, without first filing a permit application and obtaining a permit therefor, except as otherwise provided in this section.

~~—(3) Permit application. All permit applications filed pursuant to this section shall be on a form, paper or electronic, provided by the city. The applicant may designate portions of its application materials that it reasonably believes contain proprietary or confidential information as "proprietary" or "confidential" by clearly marking each page of such materials accordingly.~~

~~—(4) Application requirements. The permit application shall be made by the network provider or its duly authorized representative and shall contain the following:~~

~~—(a) The applicant's name, address, telephone number, and e-mail address;~~

~~—(b) The names, addresses, telephone numbers, and e-mail addresses of all consultants, if any, acting on behalf of the applicant with respect to the filing of the application;~~

~~—(c) Construction and engineering drawings and information confirming that the construction will be consistent with City Code.~~

~~—(5) Routine maintenance and replacement. A permit application shall not be required for:~~

~~—(a) Routine maintenance; or~~

~~—(b) For the replacement of a node with another node that is substantially similar.~~

~~—(6) Information updates. Any amendment to information contained in a permit application shall be submitted in writing to the city within 30 days after the change necessitating the amendment.~~

~~—(7) Application fees. All applications for permits pursuant to this section shall be accompanied by a fee of \$500 for up to five network nodes addressed in the same application, \$250 for each additional node in the same application; and a fee of \$1,000 for each node support pole.~~

~~—(D) Action on permit applications.~~

~~—(1) Review of applications. The city shall review applications for network nodes, node support poles and transport facilities in light of their conformity with applicable law and City Code and shall issue such permits on nondiscriminatory terms and conditions subject to the following requirements:~~

~~—(a) Within 30 days of receiving an application for a network node or node support pole, or ten days for a transport facility, the city shall determine and notify the applicant whether the application is complete; or if incomplete, the city must specifically identify the missing information in such notification. There shall be no fee charged for completion and resubmission of an application.~~

~~—(b) The city shall make its final decision to approve or deny a complete application no later than:~~

~~—1. 21 days after receipt of a complete application for a transport facility;~~

~~—— 2. 60 days after receipt of a complete application for a network node; and~~

~~—— 3. 150 days after receipt of a completed application for a new node support pole.~~

~~—— (c) The city shall advise the applicant in writing of its final decision, and, if denied, the basis for that denial, including specific provisions of City Code or applicable law on which the denial was based, and send the documentation to the applicant on or before the day the city denies the application. The applicant may cure the deficiencies identified by the city and resubmit the application within 30 days of the denial without paying an additional application fee. The city shall approve or deny the revised application within 90 days of receipt of the amended application. The subsequent review by the city shall be limited to the deficiencies cited in the original denial.~~

~~—— (d) If the city fails to act on an application within the review period specified in this division (D), the application shall be deemed approved.~~

~~—— (e) An applicant seeking to colocate network nodes may, at the applicant's discretion, file a consolidated application and receive permits for up to 30 network nodes. Provided however, the city's denial of any node within a single application shall not affect other nodes submitted in the same application. The city shall grant permits for any and all nodes in a single application that it does not deny, subject to the requirements of this section.~~

~~—— (2) Review of eligible facilities requests. Notwithstanding any other provision of this section, the city shall approve and may not deny applications for eligible facilities requests within 60 days according to the procedures established under 47 CFR 1.40001(c).~~

~~—— (E) Network nodes in the public right-of-way; maximum height; other requirements.~~

~~—— (1) Maximum size of permitted use. Colocation of permitted use network nodes in the public right-of-way shall be subject to the size limitations specified in Tex. Local Gov't Code, § 284.003.~~

~~—— (2) Undergrounding provisions. A network provider shall comply with nondiscriminatory undergrounding requirements, zoning regulations, state law, private deed restrictions, and other public or private restrictions, that prohibit installing aboveground structures in a public right-of-way without first obtaining zoning or land use approval. This requirement or restriction shall not be interpreted to prohibit a network provider from replacing an existing structure.~~

~~—— (3) Historic areas and design districts. Subject to the permit application approval time frames in division (D) above, a network provider must obtain advance approval from the city before colocating new network nodes or installing new node support poles in any areas zoned or designated as a historic district or as a design district if the district has decorative poles. Such installations shall be subject to the design and aesthetic standards of such areas.~~

~~—— (4) Installation in municipal parks and residential areas.~~

~~—— (a) A network provider may not install a new node support pole in a public right-of-way without the city's discretionary, nondiscriminatory, written consent of the City~~

Manager or his designee if the public right-of-way is located in a municipal park or is adjacent to a street or thoroughfare that is:

——1. Not more than 50 feet wide; and

——2. Adjacent to single-family residential lots or other multifamily residences or undeveloped land that is designated for residential use by zoning or deed restrictions.

——(b) A network provider shall comply with private deed restrictions and other private restrictions when installing network nodes in parks and residential areas.

——(5) Zoning. A network provider seeking to construct, replace or modify a pole or node in the public right-of-way that exceeds the height or size limits contained in this section, shall be subject to applicable zoning requirements.

——(F) Effect of permit.

——(1) Authority granted. A permit from the city authorizes an applicant to undertake only certain activities in accordance with this section, and does not create a property right or grant authority to the applicant to impinge upon the rights of others who may already have an interest in the public right-of-way.

——(2) Time of installation. A network provider shall begin the installation for which a permit is granted not later than six months after final approval and shall diligently pursue the installation to completion. Provided, however, the city may place a longer time limit on completion or grant reasonable extensions of time as requested by the network provider.

——(3) Right to occupy. Once a network provider has collocated a network node or placed a node support pole pursuant to a permit, the provider shall be permitted to continue to maintain such collocation or such pole unless required to remove or relocate under the terms of this section.

——(4) Interference with network nodes. City will not grant a permit to any person to install any network node or other wireless facility if the city knows or has reason to know that such person's use of such network node or other wireless facility may in any way adversely affect or interfere with the use and operation of an existing and operational network node for which the city has previously issued a permit.

——(G) Removal, relocation or modification of network nodes in the right-of-way.

——(1) Notice. Within 90 days following written notice from the city, a network provider shall, at its own expense, protect, support, temporarily or permanently disconnect, remove, relocate, change or alter the position of any network node or node support pole within the public right-of-way whenever the city has determined that such removal, relocation, change or alteration, is reasonably necessary for the construction, repair, maintenance, or installation of any city improvement in or upon, or the operations of the city in or upon, the public right-of-way.

——(2) Emergency removal or relocation of facilities. The city retains the right and privilege to disconnect or move any network node located within the public right-of-way of

the city, as the city may determine to be necessary, appropriate or useful in response to any public health or safety emergency. If circumstances permit, the city shall notify the network provider and allow the network provider an opportunity to move its own facilities prior to the city disconnecting or removing a facility and shall notify the network provider after disconnecting or removing a network node or node support pole.

—(3)— Abandonment of facilities. Upon abandonment of a network node or node support pole within the public right-of-way, the network provider shall notify the city within 90 days. Following receipt of such notice, the city may direct the network provider to remove all or any portion of a network node or node support pole if the city, or any of its departments, determines, subject to City Code, that such removal is necessary to protect public health, safety and welfare.

—(H)— Public right-of-way rate.

—(1)— Annual rate. Once a network provider has installed and made operational a network node in the public right-of-way, network provider shall pay to the city compensation for use of the public right-of-way in the amount of \$250 annually per node in the city public right-of-way.

—(2)— Cease payment. A network provider is authorized to remove its facilities at any time from the public right-of-way and cease paying the city compensation for use of the public right-of-way following removal and notification to the city of such removal.

—(I)— Attachment to service poles in the public right-of-way. A network provider shall be permitted to attach network nodes to city-owned service poles, consistent with applicable law and City Code and subject to the requirements specified herein.

—(1)— Permits. A network provider shall obtain a permit, pursuant to the terms of this section, prior to collocating network nodes on service poles.

—(2)— Make ready. Network provider shall be responsible for costs for make ready work on city service poles to which provider seeks to place a network node.

—(3)— Technical limitations. In the event the city determines, based upon technical grounds, that inadequate space exists on a service pole to accommodate the proposed network node, such pole may be replaced by network provider, at the network provider's expense, with a service pole with adequate space to accommodate the proposed network node.

—(4)— Facilities rearrangements. If another provider would have to rearrange or adjust any of its facilities to accommodate a new network node, the city shall use reasonable efforts to work with the affected providers to coordinate such activity. All make ready work shall comply with NESC, and other applicable codes. The applicant shall not be responsible for any third-party costs, including those of other network providers, to adjust existing attachments that are non-compliant with the NESC and other applicable codes at the time of the application.

~~—(5) Service pole attachment fee. The rate to collocate a network node on a service pole in the public right-of-way shall be \$20 per pole per year. Subject to the provisions of division (J) below, such compensation together with the application fee and the public right-of-way rate specified in division (H) above shall be the sole compensation that the network provider shall be required to pay to the city.~~

~~—(6) Cease payment. A network provider is authorized to remove its facilities at any time from a service pole in the public right-of-way and cease paying the attachment fee to the city upon notification to the city that the facilities have been removed.~~

~~—(J) Transport facilities. Installation of transport facilities, including applicable compensation to the City for such facilities, shall be governed by Tex. Local Gov't Code, § 284.055.~~

~~—(K) Design Manual. A network provider shall comply with the city's Design Manual, if any, in place on the date a permit application is filed in relation to work for which the city has approved a permit application. The city's Design Manual may not conflict with applicable law and must be competitively neutral.~~

~~{Ord. 2017-15, passed 10-17-17}~~

MECHANICAL CODE

§ 150.055 INTERNATIONAL MECHANICAL CODE ADOPTED.

~~—There is hereby adopted by the City of Mount Pleasant the International Mechanical Code, 2018 Edition, together with subsequent amendments or editions as published by the International Code Council, Falls Church, Virginia, including the amendments as set forth in § 150.056.~~

~~{87 Code, §31-1} {Ord. 1983-11, passed 11-15-83; Am. Ord. 2002-20, passed 2-19-02; Am. Ord. 2004-5, passed 1-20-04; Am. Ord. 2011-15, passed 10-18-11; Am. Ord. 2014-7, passed 6-2-14; Am. Ord. 2021-4, passed 3-16-21}~~

§ 150.056 AMENDMENTS.

~~—The International Mechanical Code adopted in § 150.055 is amended as follows:~~

~~—(A) Mechanical permit fees.~~

~~—(1) Minimum permit fee: \$20.00~~

~~—(2) Reinspection fee: \$25.00~~

~~—(3) Regular permit fee: \$15.00 + \$0.02 per square foot of conditioned space of structure~~

~~—(B) Exemption from permit fees.~~

~~—(1) Federal owned construction projects.~~

~~—(2) State owned construction projects.~~

~~—(3) Titus County owned construction projects.~~

~~—(4) City of Mount Pleasant Housing Authority projects.~~

~~—(5) City of Mount Pleasant municipal projects.~~

~~{87 Code, § 31-2} (Ord. 1983-11, passed 11-15-83; Am. Ord. 2002-20, passed 2-19-02; Am. Ord. 2004-5, passed 1-20-04; Am. Ord. 2011-15, passed 10-18-11)~~

PLUMBING AND GAS CODE

~~§ 150.070 SHORT TITLE.~~

~~—Sections 150.070 through 150.078 shall be known as the “Plumbing Code of the City of Mount Pleasant” and may be cited as such.~~

~~{87 Code, § 32-1}~~

~~§ 150.071 APPLICATION OF PROVISIONS.~~

~~—The provisions of this chapter shall apply to all plumbing within the boundaries of the city. Any plumbing outside the boundaries of the city, connecting to either the city water or sewerage systems, shall meet all the requirements of this chapter as to methods of installation and materials and shall be inspected by the City Plumbing Inspector.~~

~~{87 Code, § 32-2}~~

~~§ 150.072 EXEMPTIONS FROM PROVISIONS.~~

~~—The provisions of this chapter shall not apply to that work done by authorized employees of the city in the laying of city water mains and services and city sewer mains and services, nor to the installation of gas distributing mains and services in the streets and alleys by authorized employees of any gas distributing company.~~

~~{87 Code, § 32-3}~~

~~§ 150.073 PLUMBING LICENSE REQUIRED.~~

~~—All persons who engage in or work at the actual installation, alteration, repair and renovating of plumbing shall possess either a master or journeyman plumber's license in accordance with the provisions of the Plumbing License Law of 1947.~~

~~{87 Code, § 32-4}~~

~~§ 150.074 RESERVED.~~

~~§ 150.075 INTERNATIONAL PLUMBING CODE ADOPTED.~~

~~—There is hereby adopted by the City of Mount Pleasant the International Plumbing Code, 2018 Edition, together with subsequent amendments or editions as published by the International Code Council, Falls Church, Virginia.~~

~~{87 Code, §32-51} {Ord. 1983-13, passed 11-15-83; Am. Ord. 2002-23, passed 2-19-02; Am. Ord. 2004-3, passed 1-20-04; Am. Ord. 2011-16, passed 10-18-11; Am. Ord. 2014-8, passed 6-2-14; Am. Ord. 2021-4, passed 3-16-21}~~

~~§ 150.076 SEWER REQUIRED.~~

~~—Every building in which plumbing fixtures are installed shall have a connection to a public or private sewer; provided, however, when there is no sewer available within 150 feet, an approved private sewage disposal system may be used.~~

~~{87 Code, § 32-52}~~

~~§ 150.077 INDEPENDENT SYSTEMS.~~

~~—The drainage system of each new building and of new work installed in existing buildings shall be separate and independent from that of any other building and, when available, shall have an independent connection with a public sewer. Provided, however, when one building stands in the rear of another building on an interior lot and these buildings are on one parcel of land under one owner, then the building sewer may be extended to serve the rear building.~~

~~{87 Code, § 32-53}~~

~~§ 150.078 EASEMENT PROVISION.~~

~~—A house sewer may not cross another lot unless an easement or right-of-way is provided to protect all property owners.~~

~~(87 Code, § 32-54)~~

~~§ 150.079 INTERNATIONAL GAS CODE ADOPTED.~~

~~—There is hereby adopted by the City of Mount Pleasant the International Gas Code, 2018 Edition, together with subsequent amendments or editions as published by the International Code Council, Falls Church, Virginia.~~

~~(87 Code, §32-61) (Ord. 1983-12, passed 11-15-83; Am. Ord. 2002-23, passed 2-19-02; Am. Ord. 2004-3, passed 1-20-04; Am. Ord. 2011-16, passed 10-18-11; Am. Ord. 2014-8, passed 6-2-14; Am. Ord. 2021-4, passed 3-16-21)~~

~~HOUSEMOVERS~~

~~§ 150.095 NOTICE TO UTILITIES AND POLICE AND FIRE DEPARTMENTS.~~

~~—No person shall move any house, building or other structure over any street, alley or other way without first notifying all public utilities and the Police and Fire Departments of the proposed route to be taken and the proposed time of such moving.~~

~~(87 Code, § 29-50)~~

~~§ 150.096 INVESTIGATION OF ROUTE.~~

~~—Prior to moving any house on the public streets and after the same has been loaded for moving, the person responsible for moving the same shall notify the Chief of Police. The Chief shall go to the location and measure the house as to width, length and height. If he or she is of the opinion that the house cannot safely be moved without damage to city or private property, then the person responsible for moving such house shall not be permitted to move the same over the public streets. If the Chief of Police, after measuring the house, is of the opinion that it can be safely moved without damage to public or private property, then he or she shall authorize its being moved.~~

~~(87 Code, § 29-51) (Ord. passed 6-20-67)~~

~~§ 150.097 CHANGE OF ROUTE UPON REQUEST OF CITY.~~

~~—The route proposed to be used by any person in moving any building, house or other structure shall be changed, if requested by the Police, Fire Department or the Director of Public Works.~~

~~(87 Code, § 29-52)~~

~~§ 150.098 TO BE ACCOMPANIED BY POLICE OFFICER IF REQUIRED.~~

~~—No building, house or other structure shall be moved unless accompanied by a police officer, if required by the Building Official.~~

~~(87 Code, § 29-53)~~

~~§ 150.099 FLAGMEN; FLARES AND LIGHTS; LEAVING BUILDING ON PUBLIC PROPERTY.~~

~~—When any moving of a house, building or other structure is commenced, flagmen must be posted ahead of and behind such moving to give proper warning. In the event it becomes necessary to leave the building or structure on public property, there shall be placed around the same and all equipment used therefor red lights, flares or other warning devices; provided that, no building or structure shall be allowed to remain stationary on and in the streets and ways for more than 24 hours, except on weekends. Any moving at night must be accompanied by sufficient lights and flares continually burning for the protection of the public.~~

~~(87 Code, § 29-54)~~

~~§ 150.100 REQUIREMENTS FOR BUILDINGS TO BE RELOCATED WITHIN THE CITY.~~

~~—(A) Permit required. Any person desiring to relocate an existing house, building or other structure to property inside the city shall obtain a permit so to do from the Building Official. A fee of \$50.00 shall be paid on the issuance of such permit. Such permit is in addition to the permit required by §§ 150.097 et seq.~~

~~(87 Code, § 29-55)~~

~~—(B) Prerequisites. No person shall move any house, building or other structure and relocate the same within the city, unless the following conditions exist:~~

~~—(1) The existing structure is structurally sound and all windows, doors and trim are in place or will be replaced before occupancy and use;~~

~~—(2) Any structure intended for residential occupancy has or will have interior sanitary toilet facilities (flush toilet, lavatory, bathtub or shower), hot and cold water facilities and kitchen sink with hot and cold water with all sewerage and waste discharge connected to the sanitary sewer system of the city, or if a sanitary sewer main is not accessible to the property or within 150 feet, then to an approved septic tank;~~

~~—(3) That the building, plumbing, electrical, heating and air conditioning in or to be constructed in the relocated structure complies with all applicable provisions of this code, state law and city ordinances, rules and regulations;~~

~~—(4) That the structure shall not be deemed to be substandard or dilapidated within the meaning, intent or purpose of the Housing Code of the city.~~

~~(87 Code, § 29-56)~~

~~—(C) Compliance. It shall be unlawful for any person to occupy and use any existing house, building or structure that has been moved and relocated on property inside the city, unless the provisions of this subchapter have been fully complied with and final approval has been issued by the Building Official. No utilities may be connected to any such house, building or structure until and unless the provisions of this subchapter have been complied with.~~

~~(87 Code, § 29-57) Penalty, see § 150.999~~

~~§ 150.101 LIABILITY FOR DAMAGE.~~

~~—The person moving a house under the provisions of this subchapter shall be responsible in damages to the city for all damages occasioned to the public streets or city property, as well as responsible in damages to public utilities and individuals for such damages as may have been occasioned by the moving of the house. The City Building Official shall determine after the moving if there has been any damage to any public or private property; and if so, make an estimate of the amount and furnish a copy to the mover and the person whose property has been damaged. The person moving the house shall pay the same within 30 days after notice thereof, and in the event of failure to pay such damages, the City Building Official will not issue further permits to such person until such time as the said damages are paid.~~

~~(87 Code, § 29-58) (Ord. passed 6-20-67)~~

~~§ 150.102 MOVER SHALL SECURE PERMIT.~~

~~—(A) It shall be unlawful for any person to move a house, building or other structure from one location to another within the city limits, to move a house, building or other structure without the city limits to a location within the city or to move a house, building or other structure within the city to a point without the city without the mover first securing a permit from the Building Official.~~

~~—(B) This section shall not be applicable to the mover of a mobile home when the same is moved on wheels attached to the home.~~

~~(87 Code, § 29-64) (Ord. passed 6-20-67; Am. Ord. 6-1976, passed 4-20-76) Penalty, see § 150.999~~

~~§ 150.103 APPLICATION.~~

~~—Application for a permit required by this subchapter shall be filed with the Building Official on a form provided for that purpose.~~

~~{87 Code, § 29-65}~~

~~§ 150.104 BOND REQUIRED OF APPLICANT.~~

~~—Each applicant for a permit under the provisions of this subchapter shall furnish a good and sufficient indemnity bond in the sum of \$5,000.00 with corporate surety payable to the city and conditioned that the temporary use of the streets, alleys and ways of the city will be used in accordance with the conditions set forth in the application for the permit. Such bond shall be filed with and approved by the City Secretary.~~

~~{87 Code, § 29-66}~~

~~§ 150.105 FEE.~~

~~—At the time of filing the application for a permit required by the provisions of this subchapter, the applicant therefor shall pay a fee of \$75.00 for each load to be moved.~~

~~{87 Code, § 29-67} {Ord. passed 6-20-67; Am. Ord. 1981-10, passed 10-20-81; Am. Ord. 2020-18, passed 10-6-20; Am. Ord. 2023-15, passed 9-19-23}~~

~~§ 150.106 OWNER TO OBTAIN BUILDING PERMIT.~~

~~—Before any permit is issued under the provisions of this subchapter, the owner of the building to be moved, or his or her agent, shall apply for and receive a building permit.~~

~~{87 Code, § 29-68} {Ord. passed 6-20-67}~~

~~§ 150.107 ISSUANCE.~~

~~—The Building Official shall issue the permit applied for under the provisions of this subchapter upon payment of the required fee and filing of the required bond if the Building Official finds that the moving contemplated by the application can be accomplished in accordance with this subchapter and that the building, when relocated, will meet the requirements of this subchapter.~~

~~{87 Code, § 29-69}~~

~~§ 150.108 FORM AND CONDITIONS.~~

~~—A permit issued under the provisions of this subchapter shall be in such form and contain such conditions as the City Council may, from time to time, prescribe and require; provided that each such permit, whether expressly stated therein or not, shall be issued on the condition that the permit holder will pay all damage done to any city street, alley or way or any other public or private property, directly or indirectly.~~

~~{87 Code, § 29-70}~~

~~§ 150.109 TERM.~~

~~—A permit issued under the provisions of this subchapter shall be valid for a maximum period of five days only. Any use of the streets and ways of the city in excess of such period of time shall be upon a rental basis of \$50.00 per day, at the city's discretion.~~

~~{87 Code, § 29-71}~~

~~§ 150.110 TRANSFER PROHIBITED.~~

~~—It shall be unlawful for any person securing a permit under the provisions of this subchapter to lend, rent or transfer such permit or for any other person to make use of such permit.~~

~~{87 Code, § 29-72} Penalty, see § 150.999~~

~~EXTERIOR CONSTRUCTION REQUIREMENTS AND STANDARDS ON CERTAIN ROADS AND THOROUGHFARES~~

~~§ 150.125 TITLE.~~

~~—This subchapter shall be known and may be cited as "Exterior Construction Requirements and Standards on Certain Roads and Thoroughfares."~~

~~{Ord. 2004-10, passed 5-18-04; Am. Ord. 2004-21, passed 11-16-04}~~

~~§ 150.126 DEFINITIONS.~~

~~—For the purpose of this subchapter, ACCEPTABLE EXTERIOR WALL CONSTRUCTION is defined as and shall include the following materials:~~

~~—(A)—Stone material: Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone and dimensioned stone techniques are acceptable.~~

~~—(B) Brick material: Brick material used for masonry construction shall be hard-fired (kiln fired) clay or slate material. Unfired or underfired clay, sand, or shale brick are not permitted.~~

~~—(C) Concrete masonry units: Concrete masonry units used for exterior masonry construction shall have an indented, hammered, split face, or other similar architectural finish. Lightweight concrete block or cinder block construction is not acceptable masonry wall construction.~~

~~—(D) Concrete panel construction: Concrete finish or pre-cast panel (tilt wall) construction shall be painted, fluted, exposed aggregate, or other similar architectural concrete finish. Smooth or untextured concrete finishes are not acceptable.~~

~~—(E) Cellulose fiber reinforced cement building board products, e.g. Hardi Board products or other cement building products approved by a nationally recognized building products evaluation service are acceptable.~~

~~—(F) Code approved exterior wood panels and wood siding.~~

~~—(G) Stucco or similar exterior finishing system is acceptable.~~

~~—(H) Exterior Insulating Finishing System (EIFS) is acceptable.~~

~~—(I) Glass wall construction: Glass walls shall include glass curtain walls or glass block construction. "Glass curtain wall" shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.~~

~~{Ord. 2004-10, passed 5-18-04; Am. Ord. 2004-21, passed 11-16-04}~~

§ 150.127 CONSTRUCTION STANDARDS.

~~—The standards and criteria contained within this section are deemed to be minimum standards. All building materials and exterior coverage percentages shall be noted and described on the building plans and application.~~

~~—(A) Location. The requirements of this section shall apply to all new, altered or repaired construction of all buildings and structures constructed in MF Multi-Family, NS-Neighborhood Service, GR-General Retail, CB-Central Business District, C-Commercial, PD-Planned Development and FD-Future Development zoning districts where the lot, tract or parcel abuts or fronts one or more of the following streets:~~

~~—(1) Interstate Highway 30;~~

~~—(2) All Interstate Highway 30 Service Roads;~~

~~—(3) US Highway 67 also known as 16th Street;~~

~~—(4) State Highway 49 also known as Ferguson Road;~~

~~—(5) US Highway 271 Business also known as Jefferson Avenue, Loop 419 and Madison Avenue;~~

~~—(6) US Highway 271 also known as Highway 271 By Pass and West Ferguson Road;~~

~~—(7) FM 2152 also known as Greenhill Road;~~

~~—(8) FM 1402 also known as Harts Bluff Road;~~

~~—(9) FM 899 also known as West First Street;~~

~~—(10) FM 1734 also known as North Edwards Avenue;~~

~~—(11) FM 127 also known as Monticello Road; and~~

~~—(12) Any future road built and maintained by the Texas Department of Transportation inside current or future city limits.~~

~~—(B) Exterior wall construction. Exterior wall construction shall consist of the following:~~

~~—(1) The front of the building shall consist of at least 90% of acceptable exterior wall construction excluding doors and windows, and shall be constructed in accordance with the city's building code and fire prevention code.~~

~~—(2) When a lot, tract or parcel abuts or fronts one or more streets or rights-of-way in addition to the designated state maintained street, then each side or portion of the building which abuts or fronts any additional street shall consist of not less than 50% of acceptable exterior wall construction, exclusive of doors and windows and shall be constructed, in accordance with the city's building code and fire prevention code.~~

~~—(3) Exterior metal walls. Exterior metal walls shall include profiled panels, deep-ribbed panels, and concealed fastener systems. Exterior finish shall be film laminated or baked on enamel painted to the wall manufacturer's standards. The use of corrugated metal, plastic, or fiberglass panels is prohibited. The use of galvanized, aluminum coated, zinc-aluminum coated, or unpainted exterior metal finish is prohibited.~~

~~{Ord. 2004-10, passed 5-18-04; Am. Ord. 2004-21, passed 11-16-04} Penalty, see § 150.999~~

~~§ 150.128 EXCEPTIONS.~~

~~—The City Planner may approve a waiver or exception to the requirements of this subchapter for additions to existing buildings that were previously in place prior to the adoption of this subchapter as follows: The City Planner may grant an exception if the size of such addition does not exceed 50% of the size of the existing structure.~~

~~{Ord. 2004-10, passed 5-18-04; Am. Ord. 2004-21, passed 11-16-04}~~

~~§ 150.129 EXEMPTIONS.~~

~~—The following are exempt from the provisions of this subchapter:~~

~~—(A) Residential accessory buildings except those covered by a private restriction.~~

~~—(B) Barns and farm accessory buildings if such buildings are used solely for agricultural purposes.~~

~~—(C) Manufactured or mobile homes otherwise lawfully existing under the provisions of the Zoning Ordinance.~~

~~—(D) Remodeling activities that result in less than 25% of the modification or replacement of the existing front or side exterior walls as defined in this subchapter.~~

~~—(E) Temporary buildings used for construction offices and permitted for a limited period of time by the Building Official.~~

~~(Ord. 2004-10, passed 5-18-04; Am. Ord. 2004-21, passed 11-16-04)~~

~~§ 150.130 ENFORCEMENT.~~

~~—The provisions of this subchapter shall be administered by the City Planner. All building materials and exterior coverage percentages shall be noted and described on the building plans submitted for building permit application. A record of such application and plat shall be kept in the office of the Building Official. Prior to the issuance of any building permit, the City Planner shall determine that the application and improvements to be constructed comply with the requirements and provisions of this subchapter.~~

~~(Ord. 2004-10, passed 5-18-04; Am. Ord. 2004-21, passed 11-16-04)~~

~~§ 150.131 APPEALS.~~

~~—Appeals from the decision of the City Planner may be made to the Board of Adjustment. The Board of Adjustment shall consider such appeals to this subchapter in the same manner as other appeals within its jurisdiction as found in § 155.62.~~

~~—(A) Application and fee. An application for an appeal shall be completed and signed by the owner of the property or his or her authorized agent. The application shall be accompanied by all building plans and site plans required for building permit approval. A fee of \$250.00 shall be charged to defray the cost of processing an application for an appeal.~~

~~—(B) Procedure.~~

~~—(1) The appeal is scheduled for a public hearing before the Board of Adjustment at their next regular meeting.~~

~~—(2) Fifteen days prior to the hearing, a notice of public hearing shall be published in the official newspaper of the city and all property owners within 200 feet of the subject property shall be notified.~~

~~—(3)—The Board of Adjustment shall approve, approve conditionally, or deny each application for a request for an appeal.~~

~~{Ord. 2004-10, passed 5-18-04; Am. Ord. 2004-21, passed 11-16-04}~~

HISTORIC PRESERVATION

§ 150.140 DEFINITIONS.

~~—For purposes of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.~~

~~—ALTERATION. Any act or process which changes one or more of the exterior architectural features of a structure designated for preservation or any structure in a district designated for preservation.~~

~~—AWNING SIGN. Any sign painted or applied to the face, valance, or side panels of an awning.~~

~~—DEMOLITION. Any demolition, removal or razing of any designated historic landmark or building within a historic district for which a permit shall be issued or denied in accordance with § 150.153.~~

~~—EXTERIOR ARCHITECTURAL FEATURE. The architectural style, design, general arrangement, and components of all of the outer surfaces or an improvement as distinguished from the interior surfaces enclosed by said outer surfaces, including but not limited to the texture of the building material, color, and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to such improvement.~~

~~—HANGING SIGN. Any sign suspended from an awning or canopy.~~

~~—HISTORIC DISTRICT. An area which has outstanding historical, architectural, archaeological or cultural significance in the state, region, or community, within which the buildings, structures, accessory buildings, fences, or other appurtenances are of basic and vital importance for the development of culture and tourism because of their association with history, and which the City Council determines shall be protected, enhanced, and preserved in the interest of culture, prosperity, education, and welfare of the people.~~

~~—HISTORIC LANDMARK. A place which has outstanding historical, architectural, archaeological or cultural significance in the state, region, or community. The designation historic landmark recognizes that the historic place, or the building(s), structure(s) accessory building(s), fences or other appurtenances at the place are of basic and vital importance for the preservation of culture and the development of tourism and which the City Council determines shall be protected, enhanced, and preserved in the interest of culture, prosperity, education, and welfare of the people.~~

~~—MODIFICATION. Any alteration, reconstruction, rehabilitation, relocation, restoration, or any other construction, alteration, painting, or work of any kind on or to a historic landmark or building, wall, fence, light fixture, sign, steps, paving, sidewalks or other appurtenant fixture within a historic district or historic landmark or affecting an exterior architectural feature.~~

~~—PEDESTRIAN SIGN. Any sign oriented to pedestrian or street level visibility (including window signs, awning signs, hanging signs, nameplates, and plaques).~~

~~—PROJECTING SIGN. Any sign attached to and placed perpendicular to a building facade.~~

~~—RECONSTRUCTION. The reconstruction process involves the re-creation of a replica of a building or facility that no longer exists on its original site based on archaeological, historical, documentary, and physical evidence. Both modern construction techniques and traditional methods may be used in a reconstruction project.~~

~~—REHABILITATION. This process involves modifications or changes to an existing building. Rehabilitation extends the useful life or utility of the building through repairs or alterations, sometimes major, while the features of the building that contributed to its architectural, cultural, or historical character are preserved.~~

~~—RELOCATION. Relocation as a result from changes in land use and redevelopment programs involves the disassembly, relocation on a different site, and reassembly of a building.~~

~~—RESTORATION. The restoration process involves the careful and meticulous return of a building, usually on its original site, to its appearance at a particular period of time by removal of later work or replacement of missing earlier work.~~

~~—SIGNBOARD. Any flat sign mounted or applied to a building facade.~~

~~—WINDOW SIGN. Any sign painted or applied to window glass.~~

~~{Ord. 2013-14, passed 11-5-13}~~

§ 150.141 DECLARATION OF POLICY.

~~—The City Council hereby finds and declares as a matter of public policy that the protection, enhancement, preservation and use of historic districts and landmarks is a public necessity and is required in the interest of the culture, prosperity, education, and welfare of the people. The purposes of this subchapter are:~~

~~—(A) To protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the city's cultural, social, economic, political, archaeological and architectural history;~~

~~—(B) To safeguard the city's historic and cultural heritage, as embodied and reflected in such historic landmarks;~~

- ~~—(C) To stabilize and improve property values in such locations;~~
- ~~—(D) To foster civic pride in the beauty of noble accomplishments of the past;~~
- ~~—(E) To protect and enhance the city's attractions to tourists and visitors and provide incidental support and stimulus to business and industry;~~
- ~~—(F) To strengthen the economy of the city; and~~
- ~~—(G) To promote the use of historic landmarks for the culture, prosperity, education and welfare of the people of the city and visitors to the city.~~

~~{Ord. 2013-14, passed 11-5-13}~~

§ 150.142 CREATING HISTORIC DISTRICTS.

~~—(A) The City Council may from time to time, designate certain areas in the city as historic districts, and define, amend, or eliminate the boundaries of same. Such districts shall bear the suffix "historic" in their zoning designation and property therein shall continue to bear its use designation as provided in the general zoning provisions. The Historic Preservation Commission shall make recommendations to the City Council. In like manner, the City Council shall give notices, follow the publication procedure, hold hearings, and make its determination in the manner as provided in the Code of Ordinances.~~

~~—(B) The following described tract or parcel of land located in the City of Mount Pleasant is hereby established as a historic district pursuant to this section.~~

~~—(1) Block Number(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 27, 28, 29, 30, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 54, 55, 125, 127, 128.~~

~~—(2) All in Mount Pleasant, Titus County, Texas.~~

~~{Ord. 2013-14, passed 11-5-13}~~

§ 150.143 DESIGNATION HISTORIC LANDMARKS.

~~—The City Council may from time to time designate certain places in the city as historic landmarks. Such places shall bear the suffix "historic" in their zoning designation and shall continue to bear their use designations as provided in the general zoning provisions. All zoning maps shall reflect such "historic" designation. In designating historic landmarks, Historic Preservation Commission and the City Council shall follow the procedures set forth for creating historic districts.~~

~~{Ord. 2013-14, passed 11-5-13}~~

§ 150.144 CRITERIA FOR HISTORIC DESIGNATION.

~~—In making a designation for a historic district or landmark, the City Council shall consider one or more of the following criteria:~~

~~—(A) Character, interest or value as part of the development, heritage or cultural characteristics of the City of Mount Pleasant, Titus County, State of Texas, or the United States;~~

~~—(B) Location as the site of a significant historic event;~~

~~—(C) Identification with a person or persons who significantly contributed to the culture and development of the city;~~

~~—(D) Exemplification of the cultural, economic, social or historical heritage of the city;~~

~~—(E) Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;~~

~~—(F) Embodiment of distinguishing characteristics of an architectural type or specimen;~~

~~—(G) Identification as the work of an architect or master builder whose individual work has influenced the development of the city;~~

~~—(H) Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation;~~

~~—(I) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif;~~

~~—(J) Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city;~~

~~—(K) Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;~~

~~—(L) Value as an aspect of community sentiment or public pride.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.145 USES NOT AFFECTED BY HISTORIC DESIGNATION.~~

~~—Nothing contained in this subchapter or in the designation of property as being in a historic district or historic landmark shall affect the present legal use of property. Use classifications as to all property which may be included in a historic district or historic landmark shall continue to be governed by the general zoning provisions and the procedures therein established. In no case, however, shall any use be permitted which requires a modification or demolition so as to adversely affect the character of the historic district or historic landmark, except upon compliance with the terms of this subchapter. No provision herein shall be construed as prohibiting a property owner from continuing to use property for a nonconforming use.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.146 MAIN STREET ESTABLISHED AS HISTORIC PRESERVATION COMMISSION;
FUNCTIONS OF COMMISSION.~~

~~—(A) Main Street Established as Commission. There is hereby created a Main Street Advisory Board which will serve as the Historic Preservation Commission (hereinafter referred to as the "Commission") for historic districts and landmarks, consisting of nine members. The members thereof shall be appointed by the City Council.~~

~~—(B) Terms of appointment. The members shall serve a three-year term set forth in Article IV, Advisory Board, Section 4.01 of the Bylaws of the Mount Pleasant Main Street Program. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Any Commission member who misses three consecutive meetings except because of illness or disability shall forfeit his position and his replacement will be appointed by the City Council to fill the unexpired term.~~

~~—(C) Qualifications. To the extent possible, the City Council shall appoint members to the Commission who have background in architecture, urban design, history, art, real estate planning and development, business/representative of business in designated area or other related professions. Each member appointed shall be considered upon his or her interest in the city, knowledge of the history of the community, education and interest in the historical and cultural preservation.~~

~~—(D) Chairman of Commission. The Chairman of the Commission shall be the elected President of the Mount Pleasant Main Street Committee elected by a majority of the members in accordance of the Bylaws of the Mount Pleasant Main Street Program.~~

~~—(E) Functions of Commission.~~

~~—(1) The Commission shall act in an advisory capacity only, and shall have no power to bind the city by contract or otherwise. It shall be the function of the Commission to familiarize itself with the buildings, land, areas, and districts within the city which may be eligible for designation as historic landmarks and shall prepare a Historic Landmark Preservation Plan (hereinafter referred to as the "Preservation Plan") which shall:~~

~~—(a) Identify and catalog buildings, land, areas and districts of historical, architectural, archaeological or cultural value along with statements of fact which verify their significance;~~

~~—(b) Identify guidelines to be used in determination of whether to grant or deny certificates of appropriateness for proposed alterations to the exterior of a designated historic landmark;~~

~~—(c) Formulate a program for private and public action which will state the role of various city agencies in the preservation of historic landmarks;~~

~~—(d) Suggest sources of funds for preservation and restoration activities for all acquisitions, including federal, state, municipal, private and foundation sources; and~~

~~—(e) Recommend incentives for preservation and adoption of policies.~~

~~—(2) The Preservation Plan shall be presented to the City Council for inclusion in the Comprehensive Plan of the city.~~

~~—(3) The Commission shall recommend to the City Council that certain buildings, land, areas and districts in the city be designated as historic landmarks. Each recommendation shall include:~~

~~—(a) Those premises, lots or tracts to be designated;~~

~~—(b) Any additional uses to be permitted in specific historic districts;~~

~~—(c) Specific criteria for the required preservation of the exteriors of the premises within the designated district.~~

~~—(4) If the Commission finds that certain buildings, land, areas or districts cannot be preserved without acquisition, the Commission may recommend to the City Council that the fee or a lesser interest in the property be acquired by gift or purchase, using funds available for preservation or restoration.~~

~~—(5) Where there are conditions under which the required preservation of a historic landmark would cause undue hardship to the owner or owners, use changes may be recommended by the Commission. Such changes shall be in keeping with the spirit and intent of this subchapter.~~

~~—(6) The Commission shall make reports at least annually to the City Council of the status of designated historic districts and landmarks and include such report in the minutes of the Commission.~~

~~—(7) The Commission shall, with staff advice and support, determine a suitable emblem for marking buildings, structures, and sites within historic districts and for designated landmarks, both public and private. This emblem shall be submitted for approval to the Texas Historical Commission and then recommended for approval to the City Council, along with a list of locations and sites and estimates as to cost, for approval by the City Council.~~

~~—(8) The designation of a historic district or landmark may be amended or removed using the same procedure as provided in this subchapter for the original designation.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.147 SECRETARY OF THE MAIN STREET HISTORIC PRESERVATION COMMISSION.~~

~~—The Main Street Manager (as currently designated in the city) or designated representative shall act as Secretary of the Commission and shall attend and keep the minutes of all meetings. The Manager shall act only in an advisory capacity and shall~~

participate in its discussions, and shall have no right to vote. The Secretary of the Commission shall also serve as the Local Preservation Officer and fulfill all the duties as may be required under any certified local government agreement with the Texas Historical Commission.

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.148 MEETINGS OF MAIN STREET HISTORIC PRESERVATION COMMISSION.~~

~~—The Commission shall meet at regular intervals with advance notice posted according to the Texas Open Meeting Law. Additionally, meetings may be called upon request of the Chairman, or upon written request of three members, or upon notice from the Secretary of the Commission that a matter requires the consideration of the Commission. Applications for a building permit for a modification in a historic district or historic landmark shall be submitted to the Commission at least 14 days before the Commission's next scheduled meeting. The Commission shall take action on the application within 14 days of the scheduled meeting. If action thereon is not taken within 14 days of the scheduled meeting, it shall be deemed to have been recommended for approval, and a certificate showing the meeting date and the failure to take action on the application within 14 days shall be issued by the Commission on demand. The applicant may withdraw the application before the 14-day period expires and may resubmit it at a later time if additional time is required for the preparation of information or for research required by the Commission. A majority of the voting members shall constitute a quorum, and action taken at a meeting shall require the affirmative votes of a majority of the appointive members in attendance.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.149 APPLICATION PROCESS.~~

~~—An application shall be filed in duplicate with the Building Official for a building permit for any modification or demolition. The applicant shall include two copies of all detailed plans, elevations, perspectives, specifications and other documents pertaining to the work to the Building Official, who shall forward such application to the Commission Secretary within three days of receipt thereof. Any applicant may request to appear before the Commission at a scheduled meeting before submitting an application.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.150 ROLE OF THE BUILDING OFFICIAL IN APPLICATION PROCESS.~~

~~—(A) (1) The Building Official shall not take action upon a permit for:~~

~~——(a) A modification until he has received a report from the Commission or certificate from the Commission showing failure to take action as provided in § 150.148; or~~

~~—(b) A demolition until he has received a report from the Commission or City Council as provided for in § 150.153.~~

~~—(2) Upon receipt of an application for a permit in the historic district or historic landmark, the Building Official shall act in accordance with the procedures presently being followed in that office except as those procedures are necessarily modified by the following requirements:~~

~~—(a) Within three business days, he shall forward to the Secretary of the Commission one of the duplicate copies of the complete application for a building permit, together with a copy of the plat plan and the building plans, specifications, and all other documents filed by the applicant.~~

~~—(b) He shall maintain in his office a record of all such applications and of his handling and final disposition of the same, which shall be in addition to and appropriately cross-referenced to his other records.~~

~~—(c) He shall require applicants to submit a sufficient number of additional copies of material required to be attached to an application for a building permit in compliance with § 150.149.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.151 RECOMMENDATION OF THE COMMISSION.~~

~~—Upon receipt from the Building Official by the Commission of the application for a building permit for a modification, the Commission shall meet in accordance with § 150.148 to consider the recommendation which the Commission will give to the Building Official. The person applying for the permit shall be advised of the time and place of said meeting and be invited to appear to explain his/her reasons. The Commission may invite such other persons or groups as it desires to attend its meetings. The Commission may hold any additional meetings it considers necessary to carry out its responsibilities as enumerated in this subchapter.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.152 CRITERIA TO BE USED BY COMMISSION IN DETERMINING ITS RECOMMENDATION.~~

~~—(A) Historic districts. In determining the recommendation to be presented to the Building Official concerning the issuing of a permit for a modification or demolition within a historic district, the Commission shall consider the following matters:~~

~~—(1) The effect of the proposed change upon the general historic, cultural, architectural and archaeological nature of the district;~~

~~—(2) The appropriateness and consistency of exterior architectural features with the spirit and purpose of this subchapter, including but not limited to parking and loading spaces, paving and sidewalks, which can be seen from a public street, alley or walkway;~~

~~—(3) The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the district. The criterion shall not be the aesthetic appeal to the Commission of the structure or the proposed remodeling but rather its conformity to the general character of the particular historic area involved;~~

~~—(4) Signs which are out of keeping with the character of the historic district in question or not in compliance with § 150.154 shall not be permitted;~~

~~—(5) The value of the historic district as an area of unique interest and character shall not be impaired;~~

~~—(6) In all of its determinations of architectural appropriateness and historical integrity in the design and construction of buildings or signs in historic districts the Commission shall consult the Secretary of the Interior Standards for Rehabilitation for guidance.~~

~~—(B) Historic landmarks. In determining the recommendation to be presented to the Building Official concerning the issuing of a permit for a modification or demolition of all or part of any designated historic landmark, the Commission shall consider those items which gave rise to the original request for the designation of the place as a historic landmark as well as the following matters:~~

~~—(1) The effect of the proposed change upon the historic, architectural, archaeological, or cultural nature of the landmark;~~

~~—(2) The appropriateness and consistency of exterior architectural features with the spirit and purpose of this subchapter, including but not limited to parking and loading spaces, paving and sidewalks, which can be seen from a public street, alley or walkway;~~

~~—(3) The general design, arrangement, texture, material and color of the building or structure site and the similarity, contrast or other relation of such factors to other landmarks built at or during the same period, as well as the uniqueness of such features, considering the remaining examples of architectural, historical and cultural values;~~

~~—(4) Signs which are out of keeping with the character of the historic landmark or not in compliance with § 150.154 shall not be permitted;~~

~~—(5) The value of the historic landmark as a place of unique interest or character shall not be impaired;~~

~~—(6) In all of its determinations of architectural appropriateness and historical integrity in the design and construction of buildings or signs in historic landmarks the Commission shall consult the Secretary of the Interior Standards for Rehabilitation for guidance.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.153 DEMOLITION OR REMOVAL.~~

~~—If an application is received by the Building Official for demolition or removal of any designated historic landmark or designated building within a historic district as provided for in this subchapter, the Commission shall hold a hearing within 30 days after the application is initially filed and forwarded to the Commission. The Commission shall hear all other interested parties. The Commission shall consider the state of repair of the building, the reasonableness of the cost of restoration or repairs, taking into account the purpose of preserving the designated historic landmark, the character of the neighborhood, and all other factors which it finds appropriate. If the Commission approves, the application to demolish shall be granted. If the Commission recommends the disapproval of the application, the structure shall not be demolished, and the application shall be suspended for a period not exceeding 90 days from the date of application filed with the Building Official. Within the suspension period, the Commission shall refer their decision to the City Council, and may request an extension of the suspension period by the City Council. If the City Council, after notice to the applicant and public hearing, determines that there is reasonable ground for preservation, the application may be denied. The City Council may extend the suspension period for an additional period not exceeding 120 days, to a total of not more than 240 days from the date of application for demolition. During the period of suspension of the application, no permit shall be issued for such demolition or removal nor shall any person demolish or remove the building or structure. If no action is taken by the City Council within 240 days from the date of application, the demolition permit shall be issued and the Building Official shall so advise the applicant.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.154 SIGNS IN HISTORIC DISTRICT.~~

~~Signs shall be in keeping with the character of the historic district. The following is an outline of sign recommendations.~~

~~—(A) Number of signs.~~

~~—(1) Each building may have one signboard or projecting sign oriented to its primary or entrance frontage.~~

~~—(2) A building located at a corner may also have one signboard oriented to its secondary or side street entrance.~~

~~—(3) Awning signs on awning faces may be used in lieu of a signboard or projecting sign.~~

~~—(4) In addition to a signboard, projecting sign, or awning face sign, a building may have one pedestrian sign oriented to each street on which the premises have frontage, relating to the occupancy within the building.~~

~~—(5) Buildings with public rear entrances may also have one pedestrian sign oriented to the rear of the building, relating to each occupancy within the building.~~

~~—(B) Location of signs.~~

~~—(1) Awning signs shall be allowed when such signs are painted or attached to the awning surface.~~

~~—(2) Hanging signs shall be allowed when such signs have a minimum clearance of seven feet from the sidewalk and do not extend beyond the awning or canopy projection.~~

~~—(3) Projecting signs shall have a minimum clearance from the sidewalk of ten feet, and shall not project more than 60 inches, or one half of the sidewalk width, whichever is less.~~

~~—(C) Size of signs.~~

~~—(1) Signboard maximum size shall be based on the following:~~

~~—(a) For every one linear foot of the building primary or entrance frontage, two square feet of sign area shall be allowed.~~

~~—(b) Signboards on secondary or side street frontage shall not exceed the size of signboards on the primary or entrance frontage.~~

~~—(2) Window signs shall cover no more than 40% of the total glass of the window on which they are placed. The sign coverage shall be determined by an imaginary square or rectangle that encompasses the window sign graphics.~~

~~—(3) Each face of a hanging sign shall be no more than eight square feet in size.~~

~~—(4) Awning sign size shall not exceed the surface of the awning.~~

~~—(5) Projecting signs shall be no more than 15 square feet in size, with a maximum sign height of three feet.~~

~~—(D) Material.~~

~~—(1) Interior illumination for signs shall not be allowed.~~

~~—(2) Plastic shall not be allowed for sign faces.~~

~~—(3) No fluorescent materials and/or paints shall be allowed.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.155 FINDINGS OF THE COMMISSION CONCERNING APPLICATIONS FOR PERMIT.~~

~~—(A) If the Commission decides to recommend against the granting of a permit, it shall indicate to the applicant the changes in plans and specifications, if any, which in the opinion of the Commission, would protect the distinctive historical character of the historic district or historic landmark. The Commission shall withhold its report to the Building Official for a~~

period of five days following its discussion to allow the applicant to decide whether or not to make the suggested changes in his plans and specifications. If the applicant determines that he will make the suggested changes, he shall so advise the Commission within such five-day period.

~~—(B) The Commission, after the meeting provided for in § 150.151 and after the making of any changes in the plans and specifications as provided in division (A) above, shall submit to the Building Official, in writing, its recommendation concerning the issuance of a permit for a modification or demolition. The written report shall include the opinion and recommendation of the Commission as stated in divisions (B)(7) and (8) below and may include all or any part of the matters stated in divisions (B)(1) through (6) below:~~

~~—(1) The exact location of the area or place in which the work is to be done;~~

~~—(2) The exterior changes to be made or the exterior character of the structure to be erected;~~

~~—(3) A list of the surrounding structures with their general exterior characteristics;~~

~~—(4) The effect of the proposed change upon the general historic and architectural nature of the district or landmark;~~

~~—(5) The appropriateness of the exterior architectural features which can be seen from a public street, alley, trail, or walkway;~~

~~—(6) The general design, arrangement, texture, material, and color of the building or structure and the relation of such factors to similar features of buildings or structures in a district, or to the general period of construction in a district or landmark;~~

~~—(7) The opinion of the Commission, including any dissent, as to the appropriateness of the work proposed as it will affect, preserve or destroy the historic aspect and nature of the district or landmark;~~

~~—(8) The specific recommendation of the Commission.~~

~~{Ord. 2013-14, passed 11-5-13}~~

§ 150.156 ACTION BY THE BUILDING OFFICIAL AFTER ACTION BY COMMISSION.

~~—The recommendation of the Commission shall be binding upon the Building Official, and upon receipt of the report of the Commission, the Building Official shall within ten days notify the applicant in writing of the approval, conditional approval, or disapproval of the application and a copy shall be provided to the Commission.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.157 APPEAL FROM ACTION OF COMMISSION CONCERNING APPLICATION FOR PERMITS.~~

~~—(A) An applicant for a permit dissatisfied with the action of the Commission relating to issuance or denial of a permit for a modification or demolition shall have the right of appeal to the City Council within 15 days after receipt of notification of such action. Such appeal shall be in writing to the City Secretary. The applicant shall be advised by the City Secretary of the time and place of the hearing at which his appeal will be considered and shall have the right to attend and be heard as to his reasons for filing the same. In determining whether or not to certify to the appropriateness of a modification or demolition, the City Council shall consider the same factors as the Commission as set forth in § 150.152 and the report of the Commission and any other matters presented at the hearing on the appeal. If the City Council disapproves the application by a majority of the members voting, it shall direct the Building Official not to issue such permit. Such disapproval shall indicate what changes in the plans and specifications would meet the conditions for protecting the distinctive historical character of the district.~~

~~—(B) Substantial evidence standard of review for appeals. The City Council shall give deference to the Historic Preservation Commission decision and may not substitute its judgment for the Landmark Commission's judgment.~~

~~—(1) The City Council shall remand the matter back to the Historic Preservation Commission if it determines that there is new testimony or evidence that was not available at the Historic Preservation Commission meeting.~~

~~—(2) The City Council shall affirm the Historic Preservation Commission decision unless it finds that it:~~

~~—(a) Violates a statutory or ordinance provision;~~

~~—(b) Exceeds the Historic Preservation Commission's authority; or~~

~~—(c) Was not reasonably supported by substantial evidence considering the evidence in the record.~~

~~—(C) Judicial review of decisions. The final decision of the City Council regarding an appeal of a Historic Preservation Commission decision may be appealed to the state District Court. The appeal to the state District Court must be filed within 30 days after the decision of the city Planning Commission. If no appeal is made to the state District Court within the 30-day period, then the decision of the City Council is final and unappealable. An appeal to the state District Court is limited to a hearing under substantial evidence rule.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.158 DUTIES OF THE BUILDING OFFICIAL AFTER CITY COUNCIL ACTION.~~

~~—Upon receipt of the written decision of the City Council, the Building Official shall forthwith so notify the applicant and the Commission within ten days in writing.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.159 REAPPLICATION FOR BUILDING PERMIT.~~

~~—In the case of an application's disapproval by the City Council, the application shall not be resubmitted for consideration until one year has elapsed from the date of disapproval unless the indicated changes in the plans and specifications required to meet the conditions for protecting the district or landmark have been incorporated into the reapplication.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.160 NON-FIXTURES IN HISTORIC DISTRICT.~~

~~—No soft drink machines, trash cans, banners, sidewalk signs, moveable signs, or any other item or object not affixed to a building and not otherwise allowed in this subchapter shall be permitted in a historic district unless approved by the Commission or City Council.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.161 NOTIFICATION TO OWNERS OF HISTORIC DESIGNATION BY CITY SECRETARY.~~

~~—Upon passage of any historic district or historic landmark designation, the City Secretary shall send a notice of the fact of the designation to the owner or owners of affected property by mail.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.162 EXEMPTIONS.~~

~~—Ordinary repair or maintenance which does not involve changes in architectural and historic value, style, or general design, color, or appearance is exempt from the provisions of this subchapter.~~

~~{Ord. 2013-14, passed 11-5-13}~~

~~§ 150.999 PENALTY.~~

~~—(A) Whoever shall violate any provision of this chapter for which no specific penalty is provided shall be punished as set forth in § 10.99.~~

~~—(B) Any person, firm or corporation violating any of the provisions of §§ 150.001 through 150.003 or §§ 150.40 et seq. shall be guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mount Pleasant, Texas, shall be subject to a fine not to~~

exceed the sum of \$1,000.00 for each offense, and each and every day said violation continues shall constitute a separate offense.

~~—(C) (1) Any person or corporation who shall violate any of the provisions of §§ 150.125–150.131 or fail to comply with any of the requirements, or who shall build or alter any building or use in violation of any detail or plan submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to a fine of not more than \$200.00, and each day shall constitute a separate offense.~~

~~—(2) The owner of any building or premises where anything in violation of §§ 150.125–150.131 shall be placed or shall exist, and any architect, engineer, surveyor, builder, contractor, agent, persons or corporation employed in connection therewith, and who may have assisted in the commission of such violations, shall be guilty of a separate offense and, upon conviction, shall be fined as herein provided.~~

~~—(D) It shall be unlawful to perform any modification or demolition, or maintain any building, structure, accessory building, fence, wall, light fixture, steps, sidewalks or paving or other appurtenance in a historic district or historic landmark in violation of the provisions of §§ 150.140–150.162. In addition to other remedies, proper city officials, or their duly authorized representatives may institute any appropriate action or proceedings to prevent such unlawful modification or demolition to restrain, correct, or abate such violation, to prevent any illegal act, conduct, business, or maintenance in and about such premises.~~

~~—(E) Any person who violates any provision of §§ 150.140–150.162 shall be guilty of a separate offense for each day or portion thereof during which any such violation is committed, continued or permitted. Each offense shall be punishable by a fine of not more than \$200.00.~~

~~(87 Code, § 29-3) (Am. Ord. 1986-2, passed 2-18-86; Ord. 1993-5, passed 3-16-93; Am. Ord. 2004-10, passed 5-18-04; Am. Ord. 2004-21, passed 11-16-04; Am. Ord. 2013-14, passed 11-5-13)~~

CHAPTER 151: ELECTRICAL CODE

Section

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GENERAL PROVISIONS

~~§ 151.001 DEFINITIONS.~~

~~—For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.~~

~~—APARTMENT RENTAL UNIT. Either:~~

~~—(1) A space in a building which is occupied by a bona fide tenant (who is independent of the owner of the building), which has an electrical circuit independent of other electrical circuits in the building and which is occupied by a tenant as his or her dwelling; or~~

~~—(2) A building which is occupied by a bona fide tenant (who is independent of the owner of the building) and which is occupied by the tenant as his or her dwelling.~~

~~—APPROVED or APPROVAL. Approved by the City Electrical Inspector. National, state and city standards shall be the basis of such approval.~~

~~—AUTHORIZED PERSON. An individual or authorized representative of a firm or corporation who is licensed under the provisions of this code to do the work as permitted under the specific provisions of this code.~~

~~—BUSINESS RENTAL UNIT. A space in a building which is occupied by a bona fide tenant who is independent of the owner of the building, which has an electrical circuit independent of other electrical circuits in the building and in which a business enterprise (other than the rental of dwelling apartments) is conducted.~~

~~—CHANGE OF SERVICE. That the books of the utility company reflect that service formerly rendered to one customer at a particular location is now being rendered to another customer at the same location.~~

~~—CITY. The territory within the corporate limits of the City of Mount Pleasant or the legally constituted governing body thereof; its agents and its officers.~~

~~—COMMERCIAL BUILDING. Any building in which a business enterprise (other than the rental of dwelling apartments) is conducted.~~

~~—CONDUCTOR. A wire or cable or other form of metal suitable for carrying electrical current or potential.~~

~~—ELECTRICAL CONSTRUCTION. All work and material used in the installing, maintaining and extending of a system of electrical wiring and all appurtenances, apparatus and equipment used in connection therewith, inside or attached to any building or structure, lot or premises.~~

~~—ELECTRICIAN. One of the following:~~

~~—(1) MASTER ELECTRICIAN. Any person engaged in or carrying on the business of electrical contracting who is by training, experience and education competent to lay out, design and install a system of wiring for light, heat and power.~~

~~—(2) LIMITED ELECTRICIAN (SIGN). Any person who is engaged in the business of manufacturing or installation of electric signs. Sign contractors who employ registered electricians may connect signs to outlets provided by master electricians.~~

—(3) JOURNEYMAN ELECTRICIAN. Any person who is employed to do electrical work for wages and who does not furnish any materials or supplies in the performance of his or her work. He or she shall have a minimum of four years experience as an apprentice electrician.

—(4) MAINTENANCE ELECTRICIAN. An electrician regularly employed on a permanent basis by any person and who performs work only in the confines of the building or in or on the premises where he or she is regularly employed on a permanent basis and who does electrical work (maintenance) as defined herein.

—EQUIPMENT. Conductors, materials, fittings, devices, appliances, fixtures, sign apparatus, motors and the like, used as a part of or in connection with any electrical installation.

—CHIEF ELECTRICAL INSPECTOR. Person holding the position of Building Official, having all the duties and powers of an electrical inspector as described herein.

—ELECTRICAL INSPECTOR. An individual who has been designated by the city, under the provisions of this code, as an electrical inspector. Also referred to as INSPECTOR.

—EXAMINING BOARD. The examining and supervisory Board of Electricians.

—MAIN LINE DISCONNECT. A rain-tight device of a design approved for electrical service and for the prevailing conditions under which it will be used and which is capable of disconnecting all energized conductors from a building's sources of electrical supply.

—MAINTENANCE AND REPAIR. The act of keeping in a state of safe operating condition any conductor or piece of equipment used inside or outside, attached or connected to any building electrical system, by replacement of units or elements thereof, but shall not include extensions of or additions to an existing system or branch thereof.

—OUTSIDE ELECTRICAL WORK. The installing, maintenance, altering, repairing or erecting of any electrical wiring apparatus, devices, appliances, fixtures or equipment located outside of and separate from buildings and on poles, towers or other structures designed or constructed to be used exclusively for the support of such electrical wiring, apparatus, devices, appliances, fixtures or equipment for which a permit is required under the terms of this code, except that overhead conductors may be attached to buildings.

—OUTSIDE OF A BUILDING. Beyond the limits of a building's walls or porches, whether open or closed.

—REGISTERED. That person who has made application to the Examining Board and has satisfied the Board that he or she is qualified to do the work stated in the application, that he or she has paid the necessary registration fees to date and that his or her name is carried on the records of the Electrical Inspector as a person authorized to do electrical work as defined in this code; and also means and includes any person who has been issued a master electrician certificate in accordance with the provisions of this code.

{87 Code, § 30-1}

~~§ 151.002 PURPOSE OF CODE.~~

~~—The purpose of the code is practical safeguarding of persons and buildings and their contents from electrical hazards arising from the improper use of electricity for light, heat, power, radio, signaling and for other purposes.~~

~~{87 Code, § 30-2}~~

~~§ 151.003 SCOPE OF CODE.~~

~~—(A) The provisions of this code shall apply to all installations of and work done on electrical conductors, fittings, devices, motors, controls, appliances, fixtures, electronic devices, signs and gaseous tubing, hereinafter referred to as “electrical equipment,” within or on public and private buildings and premises, with exceptions as provided herein.~~

~~—(B) On all installations of electrical conductors or equipment hereafter made and all existing installations which are altered or for which the use has changed, all work shall be done in a manner that will conform with the requirements for a sufficient and safe electrical structure and system under this code.~~

~~—(C) Repair and maintenance work shall be such that if any electrical conductor or equipment is removed and later replaced, same shall be replaced in accordance with the provisions of this code.~~

~~{87 Code, § 30-3}~~

~~§ 151.004 ENFORCEMENT.~~

~~—The administration and enforcement of the Electrical Code is assigned to and shall be the responsibility of the Building Official of the city.~~

~~{87 Code, § 30-4}~~

~~§ 151.005 APPLICABILITY TO PUBLIC UTILITIES.~~

~~—(A) The provisions of this code shall not apply to installations used by or made for electricity supply or communication agencies in the generation, transmission or distribution of electricity or for the operation of signals of the transmission of intelligence and located within or on buildings or premises used exclusively by such agency or on public thoroughfares or to installations by communication agencies and their employees or to those engaged in making installations for communication agencies in connection with the operation of said agencies and the rendition of communication and signal service to the public. All such installations when done according to the provisions of the National Electrical Safety Code will be prima facie evidence that such installations conform to the~~

~~provisions of this code, provided however, that such agencies excepted are operating under a valid franchise agreement with the city.~~

~~—(B) Any franchised electric utility company may adopt reasonable rules and regulations for the conduct of its business; provided, such rules and regulations shall be applicable to all customers alike; and further provided that where any provisions of such rules and regulations are in conflict with the provisions of this code, this code will prevail.~~

~~{87 Code, § 30-5}~~

INSPECTORS

~~§ 151.020 CHIEF ELECTRICAL INSPECTOR.~~

~~—The Building Official shall be designated as the Chief Electrical Inspector.~~

~~{87 Code, § 30-11}~~

~~§ 151.021 EMPLOYING ASSISTANTS; QUALIFICATIONS OF INSPECTORS.~~

~~—(A) The Chief Electrical Inspector, with the approval of the City Manager, may appoint assistants and inspectors as shall be authorized from time to time.~~

~~—(B) The Electrical Inspector and Assistant Electrical Inspectors shall have such executive ability as is required for the performance of their duties; shall have a thorough knowledge of the standard materials and methods used in the installation of electrical conductors and equipment; they shall be well versed in approved methods of construction for safety to persons and property and in the provisions of the National Electrical Code.~~

~~{87 Code, § 30-12}~~

~~§ 151.022 PROHIBITED INTEREST.~~

~~—It shall be unlawful for City Electrical Inspectors to engage in the business of the sale, installation or maintenance of electrical conductors, devices, appliances, apparatus, fixtures or other electrical equipment, either directly or indirectly, and they shall have no financial interest in any concern engaged in such business at any time while in the employ of the city as electrical inspectors.~~

~~{87 Code, § 30-13} Penalty, see § 151.999~~

~~§ 151.023 LIABILITY.~~

~~—Where action is taken by the Electrical Inspector or any Assistant Electrical Inspector to enforce the provisions of this code, such action shall be in the name and on behalf of the city, and the inspectors in so acting for the city shall not render themselves personally liable for any damage which may accrue to persons or property as a result of an action committed in good faith in the discharge of their duties, and any suit brought against any inspector by reason thereof shall be defended by the City Attorney until final determination of the proceedings contained therein.~~

~~{87 Code, § 30-14}~~

~~§ 151.024 DUTIES.~~

~~—The Electrical Inspector shall have the following duties:~~

~~—(A) Enforce the provisions of this code;~~

~~—(B) Upon application, grant permits for the installation, extension or alteration of electrical work as provided in this code;~~

~~—(C) Make inspections of all electrical work as provided in this code;~~

~~—(D) Keep on file a copy of the National Electrical Code, which shall be accessible for public reference during regular office hours.~~

~~{87 Code, § 30-15}~~

~~§ 151.025 AUTHORITY.~~

~~—Electrical inspectors shall have the right to enter any building at reasonable times as may be necessary to perform the inspections described in §§ 151.049 through 151.051. In order to perform any inspection not provided for in such sections, the Electrical Inspector shall first obtain written consent from the owner of the premises to be inspected or his or her duly authorized agent, which instrument shall specify location, purpose and time of inspection. Without such written consent, the Electrical Inspector shall procure a proper warrant from a magistrate before entering upon premises for inspection purposes.~~

~~{87 Code, § 30-16}~~

~~§ 151.026 PASSING UPON QUESTIONS.~~

~~—The Electrical Inspector shall have power, and it shall be his or her duty, subject to the provisions of law and of this code, to pass upon any question relative to the design, mode, manner of construction or materials to be used in electrical installations hereafter constructed, enlarged, altered, moved, repaired or converted within the city, which are affected by the provisions of this code or of any existing law applicable to the city relative~~

to electrical installations and to require that such design mode, manner of construction or materials shall conform to the true intent and meaning of the several provisions of this code.

~~(87 Code, § 30-17)~~

~~PERMITS AND INSPECTIONS~~

~~§ 151.040 PERMITS REQUIRED FOR EACH JOB.~~

~~—It shall be unlawful for any person to install, cause to be installed or permit to be installed any electrical wiring, fixtures or equipment or to make any alterations, additions, changes or repairs within the scope of this code without first procuring a permit as prescribed herein.~~

~~(87 Code, § 30-25) Penalty, see § 151.999~~

~~§ 151.041 TO WHOM PERMIT ISSUED.~~

~~—Permits shall be issued to master electricians qualified to secure permits as set forth in this code.~~

~~(87 Code, § 30-26)~~

~~§ 151.042 RESERVED.~~

~~§ 151.043 APPLICATION FOR INFORMATION.~~

~~—Application by master electrician.~~

~~—(A) A master electrician shall make application for permits in writing upon the forms provided by the Electrical Inspector for that purpose. An applicant must describe the character and kind of work to be done and furnish a detailed description of such work, including the following information:~~

- ~~—(1) Name and address of electrical contractor, firm or person desiring a permit;~~
- ~~—(2) Name of owner of premises where work is to be done;~~
- ~~—(3) Street and house number of said premises;~~
- ~~—(4) Kind of building;~~

~~—(5) Description of electrical fixtures and appliances to be installed.~~

~~—(B) If the Electrical Inspector determines that a permit should be issued, the permit shall be written upon the day the application is made.~~

~~{87 Code, § 30-28} (Am. Ord. 2020-18, passed 10-6-20)~~

§ 151.044 PAYMENT OF FEES.

~~—(A) Payment of fees by master electrician. Fees by the master electrician shall be due and payable to the city before proceeding with the work covered by a permit.~~

~~—(B) Payment of fees by home owner. Before proceeding with the work covered by a permit, the home owner doing the work shall pay the fees for the permit as provided hereinafter. Home owners shall also pay the inspection fees as provided hereinafter.~~

~~{87 Code, § 30-29} (Ord. 1993-11, passed 6-1-93; Am. Ord. 2002-22, passed 2-19-02; Am. Ord. 2011-19, passed 10-18-11; Am. Ord. 2020-18, passed 10-6-20; Am. Ord. 2023-15, passed 9-19-23)~~

§ 151.045 PART JOBS.

~~—When one master electrician completes the rough work, in whole or in part, on any electrical wiring or installation of fixtures or equipment, and a second master electrician is called upon to complete the work, a separate permit is required, for which regular fees shall be paid for work to be done. The Electrical Inspector shall inspect the subject premises before a second or subsequent permit is issued to determine whether the work previously performed meets all applicable standards. If the Electrical Inspector finds defects or substandard work or wiring, such defects or substandard work or wiring shall be corrected before new work may begin under a second or subsequent permit. Upon issuance of the second or subsequent permit, the Electrical Inspector shall seek to notify any previous permittee of such second or subsequent permit. No refund of fees shall be allowed in cases where multiple permits are issued.~~

~~{87 Code, § 30-30}~~

§ 151.046 TIME LIMITATIONS.

~~—If electrical wiring, equipment work or installation of fixtures is not initiated within 30 days of the issuance of a permit to perform such work, the permit shall become void. Thereafter, no work shall be performed until a new permit is issued and fees paid for such new permit in accordance with § 151.044. Under no circumstances shall permit fees be refunded on any permit which becomes void under this section.~~

~~{87 Code, § 30-31}~~

~~§ 151.047 REVOCATION.~~

~~—The Electrical Inspector shall have the right to declare void or suspend any permit issued as provided herein for the following reasons:~~

- ~~—(A) Willful misrepresentation(s) of fact in acquiring said permit;~~
- ~~—(B) Upon written request from the property owner;~~
- ~~—(C) After a continuous 30-day period without substantial work performed under said permit, without reasonable excuse by the permittee or owner;~~
- ~~—(D) When it appears that work is not in substantial compliance with applicable standards.~~

~~{87 Code, § 30-32}~~

~~§ 151.048 SERVICE OF NOTICES AND ORDERS.~~

~~—(A) Stop-work orders. Any order to discontinue work, or other stop-work order as provided in this code shall, when practicable, be delivered in person to the electrician on the premises or to the owner or his or her agent. All such orders shall also be posted in a conspicuous place on the subject premises. Such posting upon the subject premises shall constitute service of notice upon all interested parties.~~

~~—(B) Other orders, denials, revocation notices, suspension notices and the like. Service of any other order, denial of permit, notice of revocation or suspension of registration or other written notice required under the provisions of this code shall be perfected by delivering said written notice, or a copy thereof, in person to the person or persons required to be notified. In cases where such personal service is either impracticable or impossible, the notice shall be sent by registered mail or certified mail to the most recent known address of the person or persons required to be notified. If such service by mail is unsuccessful or impossible, the notice shall be by publication on two separate days within seven consecutive days in the official newspaper of the city and return thereof made in conformity with the provisions of the state statutes governing service of citation by publication.~~

~~{87 Code, § 30-33}~~

~~§ 151.049 INSPECTION; CERTIFICATE OF APPROVAL BEFORE CONNECTING.~~

~~—It shall be unlawful for any person to make connections from a source of electrical energy to any electrical wiring, devices or equipment or an installation for which a permit is required, as set forth in this code, until a certificate of approval has been issued by the~~

~~Electrical Inspector authorizing such connection and the use of such wiring, devices or equipment.~~

~~(87 Code, § 30-34) Penalty, see § 151.999~~

~~§ 151.050 ROUGH INSPECTION, FAULTY WORK.~~

~~—(A) Notice, attaching card. When the rough wiring or installation work is completed on any premises, the person responsible therefor shall notify the Electrical Inspector that the job is ready for inspection, giving proper identification of the work, address and permit number. The Electrical Inspector shall then make an inspection of the electric installation within 24 hours from the time of notification (exclusive of Saturdays, Sundays and legal holidays). If said wiring or installation work has been installed in accordance with the terms and provisions of this code, the Electrical Inspector shall sign the inspection card, noting thereon the date of approval of the work. More than one rough inspection may be made without charge when the progress of construction requires such inspections.~~

~~—(B) Notice to make work conform. If the electric wiring or installation of fixtures or equipment is found to be faulty, incorrectly or defectively installed, the Electrical Inspector shall notify the responsible person who installed such work of the changes necessary to be made in order that the work may conform to this code.~~

~~—(C) Rectification of faulty work. The master electrician shall, within 48 hours from the time of notification, make or start to make the changes ordered and shall proceed with the work until the same is completed. Upon completion thereof and payment of the re-inspection fee, he or she shall notify the Electrical Inspector to the effect that faulty work has been corrected. The latter shall then cause the re-inspection to be made, and if said work is found to comply with this code he or she shall sign the inspection card, noting thereon the date of approval of the work. If the Electrical Inspector shall again find the work incorrectly installed, he or she shall notify the responsible master electrician of the necessary changes and shall collect an additional re-inspection fee. If the responsible master does not make the required changes within a reasonable time, the Electrical Inspector shall refuse to issue to any such person any further permits until said work in question is corrected and approved.~~

~~—(D) Prefabricated construction. In case of prefabricated construction, the following requirements shall apply:~~

~~—(1) The applicant shall file design, specification and test data where required by the Building Official;~~

~~—(2) The applicant shall furnish for each prefabricated unit to be placed in the city an affidavit from the manufacturer stating that materials and design for each unit conform to the design and specifications filed with the city;~~

~~—(3) If it is not practicable for the Building Official to perform all or any part of the electrical inspections, the Building Official may accept an affidavit from a licensed electrical~~

engineer for at least five continuous years and who has qualified for a city license as a journeyman or higher classified grade of electrician, either of whom shall be subject to the approval of the Building Official and has entered into a satisfactory agreement with the Building Official to perform the inspections required, that he or she has inspected the electrical installations and wiring during manufacture and/or assembly and that these installations and wiring in the complete unit conform to the design and specifications filed with the city. Provided, that the applicant shall in any event reimburse the city, to be included with the building permit fee, for the cost of such inspection services;

— (4) Not applicable when inspections are made by a department of the state.

(87 Code, § 30-35)

§ 151.051 FINAL INSPECTION.

— Upon the completion of all electrical wiring or installation of fixtures or equipment in any building or on any premises, the electrician in charge shall notify the Electrical Inspector that the work is ready for final inspection, giving the electrical permit number and street address, and the Electrical Inspector shall then cause inspection to be made within 24 hours from the time of receipt of notification (exclusive of Saturdays, Sundays and legal holidays), and if any faulty or defective wiring or equipment is found, the electrician in charge shall be notified of the changes to be made in order that such work shall conform to this code. If such work is found to be correctly installed, replaced or repaired, the Electrical Inspector shall endorse his or her approval upon the inspection certificate stating that the wiring or installation work has been installed in accordance with the provisions of this code. For each and every final inspection requested by master electricians in charge of a job, after the first has been made, the final inspection fee shall be paid as hereinbefore provided.

(87 Code, § 30-36)

LICENSES

§ 151.065 RECIPROCAL AGREEMENTS.

— (A) The City of Mount Pleasant may enter into a reciprocal electrician license agreement with other cities inside the State of Texas upon the recommendation of the Building Official. The Building Official shall prepare a form or agreement not inconsistent with the terms of this chapter. Such reciprocal electrical license agreement shall allow a master electrician or journeyman electrician with a currently valid license or certificate of registration from his or her home city to be registered by the City of Mount Pleasant, without being re-examined by the City of Mount Pleasant, if the following conditions are met:

~~—(1) The license or certificate of registration was issued by the home city under regulations and examination at least as restrictive and demanding as those required by the City of Mount Pleasant, Texas, Electrical Code;~~

~~—(2) The city with which a reciprocal electrician license agreement is contemplated must agree to grant reciprocal privileges to electricians whose home city is Mount Pleasant.~~

~~—(B) A reciprocal license agreement may be canceled by either city for any reason upon a written notice to the opposite city by certified mail, with return receipt requested. Any electrician working in the City of Mount Pleasant, by virtue of a reciprocal license from another city, may otherwise qualify himself or herself in accordance with the requirements of the code of the City of Mount Pleasant. Electricians not so re-qualifying shall not be permitted to work in Mount Pleasant after a 180-day period. Notice of any such cancellation shall be sent by the Building Official of Mount Pleasant, by mail to individual electricians from the home city whose reciprocal agreement has been canceled.~~

~~—(C) Persons from other home cities and from Mount Pleasant who request that a reciprocal electrician license agreement be established between the two cities shall be required to pay the expenses of the City of Mount Pleasant in establishing such an agreement. An initial administration fee of \$50.00 shall accompany each such request.~~

~~—(D) The Building Official of the City of Mount Pleasant shall keep accurate and current records of the names of all cities located within the State of Texas which have a reciprocal agreement with the city and of compliance by each such city with the provisions set out in this chapter regarding reciprocal electrician license agreements.~~

~~{87 Code, § 30-42}~~

~~§ 151.066 RECIPROCAL LICENSING.~~

~~—Electricians with whose home city the City of Mount Pleasant has a reciprocal agreement and who have a valid license or certificate or registration from such home city may apply for and receive a similar license or certificate or registration in this city without taking an examination, provided the following conditions are complied with:~~

~~—(A) The applicant shall submit and present a letter from the Electrical Inspector or the Board of Electricians of his or her home city attesting to the fact that he or she has successfully passed an appropriate written examination to the Building Official of the City of Mount Pleasant, when application is being made. The applicant will be required to pay \$50.00 which is the application review fee;~~

~~—(B) The applicant shall pay all license fees required and shall comply with all requirements of the City of Mount Pleasant, Texas, Electrical Code for electricians working as such within the city;~~

~~—(C) The applicant can only receive a Mount Pleasant reciprocal electrician license or certificate of registration on the basis of his or her home city license or certificate of registration;~~

~~—(D) The applicant shall have been licensed or shall have had his or her certificate of registration for three years in his or her home city in order to receive a reciprocal electrician license or certificate of registration from the City of Mount Pleasant.~~

~~(87 Code, § 30-43)~~

~~§ 151.067 REGISTRATION REQUIRED; UNAUTHORIZED USE OF TERMS.~~

~~—It shall be unlawful for any person to engage in the business of installing, maintaining, altering or repairing of any wiring, fixtures or equipment used for the conducting of electricity for which a permit is required by this code, unless such person has been issued a certificate of registration as required by this code. It shall be unlawful for any person to falsely represent himself or herself as a registered electrician of any class set forth in this code or to use the words “electrical contractor,” “master electrician,” “electrician” or words of similar import or meaning on signs, cards, stationery or by any other manner whatsoever, unless said person is properly registered within the meaning of this code.~~

~~(87 Code, § 30-44) Penalty, see § 151.999~~

~~§ 151.068 APPLICATION FOR EXAMINATION.~~

~~—Any person desiring a master or journeyman electrician’s license shall make application in writing to the designated testing agency of the City of Mount Pleasant, Texas, who will be solely responsible for all examinations of these licenses. The fees provided for in the agency’s application forms shall accompany applications.~~

~~(87 Code, § 30-45) (Am. Ord. 1999-3, passed 4-21-99)~~

~~§ 151.069 PERSONS NOT TO BE LICENSED.~~

~~—The Building Official shall not issue a license to any person:~~

- ~~—(A) As a journeyman who is under the age of 18 years;~~
- ~~—(B) As a journeyman who has less than four years of experience;~~
- ~~—(C) As a master who is under the age of 21 years;~~
- ~~—(D) As a master who has less than ten years experience.~~

~~(87 Code, § 30-47)~~

~~§ 151.070 CLASSIFICATION.~~

~~—(A) There shall be three classes of electrical registration which shall be listed herein from highest to lowest classification and are set forth as follows:~~

~~—(1) Master electrician (highest classification);~~

~~—(2) Journeyman electrician;~~

~~—(3) Apprentice.~~

~~—(B) Contractors who hold the old Restricted Master shall be able to do installation, repair and maintenance of any and all work which have service 50 KVA single phase or 85 KVA three phase or smaller.~~

~~{87 Code, § 30-48}~~

~~§ 151.071 BOND OF CONTRACTOR AND ELECTRICIAN.~~

~~—All master electricians and restricted master electricians registered under this code shall be required to furnish and to keep in force each year during the life of their certificate of registration a surety bond to the city in the sum specified in § 151.072. The bond shall be conditioned that the holder thereof will indemnify and hold the city harmless against all cost, expenses, damages and injuries sustained by the city by reason of the carelessness or neglect of said person in operating under this code. All such bonds shall be approved by the City Attorney as to form and shall be filed with the Chief Electrical Inspector.~~

~~{87 Code, § 30-49}~~

~~§ 151.072 FEES, BOND AMOUNTS.~~

~~—The fees of registration and required surety bond of qualified electricians of all classes shall be payable to the city, as set out below. The registration fee shall be paid to the city and evidence of surety provided before the issuance of certificate of registration and only after the person has been issued a certificate of competency by the Building Official. Annual renewal of certificate of registration card for all classifications shall be required as herein set forth and in compliance with the regulations of this code.~~

~~Fees and Bonds~~

~~—Classification—Annual Registration Fee—Surety~~

~~—Master electrician—Original Fee \$250.00—Annual Fee \$50.00—\$ 2,000.00~~

~~—Restricted master—(Renewal Only)—Annual Fee \$50.00—\$ 2,000.00~~

~~—Journeyman electrician—Original Fee \$5.00—Annual Fee \$5.00—None~~

~~—Apprentice—Original Fee \$1.00—Annual Fee \$1.00—None~~

~~(87 Code, § 30-50)~~

~~§ 151.073 REGISTRATION; TRANSFER.~~

~~—It shall be unlawful for any person to lend, rent or transfer his or her certificate of registration or any rights thereunder to any other person or for any person to make use of such rights which are not actually his or her own.~~

~~(87 Code, § 30-51) Penalty, see § 151.999~~

~~§ 151.074 ALTERING REGISTRATION.~~

~~—It shall be unlawful for any person to alter or change in any manner any instrument of registration as set forth herein.~~

~~(87 Code, § 30-52) Penalty, see § 151.999~~

~~§ 151.075 DISPLAY CERTIFICATE OF REGISTRATION.~~

~~—Every holder of a certificate of registration shall display his or her certificate in a conspicuous place in his or her principal place of business or employment.~~

~~(87 Code, § 30-53)~~

~~§ 151.076 SUSPENSION; REVOCATION.~~

~~—(A) The Building Official (Chief Electrical Inspector) shall have the power to initiate proceedings to suspend or revoke the certificate of registration of any electrician for the following reasons:~~

~~—(1) Fraud or misrepresentation in obtaining such certificate of registration;~~

~~—(2) Taking out electrical permits in one's own name to do electrical work and thereafter permitting a person without proper certification to do the work;~~

~~—(3) Gross negligence or incompetence in performance of electrical work under this code;~~

~~—(4) Any willful violation of any provision of this code.~~

~~—(B) The Building Official shall perfect notice of proceedings under this section in the manner provided in § 151.048. Such notice shall also inform the electrician of the proposed suspension or revocation and of the basis for such proceedings.~~

~~(87 Code, § 30-54) (Am. Ord. 2002-22, passed 2-19-02)~~

~~§ 151.077 REGISTRATION CARD.~~

~~—(A) A registration card of identification shall be issued to each registrant, as set out in the three classifications listed in § 151.070. The registration card as issued shall bear the signatures of the Electrical Inspector and the holder, provided that the registrant has paid to the city the required annual registration fee for his or her classification as set forth in § 151.072.~~

~~—(B) Each registration card shall expire at midnight on December 31 of each year, and a new card shall be issued each year to the registrant, as specified in § 151.072; and provided further that he or she has complied with all rules and regulations of this code. Every holder of a registration card shall carry his or her registration card on his or her person at all times while doing electrical work and shall produce and exhibit it when requested by any Electrical Inspector or proper official of the city.~~

~~(87 Code, § 30-56) (Am. Ord. 2002-22, passed 2-19-02)~~

~~§ 151.078 DUPLICATES.~~

~~—Registration cards lost or destroyed during the year for which they are issued shall be reissued by the Electrical Inspector in accordance with the rules and regulations of this code, provided satisfactory evidence has been presented by this registrant of such loss or destruction, and provided the registrant pay to the city the sum of \$5.00 to cover costs of duplication for each such evidence of his or her registration as he or she is required to have for his or her identification.~~

~~(87 Code, § 30-57)~~

~~§ 151.079 PLACE OF BUSINESS.~~

~~—Every master electrician shall have and maintain an established place of business and shall have at such place of business a means of receiving telephone messages during regular business hours.~~

~~(87 Code, § 30-58)~~

~~TECHNICAL REQUIREMENTS~~

~~§ 151.095 RESPONSIBILITY FOR SAFE WORK.~~

~~—The electrical regulations of this code shall not be construed to relieve from or lessen the responsibility or liability of any person owning, operating or installing electrical~~

conductors, devices, appliances, fixtures, apparatus, motors or equipment for damages to persons or buildings caused by any defect therein by reason of the inspection herein authorized or the certificate of approved inspection issued by the electrical inspection section as herein provided; nor shall the city be held liable for any damages by reason of the enforcement of this code.

(87 Code, § 30-66)

~~§ 151.096 SUPERVISION OF WORK.~~

~~—(A) In the actual work of installing, maintaining, altering or preparing of any electrical conductors or equipment for which a permit is required by this code, there shall be in direct supervision a qualified electrician of the proper classification. It shall be required that a master electrician be liable and responsible for layout and technical supervision of any work which requires the securing of a permit, and a journeyman or higher classified grade electrician shall be in direct “on the job” supervision of work carried on; except in work falling under the classification of limited electrician (sign), which work shall be performed by or directly supervised by the person holding such certificate of registration.~~

~~—(B) Should it come to the notice of the Electrical Inspector or his or her assistant that such supervision and control are not being maintained, the Inspector may order the work to be discontinued by posting a stop-work order in the manner provided in § 151.048, and the person, firm or corporation to whom the permit has been issued shall discontinue further work until supervision has been supplied.~~

(87 Code, § 30-67)

~~§ 151.097 LEAVING WORK OPEN.~~

~~—It shall be unlawful for any person to cover or cause to be covered any part of a wiring installation with flooring, lath wallboard or other material until the Electrical Inspector shall have approved the wiring installation, in part or as whole, except as herein set forth.~~

(87 Code, § 30-68) Penalty, see § 151.999

~~§ 151.098 REMOVAL OF ABANDONED WIRE.~~

~~—It shall be the duty of the Electrical Inspector to cause all abandoned dead wire, unused poles or electrical apparatus on the outside of the building or in streets or alleys to be removed at the expense of the owners thereof by giving said owners written notice.~~

(87 Code, § 30-69)

~~§ 151.099 ALTERING EQUIPMENT.~~

~~—It shall be unlawful for any unauthorized person to, in any manner, change or alter electrical conductors or equipment in or on any building. If, in the course of the erection of a building or structure, electrical conductors of equipment have previously been installed in such position as to interfere with the erection or completion of the structure, notice shall be immediately given the authorized person or firm using the electrical conductors or equipment, and he or she shall be required to accomplish this needed change in accordance with this code.~~

~~(87 Code, § 30-70) Penalty, see § 151.999~~

~~§ 151.100 INSPECTION AND APPROVAL BEFORE RECONNECTION.~~

~~—(A) It shall be unlawful for any person to make connections from a source of electrical energy to any electrical wiring, device or equipment which has been disconnected by order of the Electrical Inspector or the use of which has been prohibited for reasons herein set forth, until a certificate of approval has been issued by him or her authorizing the reconnection and use of such wiring, devices or equipment.~~

~~—(B) Whenever the service has been discontinued in any commercial building, the service shall not again be connected until a certificate of compliance has been issued for the premises by the Electrical Inspector, certifying that same has been wired so as to conform to applicable standards.~~

~~—(C) Whenever a building permit is issued, pursuant to the city's currently effective building code for any work done to the structure of any building the use of the wiring in the building shall be prohibited until there is compliance with the provisions of division (A) of this section.~~

~~—(D) All installations made in accordance with previous ordinances of the city shall not be disturbed while in good condition, and safe and proper maintenance, repair and reasonable extension thereof shall be permitted when same can be done without hazard to life and property.~~

~~(87 Code, § 30-71) Penalty, see § 151.999~~

~~§ 151.101 INSTALLATION STANDARDS.~~

~~—All installations of electrical wiring and equipment shall be reasonably safe to persons and property and in conformity with the provisions of this code, applicable statutes of the state and any rules or regulations by authority thereof.~~

~~(87 Code, § 30-72)~~

~~§ 151.102 EQUIPMENT STANDARDS.~~

~~—All electrical equipment installed or used shall be reasonably safe to persons and property and in conformity with the provisions of this code, applicable statutes of the state and any rules or regulations issued by authority thereof.~~

~~(87 Code, § 30-73)~~

~~§ 151.103 EXTENSION CORDS.~~

~~—Extension cords shall be no longer than eight feet, except those used for portable tools and trouble lights.~~

~~(87 Code, § 30-74)~~

~~§ 151.104 ELECTRIC FENCES.~~

~~—The installation and use of any type of electric fence is prohibited within the city.~~

~~(87 Code, § 30-75)~~

~~§ 151.105 ELECTRICAL SIGN STANDARDS.~~

~~—(A) All electrically illuminated or electrically powered outdoor and indoor signs and displays shall be reasonably safe to persons and property and in conformity with the provisions of this code.~~

~~—(B) Conformity of all types of electrical signs with applicable standards of the Underwriters Laboratories, Inc. and the National Electrical Code, National Electrical Safety Code or electrical provisions of other safety codes which have been approved by the American Standards Association shall be prima facie evidence that such installations are reasonably safe to persons and property.~~

~~—(C) Conformity of construction, erection, foundation and means support of all such signs with the Building Code shall be approved by the Building Official before permits for electrical inspection shall be issued under the authority of this code.~~

~~(87 Code, § 30-76)~~

~~§ 151.106 CONFORMITY TO NATIONAL CODE REQUIRED.~~

~~—(A) There is hereby adopted by the City of Mount Pleasant the National Electric Code, 2017 Edition, together with subsequent amendments or editions as published by the~~

National Fire Protection Association, Quincy, Massachusetts, including the amendments as set forth in § 151.107.

~~—(B) Conformity of electrical installations with the applicable standards set forth in the National Electrical Code, National Electrical Safety Code or electrical provisions of other safety codes which have been approved by the American Standards Association shall be prima facie evidence that such installations are reasonably safe to persons and property.~~

~~{87 Code, § 30-77} (Ord. 1993-11, passed 6-1-93; Am. Ord. 2002-22, passed 2-19-02; Am. Ord. 2011-19, passed 10-18-11; Am. Ord. 2014-9, passed 6-2-14; Am. Ord. 2021-4, passed 3-16-21)~~

§ 151.107 AMENDMENTS TO THE NATIONAL ELECTRICAL CODE.

~~—All reference to the use of aluminum conductors, except minimum 100 amp aluminum conductor for service entrance may be used for single family, two family and multi family occupancy between service disconnect and panels shall be deleted from the electric code.~~

~~{87 Code, § 30-78}~~

§ 151.999 PENALTY.

~~—Any person, firm, corporation or association who violates any of the provisions of this code shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished as provided in § 10.99, and each and every day of continued violation thereof shall constitute a distinct and separate offense. Violation of any of the terms or provisions of this code by any corporation or association shall subject the officers and agents actively in charge of the business of such corporation or association to the penalty herein provided.~~

~~{87 Code, § 30-79} (Ord. 1985-29, passed 11-19-85)~~

Exhibit B

FIRE PREVENTION CODE

§ 94.40 ADOPTION OF FIRE PREVENTION CODE.

There is adopted by the city for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion that certain code known as the International Fire Code 2024 Edition, together with local amendments as the same now exists or may hereafter be amended. The same is adopted and incorporated as fully as if set out at length herein, and the provisions of such code shall be controlling within the limits of the city, provided, however, that in the event of any conflict between the provisions of this code of ordinances, state law or city ordinance, rule or regulation with the provisions of the code adopted by this section, the provisions of this code of ordinances, state law or city ordinance, rule or regulation shall prevail and be controlling.

(Ord. 1979-4, passed 8-7-79; Am. Ord. 1997-12, passed 12-2-97; Am. Ord. 2002-28, passed 3-19-02; Am. Ord. 2004-6, passed 2-3-04; Am. Ord. 2011-14, passed 10-18-11; Am. Ord. 2021-4, passed 3-16-21)

§ 94.41 ENFORCEMENT OF CODE.

The International Fire Code shall be enforced by the Fire Marshal. The Fire Marshal may appoint such inspectors as shall from time to time be necessary to enforce the provisions of such code and the provisions of this chapter.

(Ord. 1997-12, passed 12-2-97)

§ 94.42 APPEALS.

Whenever the Fire Marshal shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Fire Marshal to the City Manager within 15 days from the date of the decision by the Fire Marshal.

(Ord. 1997-12, passed 12-2-97; Am. Ord. 2002-28, passed 2-19-02)

§ 94.43 International Fire Code Amendments.

The City of Mount Pleasant adopts the following amendments to the 2024 International Fire Code, which amendments are maintained in the office of the Building Official:

The International Fire Code 2024 edition, as amended by this chapter, is hereby adopted as the building code of the city. A copy of such code will be kept in the Building Official's office and be available for public inspection at all times during regular business hours. The following section, paragraphs, and sentences of the International Fire Code, 2024 edition, are hereby amended to read as follows;

101.1 Title. These regulations shall be known as the Fire Code of [NAME OF JURISDICTION] City of Mount Pleasant, hereinafter referred to as "this code."

105.3.3 Occupancy prohibited before approval. The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

112.1 Board of Appeals established Any reference to a Board of Appeals shall hereafter mean the City Council.

Definition

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less-than-24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. These groups may include but not limited to the following:

1. Dialysis Center
2. Procedures involving sedation
3. Sedation dentistry
4. Colonic Center
5. Psychiatric center

FIRE WATCH. A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when required by the fire code official, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

FIREWORKS. Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration, or detonation, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.4G fireworks or 1.3G fireworks as set forth herein. ... {remainder of text unchanged}...

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

STANDBY PERSONNEL. Qualified fire service personnel, approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be as normally calculated by the jurisdiction.

UPGRADED OR REPLACED FIRE ALARM SYSTEM. A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

- Replacing one single board or fire alarm control unit component with a newer model
- Installing a new fire alarm control unit in addition to or in place of an existing one
- Conversion from a horn system to an emergency voice/alarm communication system
- Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

- Firmware updates
- Software updates
- Replacing boards of the same model with chips utilizing the same or newer firmware

307.1.1 Prohibited Open Burning. Open burning shall be prohibited that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.

Exception: {No change.}

307.4.4 Permanent Outdoor Firepit. Permanently installed outdoor firepits for recreational fire purposes shall not be installed within 10 feet of a structure or combustible material, with a maximum size of 3' x 3'.

Exception: Permanently installed outdoor fireplaces constructed in accordance with the International Residential Code or International Building Code.

323 Electric Vehicles (EVs).

323.1 Electric Vehicle Charging Stations. Electric vehicle (EV) charging stations shall not be located inside buildings and/or structures, except where approved for parking garage locations as per the National Electrical Code.

323.1.1 Charging Stations Inside Parking Garage. EV charging stations located in parking garages shall be located at grade level along the exterior perimeter walls and shall be within 150 feet of fire apparatus access roadway, or shall be located on the top level of the garage with no roof or structure above.

323.1.2 Charging Stations inside R-3 and R-4 occupancies. Approved charging stations in the private garage shall have a listed heat alarm installed in the garage and interconnected to the smoke alarms inside the dwelling.

323.2 Disconnect. Locations containing electric vehicle charging stations shall be provided with a clearly identified and readily accessible emergency disconnect installed in an approved location. The emergency disconnects for exterior electric vehicle charging stations shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from the charging stations, unless otherwise approved by the fire code official.

323.2.1 Height. The height of the emergency disconnect switch shall be not less than 42 inches (1067 mm) and not more than 48 inches (1219 mm) measured vertically, from the floor level to the activating button.

323.2.2 Emergency Disconnect Sign. Emergency disconnect devices shall be distinctly labeled as: "EMERGENCY ELECTRIC VEHICLE CHARGER DISCONNECT." Signs shall be placed in an approved location and shall consist of all of the following:

1. White reflective background with red letters.
2. Weather-resistant durable material.
3. Lettering not less than 2 inches (51 mm) high.
4. Permanently affixed to the building or structure in an approved manner.

323.3 Damaged Electric Vehicle Batteries. Damaged electric vehicle batteries shall not be stored inside any building or structure, unless otherwise approved by the Fire Code Official.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) 14 feet (4267 mm).

Exception: Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support imposed loads of 85,000 Lbs for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.3 Marking.

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire

apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6”) in width to show the boundaries of the lane. The words “FIRE LANE NO PARKING TOW AWAY ZONE” shall appear in four inch (4”) white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 1/2 inches (114 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Units /suites/apartments/rear doors/etc. shall have a minimum 4 inches. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Exception – Structures located in the historic district may utilize numbers a minimum 6 inches high, as approved by the fire code official.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

3307.5.3 Standpipe Signage. Whenever the standpipes are not visible to approaching fire apparatus, locations shall be indicated by an approved sign.

4104.2 Open-flame Cooking Devices. Charcoal burners and other open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be operated or

located on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings where LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20-pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 pounds (5 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, and LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20-pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs. (2 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
3. LP-gas cooking devices having LP-gas containers with a water capacity not greater than 2-1/2 pounds [nominal 1-pound (0.454 kg) LP-gas capacity].

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited.

Exceptions:

1. Only when approved for fireworks displays, storage, and handling of fireworks as allowed in Section 5604 and 5608.
3. The use of fireworks for approved fireworks displays as allowed in Section 5608.
4. The possession, storage, sale... {Delete remainder of text.}

5707.4 Mobile fueling areas. Mobile fueling shall not occur on public streets, public ways or inside buildings. Fueling on the roof level of parking structures or other buildings is prohibited. Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing where the parking area having such operations is primarily intended for the employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial site shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

Appendix C – Fire Hydrant Location and Distribution

Appendix D – Adopted Fire Apparatus Access Roads

(Ord. 2004-6, passed 2-3-04; Am. Ord. 2011-14, passed 10-18-11; Am. Ord. 2021-4, passed 3-16-21)

Exhibit C

Chapter 150: Building Regulations

Building Codes

150.001 Building Code.

The City of Mount pleasant adopts, as part of its Building Regulations, the 2024 International Building Code, as it now exists and as it may be revised from time to time, including appendices. A copy of the 2024 International Building Code is maintained in the office of the Building Official.

150.002 International Building Code Amendments.

The City of Mount Pleasant adopts the following amendments to the 2024 International Building Code, which amendments are maintained in the office of the Building Official:

The following section, paragraphs, and sentences of the International Building Code, 2024 edition, are hereby amended to read as follows.

101.1 Title. These regulations shall be known as the Building Code of City of Mount Pleasant, hereinafter referred to as “this code.”

101.4.8 Electrical. The provisions of the Electrical Code shall apply to the installation of electrical systems including repair, alteration, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

103.1 Creation of enforcement agency. The Building Inspection Department is hereby created and the official in charge thereof shall be known as the building official

104.2.4.1 Flood hazard areas. 104.2.4.1 Deleted

105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

14. Shingle Replacement up to 25%

15. Fence Replacement up to 25 liner feet

Section 202 Definitions

FIRE PITS. Permanently installed fire pits shall not be installed within 10 feet of a structure or combustible materials. Fire pits shall be 10' off all property lines. The maximum diameter of the fire pit shall be 3 feet.

ACCESSORY STRUCTURE. A structure that is accessory to and incidental to that of the main structure and that is located on the same lot. Shall not be supplied with an electrical service drop. Exception - unless approved by the Building Official

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

403.3.2 Water Supply to required Fire Pumps. In buildings that are more than 120 feet (128 m) in *building height*, fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate

406.3.3 Carports. Carports. shall be open on not fewer than two sides. Carports open on fewer than two sides shall be considered to be a garage and shall comply with the requirements for private garages. All carports shall be connected to the street with a concrete driveway and parking surface.

406.3.3.1 Carport separation. A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 1/2 inches (114 mm) high with a minimum stroke width of 1/8 inch (3.2 mm). Units /suites/apartments/rear doors/etc. shall have a minimum 4 inches. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Exception – Structures located in the historic district may utilize numbers a minimum 6 inches high, as approved by the fire code official

903.2.4.2; change to read as follows. Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>20% alcohol) in the fire area at any one time.

903.2.9.3; change to read as follows: Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. {No change.}

1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {No change to remainder of exceptions.}

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

910.4.3.1 Makeup air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be ~~manual~~ or automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m²per 0.4719 m³/s) of smoke exhaust.

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

913.2.1 Protection of fire pump rooms. Fire pumps shall be located in rooms that are separated from all other areas of the building by 2-hour fire barriers constructed in accordance with Section 707 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both.

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the *fire code official*. Access keys shall be provided in the key box as required by Section 506.1.

914.3.1.2 Water Supply to required Fire Pumps. In all buildings that are more than ~~420~~ 120 feet (128 36.6 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate

1009.8 Two-way communication. 7. Buildings regulated under State Law and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11..

1030.1.1.1 Spaces under grandstands and bleachers. Deleted

1101.1 Scope. The provisions of this chapter shall control the design and construction of facilities for accessibility for individuals with disabilities.

Exception – Components of project regulated by and registered with the Architectural Barriers Division of Texas department of Licensing and Regulations, or a licensed RAS (Register accessibility Specialist) shall be deemed to be in compliance with the requirements of this chapter.

2902.1 Minimum number of fixtures. In other than E occupancies, the minimum number of fixtures in Table 2902.1 may be lowered if requested in writing by the applicant stating the reasons for a reduced number and approved by the Building Official.

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

Table 2902 (g)g. Drinking fountains are not required in M occupancies with an occupant load of 100 or less, B occupancies with an occupant load of 25 or less and not required in dining/ drinking establishments.

150.003 International Residential Code.

The City of Mount Pleasant adopts, as part of its Building Regulations, the 2024 International Residential Code, as it now exists and as it may be revised from time to time, including appendices. A copy of the 2024 International Residential Code is maintained in the office of the Building Official

150.004 International Residential Code Amendments.

R101.1 Title. These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of, Mount Pleasant and shall be cited as such and will be referred to herein as “this code.”

R104.2.3.1 Flood Hazard Area R104.2.3.1 Deleted

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

- 11. Shingle Replacement up to 25%
- 12. Fence Replacement up to 25 liner feet

R106.1.4 Information for construction in flood hazard areas. R106.1 Deleted.

Definition - ADDITION. An extension or increase in floor area, number of stories or height of a building or structure. When permitting any new addition, the property shall meet the minimum required parking and be connected to the street with a concrete driveway.

ACCESSORY STRUCTURE. A structure that is accessory to and incidental to that of the dwelling(s) and that is located on the same lot. Shall not be supplied with an electrical service drop.

Exception - unless approved by the Building Official

Carports. Carports shall be open on not less than two sides. Carport floor surfaces and driveway shall be connected to the street with a concrete driveway. Carports not open on two or more sides shall be considered to be a garage and shall comply with the provisions of this section for garages. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain toward the main vehicle entry doorway and away from the house

Fire Pits. Permanently installed fire pits shall not be installed within 10 feet of a structure or combustible materials. Fire pits shall conform to all building setbacks requirements for single

family dwellings as found in the City of Mount Pleasant zoning regulations. The maximum diameter of the fire pit shall be 3 feet.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA105105

GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^r	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDER- LAYMENT ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	SPEED ^d (MPH)	Topographic Effects ^k	Special wind Region ^L	Windborne Debris Zone ^m		Weathering ^a	Frost Line Depth ^b	Termite ^c					
9 lb/ft ²	105 (3 sec- gust) 33 ft.above ground Exposure C	No	No	No	A	Moderate	6"	Very Heavy	22 ^o F	No	Local Code	150	64.9 ^o F

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and dwelling unit shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors. ~~Doors shall be self-latching and equipped with a self-closing or automatic closing device.~~

R306 Flood Resistant Construction. R306 Deleted

R309.2 One- and two-family dwellings automatic sprinkler systems. R309.2 Delete this section and subsection in their entirety.

R328.1.1 Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall. Exception: A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

R328.1.2 General. The design and construction of pools and spas shall comply with the International Swimming Pool and Spa Code and Appendix U.

N1101.1 Scope. This chapter regulates the energy efficiency for the design and construction of buildings regulated by this code.

Exception -Can utilize State of Texas minimum adopted energy code. Currently under 2015

M1305.1.2 Appliances in attics. Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest

appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. One of the following must be provided for access.

1. A permanent staircase
2. An access door from the upper floor
3. A pull-down ladder

M1411.9.1 Auxiliary and secondary drain systems. {bulk of paragraph unchanged}

1. {text unchanged}
2. {text unchanged}
3. An auxiliary drain pan... {bulk of text unchanged}... with Item 1 of this section. A water level detection device may be installed only with prior approval of the building official.
4. A water level detection device... {bulk of text unchanged}... overflow rim of such pan. A water level detection device may be installed only with prior approval of the building official.

G2417.4 (406.1) Test pressure measurement. Test pressure shall be measured with a diaphragm gauge able to indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.

P2603.5.1 Sewer depth.. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

E3601.2 Number of services. Property zoned one and two-family dwellings shall be supplied by only one service,

Exception – Unless approved by the Building Official

E3901.4.3 Receptacle outlet location. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or range tops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:

1. On or above, but not more than 20 inches (508 mm) above, the countertop or work surface.
2. Receptacle outlet assemblies listed for the use in countertops or work surfaces shall be permitted to be installed in countertops or work surfaces.
3. Not more than 12 inches (305 mm) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 6 inches (152 mm) beyond its support base. [210.52(C)(3)]

E3901.4.3 Delete

Appendix BB – Tiny Homes

Appendix U – Residential Pool Barriers

105.1 Application.

The provisions of this appendix shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas, and hot tubs.

105.2 Outdoor swimming pool.

An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa, shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

2. Openings in the barrier shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

5. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

6. Maximum mesh size for chain link fences shall be a 2 1/4-inch (57 mm) square, unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 13/4 inches (44 mm).

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 13/4 inches (44 mm).

8. Access gates shall comply with the requirements of Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates, other than pedestrian access gates, shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

8.2. The gate and barrier shall have no opening larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346;

9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or

9.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described herein.

10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:

10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or

10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-dia

150.005 International Plumbing Code.

The City of Mount pleasant adopts, as part of its Building Regulations, the 2024 International Plumbing Code, as it now exists and as it may be revised from time to time, including appendices. A copy of the 2024 International Plumbing Code is maintained in the office of the Building Official

150.006 International Plumbing Code Amendments.

101.1 Title. These regulations shall be known as the Plumbing Code of City of Mount Pleasant, hereinafter referred to as “this code.”.

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches (mm) below grade.

403.1 Minimum number of fixtures. Exception: In other than E occupancies, the minimum number of fixtures in Table 403.1 may be lowered if requested in writing by the applicant stating the reasons for a reduced number and approved by the Building Official.

Table 403.1; add footnote g to read as follows (g) Drinking fountains are not required in M occupancies with an occupant load of 100 or less, B occupancies with an occupant load of 25 or less, and not required in dining/ drinking establishments

502.3 Water heaters installed in attics. Attics containing a water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall be not less than 30 inches (762 mm) in height and 22 inches (559 mm) in width and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the water heater. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) in width. A level service space not less than 30 inches (762 mm) in length and 30 inches (762 mm) in width shall be present at the front or service side of the water heater. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm) where such dimensions are large enough to allow removal of the water heater.

One of the following must be provided for access.

1. A permanent staircase
2. An access door from the upper floor
3. A pull-down ladder

608.17.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principal backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer.

703.6 Combined sanitary and storm public sewer. Delete Section

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 6 inches (mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour rain fall.

1109 Combine Sanitary and Storm Public Sewer. Delete this section

1202.1 Medical Gases. Delete Exceptions 1 and 2.

150.007 Sewer Required.

Every building in which plumbing fixtures are installed shall have a connection to a public or private sewer. If city sewer is available within 400 feet of a residential property or 1000 feet of a commercial property, a city sewer connection is required. If no sewer is available within the above guidelines, an approved private sewage disposal system may be used.

Exception: unless approved by the City Manager or his or her designee.

150.008 Easement Provision.

A house sewer may not cross another lot unless an easement or right-of-way is provided to protect all property owners.

150.009 International Fuel Gas Code.

The City of Mount pleasant adopts, as part of its Building Regulations, the 2024 International Fuel Gas Code, as it now exists and as it may be revised from time to time, including appendices. A copy of the 2024 International Fuel Gas Code is maintained in the office of the Building Official

150.010 International Fuel Gas Code Amendments.

101.1 Title. These regulations shall be known as the Fuel Gas Code of City of Mount Pleasant, hereinafter referred to as “this code.”.

306.3 Appliances in attics. Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest

appliance. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the appliance. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm) and large enough to allow removal of the largest appliance.

One of the following must be provided for access.

1. A permanent staircase
2. An access door from the upper floor
3. A pull-down ladder

406.4 Test pressure measurement. Test pressure shall be measured with a diaphragm gauge able to record or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.

150.011 International Mechanical Code.

The City of Mount Pleasant adopts, as part of its Building Regulations, the 2024 International Mechanical Code, as it now exists and as it may be revised from time to time, including appendices. A copy of the 2024 International Mechanical Code is maintained in the office of the Building Official

150.012 International Mechanical Code Amendments.

101.1 Title. These regulations shall be known as the Mechanical Code City of Mount Pleasant, hereinafter referred to as “this code.”.

306.3 Appliances in attics. Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest appliance. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the appliance. The passageway shall

have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the appliance. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.

One of the following must be provided for access.

1. A permanent staircase
2. An access door from the upper floor
3. A pull-down ladder

403.2.1 Recirculation of air. The outdoor air required by Section 403.3 shall not be recirculated. Air in excess of that required by Section 403.3 shall not be prohibited from being recirculated as a component of supply air to building spaces, except that:

5. Toilet rooms within private dwellings that contain only a water closet, lavatory, or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device that is designed to remove odors from the air.

501.3 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

4. Toilet rooms exhaust duct may terminate in a warehouse or shop area when infiltration of outside air is present.

150.013 International Energy Conservation Code.

The City of Mount pleasant adopts, as part of its Building Regulations, the 2024 International Energy Conservation Code, as it now exists and as it may be revised from time to time, including appendices. A copy of the 2024 International Energy Conservation Code is maintained in the office of the Building Official

150.014 International Energy Conservation Code Amendments.

101.1 Title. These regulations shall be known as the Building Code of City of Mount Pleasant, hereinafter referred to as “this code.”

C104.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

C101.4.2 Exceptions - Can utilize the State of Texas minimum adopted energy code.

R104.1.2 (N1101.4.1) Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.5.1.2 (N1102. 5.1.2) and R403.3.7 (N1103.3.7) respectively.

R101.4.2 Exceptions - Can utilize the State of Texas minimum adopted energy code.

C405.2.10 Sleeping unit and dwelling unit lighting and switched receptacle controls; deleted in its entirety.

R105.2.2 Solar Ready System; Deleted in entirety

R106.3 Permit Valuation; Deleted in entirety

R401.2.1 Prescriptive Compliance Option Deleted reference to R408

R402.2.10 (N1102.2.10) Slab-on-grade floors A Exception: Slab-edge insulation is not required in jurisdictions designated by the code official as having a moderate to heavy or very heavy termite infestation probability.C101.4.1 Mixed residential and commercial buildings

R402.5.5 (N1102.5.5) Air-sealed electrical and communication outlet boxes.

Exception: Boxes may be air-sealed in the field using caulk, tape, gasket or other approved method to prevent air leakage through the box in lieu of NEMA OS 4 boxes. Boxes air-sealed in the field shall be sealed to the air barrier element being penetrated and installed in accordance with manufacturer's instructions.

R404.2 (N1104.2) Interior lighting controls Deleted in its entirety

150.015 International Existing Building Code.

The City of Mount pleasant adopts, as part of its Building Regulations, the 2024 International Existing Code, as it now exists and as it may be revised from time to time, including appendices. A copy of the 2024 International Existing Building Code is maintained in the office of the Building Official

150.016 International Existing Building Code Amendments.

101.1Title. These regulations shall be known as the Existing Building Code of City of Mount Pleasant, herein-after referred to as "this code."

306.1 Scope; add exceptions to read as follows Exceptions:

1. Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter

150.017 National Electrical Code.

The City of Mount pleasant adopts, as part of its Building Regulations, the 2023 National Electric Code, as it now exists and as it may be revised from time to time, including appendices. A copy of the 2023 National Electric Code is maintained in the office of the Building Official.

110.3(B) Installation and Use. Equipment that is listed, labeled, or both, or identified for a use shall be installed and used in accordance with any instructions included in the listing, labeling, or identification.

- (1) The installation and use of any type of electric fence is prohibited within the city.

150.018 International Property Maintenance Code.

The City of Mount pleasant adopts, as part of its Building Regulations, the 2024 International Property Maintenance Code, as it now exists and as it may be revised from time to time, including appendices. A copy of the 2024 International Property Maintenance Code is maintained in the office of the Building Official.

150.019 BUILDING PERMITS.

(A) *Building permits required.* It shall be unlawful for any person to build, construct, erect, alter or repair any building or other structure within the city without having first obtained a permit therefor from the city.

('87 Code, § 29-4) (Ord. passed 2-15-49)

(B) *Fees.* The fees for building permits and inspection fees levied and ordered collected before the issuance of any building permit shall be as follows or as per the adopted fee schedule:

<i>Building Permits</i>	<i>Fee Amount</i>
<i>Building Permits</i>	<i>Fee Amount</i>
1. Residential	
a. Accessory buildings	\$50.00
b. Single-family – new	\$0.50 per sq. ft.
c. Single-family – alteration or addition	\$0.30 per sq. ft. (min. \$75)
d. Electrical, plumbing, mechanical	\$75.00
e. Concrete	\$50.00
2. Commercial	
a. Commercial – new	Table 1A
b. Commercial – remodel	Table 1A
c. Certificate of occupancy	\$50.00
d. Temporary certificate of occupancy	\$100.00
e. Mechanical, electrical, plumbing	Table 1A
f. Concrete	Table 1A
g. Plan Review fee over 50K	\$500.00
h. Third plane review fee	Cost
3. Board of Adjustments	\$250.00
4. Solar panel system	\$50.00
5. Demolition of a structure	\$50.00
6. Fence	\$50.00
7. Inspection fees	

a. After-hours inspections	\$100.00
b. Re-inspections	\$50.00
8. Irrigation	
a. Residential	\$50.00
b. Commercial	\$125.00
9. Moving of structure	\$75.00
10. Pools, hot tubs, spas	
a. Spa	\$75.00
b. Pool	\$125.00
11. Roofing	
a. Commercial	Table 1A
b. Residential	\$50.00
12. Signs	\$75.00
a. Sign variance	\$200.00
b. Billboard	\$500.00
c. Temporary	\$35.00
13. Miscellaneous permits	\$50.00
a. Special event	\$250.00
14. Work without permit	Double permit fee
16. Temp. const. and sales trailer	\$500.00

Table 1A: Commercial Building Permit Fees	
Total Valuation	Fee
Table 1A: Commercial Building Permit Fees	
Total Valuation	Fee
\$1.00 to \$500.00	\$50.00
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$80.75 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof to and including the \$25,000.00
\$25,001.00 to \$50,000.00	\$402.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$655.25 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00

\$100,001.00 to \$500,000.00	\$1,005.25 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,245.25 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,620.25 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
For use of outside consultants for plan review or inspections Actual cost	

(Am. Ord. 2002-19, passed 2-19-02; Am. Ord. 2004-4, passed 1-20-04; Am. Ord. 2011-17, passed 10-18-11; Am. Ord. 2020-18, passed 10-6-20; Am. Ord. 2023-15, passed 9-19-23)

(C) The painting, papering, roofing and other maintenance repairs only of any dwelling shall not be subject to any charge or permit required. The addition to any structure, dwelling or commercial, of any porch, carport, room or any type of structure whereby the floor area is increased shall be considered as new construction and a permit shall be required and the fees paid as herein required.

('87 Code, § 29-5) (Ord. passed 6-17-58; Am. Ord. 1981-10, passed 10-20-81)

(D) *Drainage inspection required.* Before issuing a building permit or addition to a building permit, the Building Official shall inspect the site, and if he or she finds that the site will be subject to flooding or will stop a natural drain, he or she shall specify and require remedial measures to be taken to prevent flooding or stoppage and which shall be a part of the building permit.

('87 Code, § 29-6) (Ord. 1980-12, passed 10-21-80)

(E) *Effect of applicant's error in reporting square feet of structure.* If the applicant for a building permit shall fail to correctly state the number of square feet in the application or the type of construction upon such being discovered, the Building Official shall promptly issue a notice of balance due and shall, as a penalty, double the amount due. If the deficiency and penalty are not paid within 20 days from billing, no city utilities shall be connected to the premises until the same are paid; and if city utilities are connected, the same shall be discontinued until the fee is paid.

('87 Code, § 29-7) (Ord. passed 6-17-58)

(F) *Conformity.* All buildings or structures built, constructed, erected, altered or repaired within the city shall be in conformity to the approved plans and specifications, the building permit and all applicable provisions of this code, state law and city ordinances, rules and regulations.

('87 Code, § 29-8) Penalty, see § [150.999](#)

150.020 DRILLING OF OIL AND GAS WELLS WITHIN 200 FEET OF ANY BUILDING PROHIBITED.

(A) The drilling of any well for the purpose of exploring for and producing oil or gas within 200 feet of any building, residential or commercial, occupied or unoccupied, within the city limits of the City of Mount Pleasant is prohibited.

(B) Prior to the drilling of any well for the purpose of exploring for and producing oil or gas within the city limits, the person proposing to drill said well shall make application to the Building Official for a permit, which application shall be accompanied by a plat showing the location of the proposed well. The applicant shall pay a fee of \$50.00. The Building Official, after making an examination of the proposed location and the surrounding area, will issue a permit if the location complies with this section.

(C) Any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine as provided in [§ 150.999](#).

('87 Code, § 29-9) (Ord. 1980-3, passed 4-1-80) [Penalty, see § 150.999](#)

UNSAFE BUILDING ABATEMENT CODE

§ 150.021 DANGEROUS STRUCTURES.

There is adopted by the city for the purpose of prescribing regulations governing conditions hazardous to life and property from unsafe and dangerous structures the Tex. Local Gov't Code, §§ 214.001 *et seq.*, Chapter 214, Subsection A, as the same now exists or may hereafter be amended.

(Ord. 1998-2, passed 4-7-98)

§ 150.022 RIGHT OF ENTRY.

(A) The Building Official or his or her authorized representative may enter any building, structure or premises at all reasonable times to make an inspection or enforce any of the provisions of this code.

(B) When entering a building, structure or premise that is occupied, the Building Official shall first identify himself or herself, present proper credentials and request entry. If the building, structure or premises is unoccupied, he or she shall first make a reasonable effort to locate the owner or other persons having charge of the building and demand entry. If entry is refused, the Building Official or his or her authorized representative shall have recourse to every remedy provided by law to secure entry.

(C) No person, owner or occupant of any building or premises shall fail, after proper credentials are displayed, to permit entry into any building or onto any property by the Building Official or his or her authorized agent for the purpose of inspections pursuant to this code. Any person violating this section shall be prosecuted within the limits of the law as established by the proper governing authority.

(Ord. 1998-2, passed 4-7-98)

§ 150.023 INSPECTIONS.

The Building Official, the Fire Official and other authorized representatives are authorized to make such inspections and take such actions as may be required to enforce the provisions of this subchapter. The Building Official shall inspect or cause to be inspected any building, structure or portion thereof which is or may be unsafe. After the Building Official has inspected or caused to be inspected a building, structure or portion thereof and has determined that such building, structure or portion thereof is unsafe, he or she shall initiate proceedings to cause the abatement of the condition by repair, vacation or demolition or combination thereof.

(Ord. 1998-2, passed 4-7-98)

§ 150.024 MINIMUM STANDARDS FOR BUILDINGS.

A dangerous building is any building or structure that has any of the following conditions, such that the life, health, property or safety of its occupants or the general public are endangered:

(A) Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic;

(B) Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or nonworking condition such that the means of egress could be rendered unsafe in case of fire or panic;

(C) The stress in any material, member or portion thereof due to all imposed loads including dead load exceeds the stresses allowed in the Standard Building Code for new buildings;

(D) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirement established by the Standard Building Code for new buildings;

(E) Any exterior appendage or portion of the building or structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the Standard Building Code for new buildings;

(F) If for any reason the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used;

(G) The building, structure or portion thereof as a result of decay, deterioration or dilapidation is likely to fully or partially collapse;

(H) The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the Standard Codes or of a city, county or state law;

(I) Any building, structure or portion thereof that is in such a condition as to constitute a public nuisance;

(J) Any building, structure or portion thereof that is unsafe, unsanitary or not provided with adequate egress, which constitutes a fire hazard, or is otherwise dangerous to human life or, which, in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

(Ord. 1998-2, passed 4-7-98)

§ 150.025 NOTICE OF PUBLIC HEARING.

(A) After the Building Official has determined in his or her opinion that a building structure or portion thereof is unsafe, a public hearing shall be conducted by the City Council. A notice of hearing before the City Council shall be served personally or by certified mail, return receipt requested, to the owner, lienholder and/or mortgagee 14 days prior to hearing date set before the City Council.

(B) The notice shall contain:

(1) The address and legal description of the building;

(2) A statement indicating the building has been declared dangerous by the Building Official and a detailed report documenting the conditions determined to have rendered the building dangerous under the provisions of this subchapter;

(3) The date, time and location of hearing;

(4) A statement that the owner, lienholder or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with this subchapter and the time it will take to reasonably perform the work.

(Ord. 1998-2, passed 4-7-98)

§ 150.026 NOTICE TO BE FILED.

A notice shall be filed with the County Clerk and contain the name and address of the owner of the affected property, if that information can be determined, legal description and information concerning the public hearing.

(Ord. 1998-2, passed 4-7-98)

§ 150.027 PUBLIC HEARING.

(A) In conducting a hearing, should the City Council find that building structure or portion thereof is unsafe, the City Council shall require the owner, lienholder or mortgagee of the building to within 30 days:

- (1) Secure the building from unauthorized entry; or
- (2) Repair, remove or demolish the building, unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within 30 days.

(B) If the City Council allows the owner, lienholder or mortgagee more than 30 days to repair, remove or demolish the building, the Council shall establish specific time schedules for the commencement and performance of the work and shall require the owner, lienholder or mortgagee to secure the property in a reasonable manner from unauthorized entry while the work is being performed, as determined by the Building Official.

(C) The City Council may not allow the owner, lienholder or mortgagee more than 90 days to repair, remove or demolish the building or fully perform all work required to comply with the order unless the owner, lienholder or mortgagee:

- (1) Submits a detailed plan and time schedule for the work at the hearing; and
- (2) Establishes at the hearing that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work.

(D) If the Council allows the owner, lienholder or mortgagee more than 90 days to complete any part of the work required to repair, remove or demolish the building, the Council shall require the owner, lienholder or mortgagee to regularly submit progress reports to the Council to demonstrate that the owner, lienholder or mortgagee has complied with the time schedules established for commencement and performance of the work. The order may require that the owner, lienholder or mortgagee appear before the Building Official to demonstrate compliance with the time schedules.

(E) In a public hearing to determine whether a building complies with the standards set out in this subchapter, the owner, lienholder or mortgagee has the burden of proof to demonstrate the scope of any work that may be required to comply with this chapter and the time it will take to reasonably perform the work.

(Ord. 1998-2, passed 4-7-98)

§ 150.028 NOTICE OF ORDER.

Within ten days after the date of the public hearing and order issued by the City Council, the following shall be done:

- (A) File a copy of the order with the City Secretary;
- (B) Publish in a newspaper of general circulation in the city a notice containing the street address or legal description of the property, the date of the hearing, a brief

statement indicating the results of the hearing and subsequent order issued and instruction stating where a complete copy of the order may be obtained;

(C) Notice of order shall be mailed to the owner, lienholder or mortgagee by certified mail, return receipt requested. If the United States Postal Service returns notice marked as "refused" or "unclaimed" the validity of the notice is not affected and shall be deemed delivered.

(Ord. 1998-2, passed 4-7-98)

§ 150.029 NONCOMPLIANCE WITH ORDER.

(A) If the building is not vacated, secured, repaired, removed or demolished or the occupants are not relocated within the allotted time, the city may vacate, secure, remove or demolish the building or relocate the occupants at its own expense.

(B) If the city incurs expenses under this section, the city may assess the expenses on, and the city has a lien against, unless it is a homestead as protected by the Texas Constitution, the property on which the building was located. The lien is extinguished if the property owner or another person having an interest in the legal title to the property reimburses the city for the expenses. The lien arises and attaches to the property at the time the notice of the lien is recorded and indexed in the office of the County Clerk. The notice must contain the name and address of the owner, if that information can be determined with a reasonable effort, a legal description of the real property on which the building was located, the amount of expenses incurred by the city and the balance due.

(C) If the notice is given and the opportunity to relocate the tenants of the building or to repair, remove or demolish the building is afforded to each mortgagee and lienholder as authorized by this subchapter, the lien is a privileged lien subordinate only to tax liens.

(Ord. 1998-2, passed 4-7-98)

§ 150.030 DILIGENT EFFORT TO NOTIFY.

The city satisfies the requirements of this subchapter to make a diligent effort, to use its best efforts or to make a reasonable effort to determine the identity and address of an owner, a lienholder or a mortgagee if the city searches the following records:

- (A) County real property records of the county in which the building is located;
- (B) Appraisal district records of the appraisal district in which the building is located;
- (C) Records of the Secretary of State;
- (D) Assumed name records of the county in which the building is located;
- (E) Tax records of the city; and
- (F) Utility records of the city.

(Ord. 1998-2, passed 4-7-98)

§ 150.031 EMERGENCY MEASURES FOR DECLARING A BUILDING OR STRUCTURE UNSAFE.

When there exists an emergency, as defined in this section, certain measures may be taken, notice which shall be given of the order therefor and the procedures which shall be followed in carrying out said measures are as follows:

(A) When it shall appear to the City Building Official and/or the Fire Marshal that a building or structure in the city is a dangerous building under the terms of this subchapter and that such building or structure or the manner of use constitutes an immediate and serious danger to life or property, the condition shall be deemed to justify the use of emergency measures and upon being so advised by the City Building

Official and the Fire Marshal, the City Manager may order any of the following emergency measures to be taken:

- (1) Immediate vacation of such building or structure or of adjoining building or structures;
- (2) Vacation of the danger area around such building or structure;
- (3) Such emergency shoring up and bracing walls, roofs and supports as are required to render such building or structure safe;
- (4) The destruction of such walls, roofs and supports of the entire structure or so much thereof as cannot be braced or made secure with safety;
- (5) Posting of notices on or near such building or structure which notify the public of such orders and order all persons to keep out of such building or structure and the area of danger surrounding it.

(B) The city shall give notice before the eleventh day after the date such action is taken, to the owner by:

- (1) Personally serving the owner with written notice;
- (2) Depositing the notice in the United States mail addressed to the owner at the owner's post office address;
- (3) Publishing the notice at least twice within a ten-day period in a newspaper of general circulation in the county in which the building is located if personal service cannot be obtained and the owner's post office address is unknown; and
- (4) Posting the notice on or near the front door of the building if personal service cannot be obtained and the owner's post office address is unknown.

(C) The notice must contain:

- (1) An identification, which is not required to be a legal description, of the building and the property on which it is located;
- (2) A description of the violation of the municipal standards that is present at the building;
- (3) A statement that the city will secure or has secured, as the case may be, the building; and
- (4) An explanation of the owner's entitlement to request a hearing about any matter relating to the city's securing of the building.

(D) The city shall conduct a hearing at which the owner may testify or present witnesses or written information about any matter relating to the city's securing of the building if, within 30 days after the date the city secures the building, the owner files with the city a written request for the hearing. The city shall conduct the hearing within 20 days after the date the request is filed.

(E) A city has the same authority to assess expenses under this section as it has to assess expenses under § [150.021](#). A lien is created under this section in the same manner that a lien is created under § [150.021](#). and is subject to the same conditions as a lien created under that section.

(Ord. 1998-2, passed 4-7-98)

SMALL WIRELESS FACILITY SITING

§ 150.032 SMALL WIRELESS FACILITY SITING.

(A) *Purpose and scope.* The purpose of this section is to establish policies and procedures for the placement of node support poles in the right-of-way and network nodes in the public right-of-way and on service poles within the city's jurisdiction, which will provide public benefits and will be consistent with the preservation of the integrity, safe usage, and visual qualities of the city public right-of-way and the city as a whole.

(B) *Intent.* In enacting this section, the city is establishing uniform standards to address issues presented by network nodes, including without limitation, ensuring that network nodes or node support poles do not adversely affect:

- (1) Use of streets, sidewalks, alleys, parkways and other public ways and places;
- (2) Vehicular and pedestrian traffic;
- (3) The operation of facilities lawfully located in public right-of-way or public property;
- (4) The ability of the city to protect the environment, including the prevention of damage to trees;
- (5) The character of residential and historic areas, and city parks, in which network nodes may be installed; and
- (6) The rapid deployment of network nodes to provide the benefits of wireless services.

(C) *Conflicts with other chapters.* This section supersedes all chapters, parts of chapters or rules adopted prior hereto that are in conflict herewith, to the extent of such conflict.

(D) *Definitions.* For purposes of this section the following definitions shall apply unless the context clearly indicates or requires a different meaning. All terms used in this section, not specifically defined herein, have the meaning provided in Tex. Local Gov't Code, Chapter 284.

APPLICABLE LAW. Tex. Local Gov't Code, Chapter 284.

APPLICANT. Any person who submits an application and is a network provider.

APPLICATION. A request submitted by an applicant:

- (a) For a permit to collocate network nodes; or
- (b) To install a transport facility; or
- (c) Approve the installation, replacement or modification of a pole.

CITY CODE. Those ordinance provisions relevant to use of the public right-of-way where compliant with applicable law.

DAY. Calendar day.

PERSON. An individual, corporation, limited liability company, partnership, association, trust, or other entity or organization, including the city.

ROUTINE MAINTENANCE.

- (a) Work in the public right-of-way that does not require excavation or closing of sidewalks or vehicular lanes in a public right-of-way;
- (b) Replacing or upgrading a network node or pole with a node or pole that is substantially similar in size or smaller and that does not require excavation or closing of sidewalks or vehicular lanes in a public right-of-way; or
- (c) The installation, placement, maintenance, operation, or replacement of micro network nodes that are strung on cables between existing poles or node support poles, in the public right-of-way.

TECHNICAL GROUNDS. In light of prevailing industry and engineering standards, reasons of insufficiency of capacity, safety, reliability and/or generally applicable engineering purposes consistent with applicable law and City Code.

(C) *Permitted use; application and fees.*

(1) *Permitted use.* Colocation of network nodes and the placement of node support poles, meeting the parameters set forth in division (E) below and in applicable law, shall be a permitted use. No zoning or land use review shall apply, subject to the requirements in division (E) below.

(2) *Permit required.* No person shall place a network node, transport facility or node support pole in the public right-of-way, without first filing a permit application and obtaining a permit therefor, except as otherwise provided in this section.

(3) *Permit application.* All permit applications filed pursuant to this section shall be on a form, paper or electronic, provided by the city. The applicant may designate portions of its application materials that it reasonably believes contain proprietary or confidential information as "proprietary" or "confidential" by clearly marking each page of such materials accordingly.

(4) *Application requirements.* The permit application shall be made by the network provider or its duly authorized representative and shall contain the following:

(a) The applicant's name, address, telephone number, and e-mail address;
(b) The names, addresses, telephone numbers, and e-mail addresses of all consultants, if any, acting on behalf of the applicant with respect to the filing of the application;

(c) Construction and engineering drawings and information confirming that the construction will be consistent with City Code.

(5) *Routine maintenance and replacement.* A permit application shall not be required for:

(a) Routine maintenance; or

(b) For the replacement of a node with another node that is substantially similar.

(6) *Information updates.* Any amendment to information contained in a permit application shall be submitted in writing to the city within 30 days after the change necessitating the amendment.

(7) *Application fees.* All applications for permits pursuant to this section shall be accompanied by a fee of \$500 for up to five network nodes addressed in the same application, \$250 for each additional node in the same application; and a fee of \$1,000 for each node support pole.

(D) *Action on permit applications.*

(1) *Review of applications.* The city shall review applications for network nodes, node support poles and transport facilities in light of their conformity with applicable law and City Code and shall issue such permits on nondiscriminatory terms and conditions subject to the following requirements:

(a) Within 30 days of receiving an application for a network node or node support pole, or ten days for a transport facility, the city shall determine and notify the applicant whether the application is complete; or if incomplete, the city must specifically identify the missing information in such notification. There shall be no fee charged for completion and resubmission of an application.

(b) The city shall make its final decision to approve or deny a complete application no later than:

1. 21 days after receipt of a complete application for a transport facility;
2. 60 days after receipt of a complete application for a network node; and
3. 150 days after receipt of a completed application for a new node support pole.

(c) The city shall advise the applicant in writing of its final decision, and, if denied, the basis for that denial, including specific provisions of City Code or applicable law on which the denial was based, and send the documentation to the applicant on or before the day the city denies the application. The applicant may cure the deficiencies identified by the city and resubmit the application within 30 days of the denial without paying an additional application fee. The city shall approve or deny the revised application within 90 days of receipt of the amended application. The subsequent review by the city shall be limited to the deficiencies cited in the original denial.

(d) If the city fails to act on an application within the review period specified in this division (D), the application shall be deemed approved.

(e) An applicant seeking to colocate network nodes may, at the applicant's discretion, file a consolidated application and receive permits for up to 30 network nodes. Provided however, the city's denial of any node within a single application shall not affect other nodes submitted in the same application. The city shall grant permits for any and all nodes in a single application that it does not deny, subject to the requirements of this section.

(2) *Review of eligible facilities requests.* Notwithstanding any other provision of this section, the city shall approve and may not deny applications for eligible facilities requests within 60 days according to the procedures established under 47 CFR 1.40001(c).

(E) *Network nodes in the public right-of-way; maximum height; other requirements.*

(1) *Maximum size of permitted use.* Colocation of permitted use network nodes in the public right-of-way shall be subject to the size limitations specified in Tex. Local Gov't Code. § 284.003.

(2) *Undergrounding provisions.* A network provider shall comply with nondiscriminatory undergrounding requirements, zoning regulations, state law, private deed restrictions, and other public or private restrictions, that prohibit installing aboveground structures in a public right-of-way without first obtaining zoning or land use approval. This requirement or restriction shall not be interpreted to prohibit a network provider from replacing an existing structure.

(3) *Historic areas and design districts.* Subject to the permit application approval time frames in division (D) above, a network provider must obtain advance approval from the city before colocating new network nodes or installing new node support poles in any areas zoned or designated as a historic district or as a design district if the district has decorative poles. Such installations shall be subject to the design and aesthetic standards of such areas.

(4) *Installation in municipal parks and residential areas.*

(a) A network provider may not install a new node support pole in a public right-of-way without the city's discretionary, nondiscriminatory, written consent of the City

Manager or his designee if the public right-of-way is located in a municipal park or is adjacent to a street or thoroughfare that is:

1. Not more than 50 feet wide; and
2. Adjacent to single-family residential lots or other multifamily residences or undeveloped land that is designated for residential use by zoning or deed restrictions.

(b) A network provider shall comply with private deed restrictions and other private restrictions when installing network nodes in parks and residential areas.

(5) *Zoning.* A network provider seeking to construct, replace or modify a pole or node in the public right-of-way that exceeds the height or size limits contained in this section, shall be subject to applicable zoning requirements.

(F) *Effect of permit.*

(1) *Authority granted.* A permit from the city authorizes an applicant to undertake only certain activities in accordance with this section, and does not create a property right or grant authority to the applicant to impinge upon the rights of others who may already have an interest in the public right-of-way.

(2) *Time of installation.* A network provider shall begin the installation for which a permit is granted not later than six months after final approval and shall diligently pursue the installation to completion. Provided, however, the city may place a longer time limit on completion or grant reasonable extensions of time as requested by the network provider.

(3) *Right to occupy.* Once a network provider has collocated a network node or placed a node support pole pursuant to a permit, the provider shall be permitted to continue to maintain such collocation or such pole unless required to remove or relocate under the terms of this section.

(4) *Interference with network nodes.* City will not grant a permit to any person to install any network node or other wireless facility if the city knows or has reason to know that such person's use of such network node or other wireless facility may in any way adversely affect or interfere with the use and operation of an existing and operational network node for which the city has previously issued a permit.

(G) *Removal, relocation or modification of network nodes in the right-of-way.*

(1) *Notice.* Within 90 days following written notice from the city, a network provider shall, at its own expense, protect, support, temporarily or permanently disconnect, remove, relocate, change or alter the position of any network node or node support pole within the public right-of-way whenever the city has determined that such removal, relocation, change or alteration, is reasonably necessary for the construction, repair, maintenance, or installation of any city improvement in or upon, or the operations of the city in or upon, the public right-of-way.

(2) *Emergency removal or relocation of facilities.* The city retains the right and privilege to disconnect or move any network node located within the public right-of-way of the city, as the city may determine to be necessary, appropriate or useful in response to any public health or safety emergency. If circumstances permit, the city shall notify the network provider and allow the network provider an opportunity to move its own facilities prior to the city disconnecting or removing a facility and shall notify the network provider after disconnecting or removing a network node or node support pole.

(3) *Abandonment of facilities.* Upon abandonment of a network node or node support pole within the public right-of-way, the network provider shall notify the city

within 90 days. Following receipt of such notice, the city may direct the network provider to remove all or any portion of a network node or node support pole if the city, or any of its departments, determines, subject to City Code, that such removal is necessary to protect public health, safety and welfare.

(H) *Public right-of-way rate.*

(1) *Annual rate.* Once a network provider has installed and made operational a network node in the public right-of-way, network provider shall pay to the city compensation for use of the public right-of-way in the amount of \$250 annually per node in the city public right-of-way.

(2) *Cease payment.* A network provider is authorized to remove its facilities at any time from the public right-of-way and cease paying the city compensation for use of the public right-of-way following removal and notification to the city of such removal.

(I) *Attachment to service poles in the public right-of-way.* A network provider shall be permitted to attach network nodes to city-owned service poles, consistent with applicable law and City Code and subject to the requirements specified herein.

(1) *Permits.* A network provider shall obtain a permit, pursuant to the terms of this section, prior to collocating network nodes on service poles.

(2) *Make ready.* Network provider shall be responsible for costs for make ready work on city service poles to which provider seeks to place a network node.

(3) *Technical limitations.* In the event the city determines, based upon technical grounds, that inadequate space exists on a service pole to accommodate the proposed network node, such pole may be replaced by network provider, at the network provider's expense, with a service pole with adequate space to accommodate the proposed network node.

(4) *Facilities rearrangements.* If another provider would have to rearrange or adjust any of its facilities to accommodate a new network node, the city shall use reasonable efforts to work with the affected providers to coordinate such activity. All make ready work shall comply with NESC, and other applicable codes. The applicant shall not be responsible for any third-party costs, including those of other network providers, to adjust existing attachments that are non-compliant with the NESC and other applicable codes at the time of the application.

(5) *Service pole attachment fee.* The rate to collocate a network node on a service pole in the public right-of-way shall be \$20 per pole per year. Subject to the provisions of division (J) below, such compensation together with the application fee and the public right-of-way rate specified in division (H) above shall be the sole compensation that the network provider shall be required to pay to the city.

(6) *Cease payment.* A network provider is authorized to remove its facilities at any time from a service pole in the public right-of-way and cease paying the attachment fee to the city upon notification to the city that the facilities have been removed.

(J) *Transport facilities.* Installation of transport facilities, including applicable compensation to the City for such facilities, shall be governed by Tex. Local Gov't Code, § 284.055.

(K) *Design Manual.* A network provider shall comply with the city's Design Manual, if any, in place on the date a permit application is filed in relation to work for which the city has approved a permit application. The city's Design Manual may not conflict with applicable law and must be competitively neutral.

(Ord. 2017-15, passed 10-17-17)

HOUSEMOVERS

§ 150.133 NOTICE TO UTILITIES AND POLICE AND FIRE DEPARTMENTS.

No person shall move any house, building or other structure over any street, alley or other way without first notifying all public utilities and the Police and Fire Departments of the proposed route to be taken and the proposed time of such moving.

(`87 Code, § 29-50)

§ 150.134 INVESTIGATION OF ROUTE.

Prior to moving any house on the public streets and after the same has been loaded for moving, the person responsible for moving the same shall notify the Chief of Police. The Chief shall go to the location and measure the house as to width, length and height. If he or she is of the opinion that the house cannot safely be moved without damage to city or private property, then the person responsible for moving such house shall not be permitted to move the same over the public streets. If the Chief of Police, after measuring the house, is of the opinion that it can be safely moved without damage to public or private property, then he or she shall authorize its being moved.

(`87 Code, § 29-51) (Ord. passed 6-20-67)

§ 150.135 CHANGE OF ROUTE UPON REQUEST OF CITY.

The route proposed to be used by any person in moving any building, house or other structure shall be changed, if requested by the Police, Fire Department or the Director of Public Works.

(`87 Code, § 29-52)

§ 150.136 TO BE ACCOMPANIED BY POLICE OFFICER IF REQUIRED.

No building, house or other structure shall be moved unless accompanied by a police officer, if required by the Building Official.

(`87 Code, § 29-53)

§ 150.137 FLAGMEN; FLARES AND LIGHTS; LEAVING BUILDING ON PUBLIC PROPERTY.

When any moving of a house, building or other structure is commenced, flagmen must be posted ahead of and behind such moving to give proper warning. In the event it becomes necessary to leave the building or structure on public property, there shall be placed around the same and all equipment used therefor red lights, flares or other warning devices; provided that, no building or structure shall be allowed to remain stationary on and in the streets and ways for more than 24 hours, except on weekends. Any moving at night must be accompanied by sufficient lights and flares continually burning for the protection of the public.

(`87 Code, § 29-54)

§ 150.138 REQUIREMENTS FOR BUILDINGS TO BE RELOCATED WITHIN THE CITY.

(A) *Permit required.* Any person desiring to relocate an existing house, building or other structure to property inside the city shall obtain a permit so to do from the Building Official. A fee of \$50.00 shall be paid on the issuance of such permit. Such permit is in addition to the permit required by §§ [150.144](#) *et seq.*

(`87 Code, § 29-55)

(B) *Prerequisites.* No person shall move any house, building or other structure and relocate the same within the city, unless the following conditions exist:

(1) The existing structure is structurally sound and all windows, doors and trim are in place or will be replaced before occupancy and use;

(2) Any structure intended for residential occupancy has or will have interior sanitary toilet facilities (flush toilet, lavatory, bathtub or shower), hot and cold water facilities and kitchen sink with hot and cold water with all sewerage and waste discharge connected to the sanitary sewer system of the city, or if a sanitary sewer main is not accessible to the property or within 150 feet, then to an approved septic tank;

(3) That the building, plumbing, electrical, heating and air conditioning in or to be constructed in the relocated structure complies with all applicable provisions of this code, state law and city ordinances, rules and regulations;

(4) That the structure shall not be deemed to be substandard or dilapidated within the meaning, intent or purpose of the Housing Code of the city.

('87 Code, § 29-56)

(C) *Compliance.* It shall be unlawful for any person to occupy and use any existing house, building or structure that has been moved and relocated on property inside the city, unless the provisions of this subchapter have been fully complied with and final approval has been issued by the Building Official. No utilities may be connected to any such house, building or structure until and unless the provisions of this subchapter have been complied with.

('87 Code, § 29-57) [Penalty, see § 150.999](#)

§ 150.139 LIABILITY FOR DAMAGE.

The person moving a house under the provisions of this subchapter shall be responsible in damages to the city for all damages occasioned to the public streets or city property, as well as responsible in damages to public utilities and individuals for such damages as may have been occasioned by the moving of the house. The City Building Official shall determine after the moving if there has been any damage to any public or private property; and if so, make an estimate of the amount and furnish a copy to the mover and the person whose property has been damaged. The person moving the house shall pay the same within 30 days after notice thereof, and in the event of failure to pay such damages, the City Building Official will not issue further permits to such person until such time as the said damages are paid.

('87 Code, § 29-58) (Ord. passed 6-20-67)

§ 150.140 MOVER SHALL SECURE PERMIT.

(A) It shall be unlawful for any person to move a house, building or other structure from one location to another within the city limits, to move a house, building or other structure without the city limits to a location within the city or to move a house, building or other structure within the city to a point without the city without the mover first securing a permit from the Building Official.

(B) This section shall not be applicable to the mover of a mobile home when the same is moved on wheels attached to the home.

('87 Code, § 29-64) (Ord. passed 6-20-67; Am. Ord. 6-1976, passed 4-20-76) [Penalty, see § 150.999](#)

§ 150.141 APPLICATION.

Application for a permit required by this subchapter shall be filed with the Building Official on a form provided for that purpose.

(`87 Code, § 29-65)

§ 150.142 BOND REQUIRED OF APPLICANT.

Each applicant for a permit under the provisions of this subchapter shall furnish a good and sufficient indemnity bond in the sum of \$5,000.00 with corporate surety payable to the city and conditioned that the temporary use of the streets, alleys and ways of the city will be used in accordance with the conditions set forth in the application for the permit. Such bond shall be filed with and approved by the City Secretary.

(`87 Code, § 29-66)

§ 150.143 FEE.

At the time of filing the application for a permit required by the provisions of this subchapter, the applicant therefor shall pay a fee of \$75.00 for each load to be moved.

(`87 Code, § 29-67) (Ord. passed 6-20-67; Am. Ord. 1981-10, passed 10-20-81; Am. Ord. 2020-18, passed 10-6-20; Am. Ord. 2023-15, passed 9-19-23)

§ 150.144 OWNER TO OBTAIN BUILDING PERMIT.

Before any permit is issued under the provisions of this subchapter, the owner of the building to be moved, or his or her agent, shall apply for and receive a building permit.

(`87 Code, § 29-68) (Ord. passed 6-20-67)

§ 150.145 ISSUANCE.

The Building Official shall issue the permit applied for under the provisions of this subchapter upon payment of the required fee and filing of the required bond if the Building Official finds that the moving contemplated by the application can be accomplished in accordance with this subchapter and that the building, when relocated, will meet the requirements of this subchapter.

(`87 Code, § 29-69)

§ 150.146 FORM AND CONDITIONS.

A permit issued under the provisions of this subchapter shall be in such form and contain such conditions as the City Council may, from time to time, prescribe and require; provided that each such permit, whether expressly stated therein or not, shall be issued on the condition that the permit holder will pay all damage done to any city street, alley or way or any other public or private property, directly or indirectly.

(`87 Code, § 29-70)

§ 150.147 TERM.

A permit issued under the provisions of this subchapter shall be valid for a maximum period of five days only. Any use of the streets and ways of the city in excess of such period of time shall be upon a rental basis of \$50.00 per day, at the city's discretion.

(`87 Code, § 29-71)

§ 150.148 TRANSFER PROHIBITED.

It shall be unlawful for any person securing a permit under the provisions of this subchapter to lend, rent or transfer such permit or for any other person to make use of such permit.

(`87 Code, § 29-72) [Penalty, see § 150.999](#)

HISTORIC PRESERVATION

§ 150.149 DEFINITIONS.

For purposes of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ALTERATION. Any act or process which changes one or more of the exterior architectural features of a structure designated for preservation or any structure in a district designated for preservation.

AWNING SIGN. Any sign painted or applied to the face, valance, or side panels of an awning.

DEMOLITION. Any demolition, removal or razing of any designated historic landmark or building within a historic district for which a permit shall be issued or denied in accordance with § [150.153](#).

EXTERIOR ARCHITECTURAL FEATURE. The architectural style, design, general arrangement, and components of all of the outer surfaces or an improvement as distinguished from the interior surfaces enclosed by said outer surfaces, including but not limited to the texture of the building material, color, and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to such improvement.

HANGING SIGN. Any sign suspended from an awning or canopy.

HISTORIC DISTRICT. An area which has outstanding historical, architectural, archaeological or cultural significance in the state, region, or community, within which the buildings, structures, accessory buildings, fences, or other appurtenances are of basic and vital importance for the development of culture and tourism because of their association with history, and which the City Council determines shall be protected, enhanced, and preserved in the interest of culture, prosperity, education, and welfare of the people.

HISTORIC LANDMARK. A place which has outstanding historical, architectural, archaeological or cultural significance in the state, region, or community. The designation historic landmark recognizes that the historic place, or the building(s), structure(s) accessory building(s), fences or other appurtenances at the place are of basic and vital importance for the preservation of culture and the development of tourism and which the City Council determines shall be protected, enhanced, and preserved in the interest of culture, prosperity, education, and welfare of the people.

MODIFICATION. Any alteration, reconstruction, rehabilitation, relocation, restoration, or any other construction, alteration, painting, or work of any kind on or to a historic landmark or building, wall, fence, light fixture, sign, steps, paving, sidewalks or other appurtenant fixture within a historic district or historic landmark or affecting an exterior architectural feature.

PEDESTRIAN SIGN. Any sign oriented to pedestrian or street level visibility (including window signs, awning signs, hanging signs, nameplates, and plaques).

PROJECTING SIGN. Any sign attached to and placed perpendicular to a building facade.

RECONSTRUCTION. The reconstruction process involves the re-creation of a replica of a building or facility that no longer exists on its original site based on archaeological, historical, documentary, and physical evidence. Both modern construction techniques and traditional methods may be used in a reconstruction project.

REHABILITATION. This process involves modifications or changes to an existing building. Rehabilitation extends the useful life or utility of the building through repairs or alterations, sometimes major, while the features of the building that contributed to its architectural, cultural, or historical character are preserved.

RELOCATION. Relocation as a result from changes in land use and redevelopment programs involves the disassembly, relocation on a different site, and reassembly of a building.

RESTORATION. The restoration process involves the careful and meticulous return of a building, usually on its original site, to its appearance at a particular period of time by removal of later work or replacement of missing earlier work.

SIGNBOARD. Any flat sign mounted or applied to a building facade.

WINDOW SIGN. Any sign painted or applied to window glass.

(Ord. 2013-14, passed 11-5-13)

§ 150.150 DECLARATION OF POLICY.

The City Council hereby finds and declares as a matter of public policy that the protection, enhancement, preservation and use of historic districts and landmarks is a public necessity and is required in the interest of the culture, prosperity, education, and welfare of the people. The purposes of this subchapter are:

(A) To protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the city's cultural, social, economic, political, archaeological and architectural history;

(B) To safeguard the city's historic and cultural heritage, as embodied and reflected in such historic landmarks;

(C) To stabilize and improve property values in such locations;

(D) To foster civic pride in the beauty of noble accomplishments of the past;

(E) To protect and enhance the city's attractions to tourists and visitors and provide incidental support and stimulus to business and industry;

(F) To strengthen the economy of the city; and

(G) To promote the use of historic landmarks for the culture, prosperity, education and welfare of the people of the city and visitors to the city.

(Ord. 2013-14, passed 11-5-13)

§ 150.151 CREATING HISTORIC DISTRICTS.

(A) The City Council may from time to time, designate certain areas in the city as historic districts, and define, amend, or eliminate the boundaries of same. Such districts shall bear the suffix "historic" in their zoning designation and property therein shall continue to bear its use designation as provided in the general zoning provisions. The Historic Preservation Commission shall make recommendations to the City Council. In like manner, the City Council shall give notices, follow the publication procedure, hold hearings, and make its determination in the manner as provided in the Code of Ordinances.

(B) The following described tract or parcel of land located in the City of Mount Pleasant is hereby established as a historic district pursuant to this section.

(1) Block Number(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 27, 28, 29, 30, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 54, 55, 125, 127, 128.

(2) All in Mount Pleasant, Titus County, Texas.

(Ord. 2013-14, passed 11-5-13)

§ 150.152 DESIGNATION HISTORIC LANDMARKS.

The City Council may from time to time designate certain places in the city as historic landmarks. Such places shall bear the suffix "historic" in their zoning designation and shall continue to bear their use designations as provided in the general zoning provisions. All zoning maps shall reflect such "historic" designation. In designating historic landmarks, Historic Preservation Commission and the City Council shall follow the procedures set forth for creating historic districts.

(Ord. 2013-14, passed 11-5-13)

§ 150.153 CRITERIA FOR HISTORIC DESIGNATION.

In making a designation for a historic district or landmark, the City Council shall consider one or more of the following criteria:

- (A) Character, interest or value as part of the development, heritage or cultural characteristics of the City of Mount Pleasant, Titus County, State of Texas, or the United States;
- (B) Location as the site of a significant historic event;
- (C) Identification with a person or persons who significantly contributed to the culture and development of the city;
- (D) Exemplification of the cultural, economic, social or historical heritage of the city;
- (E) Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (F) Embodiment of distinguishing characteristics of an architectural type or specimen;
- (G) Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
- (H) Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation;
- (I) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif;
- (J) Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city;
- (K) Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
- (L) Value as an aspect of community sentiment or public pride.

(Ord. 2013-14, passed 11-5-13)

§ 150.154 USES NOT AFFECTED BY HISTORIC DESIGNATION.

Nothing contained in this subchapter or in the designation of property as being in a historic district or historic landmark shall affect the present legal use of property. Use classifications as to all property which may be included in a historic district or historic landmark shall continue to be governed by the general zoning provisions and the procedures therein established. In no case, however, shall any use be permitted which requires a modification or demolition so as to adversely affect the character of the historic district or historic landmark, except upon compliance with the terms of this subchapter. No provision herein shall be construed as prohibiting a property owner from continuing to use property for a nonconforming use.

(Ord. 2013-14, passed 11-5-13)

§ 150.155 MAIN STREET ESTABLISHED AS HISTORIC PRESERVATION COMMISSION; FUNCTIONS OF COMMISSION.

(A) *Main Street Established as Commission.* There is hereby created a Main Street Advisory Board which will serve as the Historic Preservation Commission (hereinafter referred to as the "Commission") for historic districts and landmarks, consisting of nine members. The members thereof shall be appointed by the City Council.

(B) *Terms of appointment.* The members shall serve a three-year term set forth in Article IV, Advisory Board, Section 4.01 of the Bylaws of the Mount Pleasant Main Street Program. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Any Commission member who misses three consecutive meetings except because of illness or disability shall forfeit his position and his replacement will be appointed by the City Council to fill the unexpired term.

(C) *Qualifications.* To the extent possible, the City Council shall appoint members to the Commission who have background in architecture, urban design, history, art, real estate planning and development, business/representative of business in designated area or other related professions. Each member appointed shall be considered upon his or her interest in the city, knowledge of the history of the community, education and interest in the historical and cultural preservation.

(D) *Chairman of Commission.* The Chairman of the Commission shall be the elected President of the Mount Pleasant Main Street Committee elected by a majority of the members in accordance of the Bylaws of the Mount Pleasant Main Street Program.

(E) *Functions of Commission.*

(1) The Commission shall act in an advisory capacity only, and shall have no power to bind the city by contract or otherwise. It shall be the function of the Commission to familiarize itself with the buildings, land, areas, and districts within the city which may be eligible for designation as historic landmarks and shall prepare a Historic Landmark Preservation Plan (hereinafter referred to as the "Preservation Plan") which shall:

(a) Identify and catalog buildings, land, areas and districts of historical, architectural, archaeological or cultural value along with statements of fact which verify their significance;

(b) Identify guidelines to be used in determination of whether to grant or deny certificates of appropriateness for proposed alterations to the exterior of a designated historic landmark;

(c) Formulate a program for private and public action which will state the role of various city agencies in the preservation of historic landmarks;

(d) Suggest sources of funds for preservation and restoration activities for all acquisitions, including federal, state, municipal, private and foundation sources; and

(e) Recommend incentives for preservation and adoption of policies.

(2) The Preservation Plan shall be presented to the City Council for inclusion in the Comprehensive Plan of the city.

(3) The Commission shall recommend to the City Council that certain buildings, land, areas and districts in the city be designated as historic landmarks. Each recommendation shall include:

(a) Those premises, lots or tracts to be designated;

- (b) Any additional uses to be permitted in specific historic districts;
- (c) Specific criteria for the required preservation of the exteriors of the premises within the designated district.
- (4) If the Commission finds that certain buildings, land, areas or districts cannot be preserved without acquisition, the Commission may recommend to the City Council that the fee or a lesser interest in the property be acquired by gift or purchase, using funds available for preservation or restoration.
- (5) Where there are conditions under which the required preservation of a historic landmark would cause undue hardship to the owner or owners, use changes may be recommended by the Commission. Such changes shall be in keeping with the spirit and intent of this subchapter.
- (6) The Commission shall make reports at least annually to the City Council of the status of designated historic districts and landmarks and include such report in the minutes of the Commission.
- (7) The Commission shall, with staff advice and support, determine a suitable emblem for marking buildings, structures, and sites within historic-districts and for designated landmarks, both public and private. This emblem shall be submitted for approval to the Texas Historical Commission and then recommended for approval to the City Council, along with a list of locations and sites and estimates as to cost, for approval by the City Council.
- (8) The designation of a historic district or landmark may be amended or removed using the same procedure as provided in this subchapter for the original designation.

(Ord. 2013-14, passed 11-5-13)

§ 150.156 SECRETARY OF THE MAIN STREET HISTORIC PRESERVATION COMMISSION.

The Main Street Manager (as currently designated in the city) or designated representative shall act as Secretary of the Commission and shall attend and keep the minutes of all meetings. The Manager shall act only in an advisory capacity and shall participate in its discussions, and shall have no right to vote. The Secretary of the Commission shall also serve as the Local Preservation Officer and fulfill all the duties as may be required under any certified local government agreement with the Texas Historical Commission.

(Ord. 2013-14, passed 11-5-13)

§ 150.157 MEETINGS OF MAIN STREET HISTORIC PRESERVATION COMMISSION.

The Commission shall meet at regular intervals with advance notice posted according to the Texas Open Meeting Law. Additionally, meetings may be called upon request of the Chairman, or upon written request of three members, or upon notice from the Secretary of the Commission that a matter requires the consideration of the Commission. Applications for a building permit for a modification in a historic district or historic landmark shall be submitted to the Commission at least 14 days before the Commission's next scheduled meeting. The Commission shall take action on the application within 14 days of the scheduled meeting. If action thereon is not taken within 14 days of the scheduled meeting, it shall be deemed to have been recommended for approval, and a certificate showing the meeting date and the failure to take action on the application within 14 days shall be issued by the Commission on

demand. The applicant may withdraw the application before the 14-day period expires and may resubmit it at a later time if additional time is required for the preparation of information or for research required by the Commission. A majority of the voting members shall constitute a quorum, and action taken at a meeting shall require the affirmative votes of a majority of the appointive members in attendance.

(Ord. 2013-14, passed 11-5-13)

§ 150.158 APPLICATION PROCESS.

An application shall be filed in duplicate with the Building Official for a building permit for any modification or demolition. The applicant shall include two copies of all detailed plans, elevations, perspectives, specifications and other documents pertaining to the work to the Building Official, who shall forward such application to the Commission Secretary within three days of receipt thereof. Any applicant may request to appear before the Commission at a scheduled meeting before submitting an application.

(Ord. 2013-14, passed 11-5-13)

§ 150.159 ROLE OF THE BUILDING OFFICIAL IN APPLICATION PROCESS.

(A) (1) The Building Official shall not take action upon a permit for:

(a) A modification until he has received a report from the Commission or certificate from the Commission showing failure to take action as provided in § [150.148](#); or

(b) A demolition until he has received a report from the Commission or City Council as provided for in § [150.153](#).

(2) Upon receipt of an application for a permit in the historic district or historic landmark, the Building Official shall act in accordance with the procedures presently being followed in that office except as those procedures are necessarily modified by the following requirements:

(a) Within three business days, he shall forward to the Secretary of the Commission one of the duplicate copies of the complete application for a building permit, together with a copy of the plat plan and the building plans, specifications, and all other documents filed by the applicant.

(b) He shall maintain in his office a record of all such applications and of his handling and final disposition of the same, which shall be in addition to and appropriately cross-referenced to his other records.

(c) He shall require applicants to submit a sufficient number of additional copies of material required to be attached to an application for a building permit in compliance with § [150.149](#).

(Ord. 2013-14, passed 11-5-13)

§ 150.160 RECOMMENDATION OF THE COMMISSION.

Upon receipt from the Building Official by the Commission of the application for a building permit for a modification, the Commission shall meet in accordance with § [150.148](#) to consider the recommendation which the Commission will give to the Building Official. The person applying for the permit shall be advised of the time and place of said meeting and be invited to appear to explain his/her reasons. The Commission may invite such other persons or groups as it desires to attend its meetings. The Commission may hold any additional meetings it considers necessary to carry out its responsibilities as enumerated in this subchapter.

(Ord. 2013-14, passed 11-5-13)

§ 150.161 CRITERIA TO BE USED BY COMMISSION IN DETERMINING ITS RECOMMENDATION.

(A) *Historic districts.* In determining the recommendation to be presented to the Building Official concerning the issuing of a permit for a modification or demolition within a historic district, the Commission shall consider the following matters:

- (1) The effect of the proposed change upon the general historic, cultural, architectural and archaeological nature of the district;
- (2) The appropriateness and consistency of exterior architectural features with the spirit and purpose of this subchapter, including but not limited to parking and loading spaces, paving and sidewalks, which can be seen from a public street, alley or walkway;
- (3) The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the district. The criterion shall not be the aesthetic appeal to the Commission of the structure or the proposed remodeling but rather its conformity to the general character of the particular historic area involved;
- (4) Signs which are out of keeping with the character of the historic district in question or not in compliance with § [150.154](#) shall not be permitted;
- (5) The value of the historic district as an area of unique interest and character shall not be impaired;
- (6) In all of its determinations of architectural appropriateness and historical integrity in the design and construction of buildings or signs in historic districts the Commission shall consult the Secretary of the Interior Standards for Rehabilitation for guidance.

(B) *Historic landmarks.* In determining the recommendation to be presented to the Building Official concerning the issuing of a permit for a modification or demolition of all or part of any designated historic landmark, the Commission shall consider those items which gave rise to the original request for the designation of the place as a historic landmark as well as the following matters:

- (1) The effect of the proposed change upon the historic, architectural, archaeological, or cultural nature of the landmark;
- (2) The appropriateness and consistency of exterior architectural features with the spirit and purpose of this subchapter, including but not limited to parking and loading spaces, paving and sidewalks, which can be seen from a public street, alley or walkway;
- (3) The general design, arrangement, texture, material and color of the building or structure site and the similarity, contrast or other relation of such factors to other landmarks built at or during the same period, as well as the uniqueness of such features, considering the remaining examples of architectural, historical and cultural values;
- (4) Signs which are out of keeping with the character of the historic landmark or not in compliance with § [150.154](#) shall not be permitted;
- (5) The value of the historic landmark as a place of unique interest or character shall not be impaired;
- (6) In all of its determinations of architectural appropriateness and historical integrity in the design and construction of buildings or signs in historic landmarks the Commission shall consult the Secretary of the Interior Standards for Rehabilitation for guidance.

(Ord. 2013-14, passed 11-5-13)

§ 150.162 DEMOLITION OR REMOVAL.

If an application is received by the Building Official for demolition or removal of any designated historic landmark or designated building within a historic district as provided for in this subchapter, the Commission shall hold a hearing within 30 days after the application is initially filed and forwarded to the Commission. The Commission shall hear all other interested parties. The Commission shall consider the state of repair of the building, the reasonableness of the cost of restoration or repairs, taking into account the purpose of preserving the designated historic landmark, the character of the neighborhood, and all other factors which it finds appropriate. If the Commission approves, the application to demolish shall be granted. If the Commission recommends the disapproval of the application, the structure shall not be demolished, and the application shall be suspended for a period not exceeding 90 days from the date of application filed with the Building Official. Within the suspension period, the Commission shall refer their decision to the City Council, and may request an extension of the suspension period by the City Council. If the City Council, after notice to the applicant and public hearing, determines that there is reasonable ground for preservation, the application may be denied. The City Council may extend the suspension period for an additional period not exceeding 120 days, to a total of not more than 240 days from the date of application for demolition. During the period of suspension of the application, no permit shall be issued for such demolition or removal nor shall any person demolish or remove the building or structure. If no action is taken by the City Council within 240 days from the date of application, the demolition permit shall be issued and the Building Official shall so advise the applicant.

(Ord. 2013-14, passed 11-5-13)

§ 150.163 SIGNS IN HISTORIC DISTRICT.

Signs shall be in keeping with the character of the historic district. The following is an outline of sign recommendations.

(A) Number of signs.

(1) Each building may have one signboard or projecting sign oriented to its primary or entrance frontage.

(2) A building located at a corner may also have one signboard oriented to its secondary or side street entrance.

(3) Awning signs on awning faces may be used in lieu of a signboard or projecting sign.

(4) In addition to a signboard, projecting sign, or awning face sign, a building may have one pedestrian sign oriented to each street on which the premises have frontage, relating to the occupancy within the building.

(5) Buildings with public rear entrances may also have one pedestrian sign oriented to the rear of the building, relating to each occupancy within the building.

(B) Location of signs.

(1) Awning signs shall be allowed when such signs are painted or attached to the awning surface.

(2) Hanging signs shall be allowed when such signs have a minimum clearance of seven feet from the sidewalk and do not extend beyond the awning or canopy projection.

(3) Projecting signs shall have a minimum clearance from the sidewalk of ten feet, and shall not project more than 60 inches, or one half of the sidewalk width, whichever is less.

(C) *Size of signs.*

(1) Signboard maximum size shall be based on the following:

(a) For every one linear foot of the building primary or entrance frontage, two square feet of sign area shall be allowed.

(b) Signboards on secondary or side street frontage shall not exceed the size of signboards on the primary or entrance frontage.

(2) Window signs shall cover no more than 40% of the total glass of the window on which they are placed. The sign coverage shall be determined by an imaginary square or rectangle that encompasses the window sign graphics.

(3) Each face of a hanging sign shall be no more than eight square feet in size.

(4) Awning sign size shall not exceed the surface of the awning.

(5) Projecting signs shall be no more than 15 square feet in size, with a maximum sign height of three feet.

(D) *Material.*

(1) Interior illumination for signs shall not be allowed.

(2) Plastic shall not be allowed for sign faces.

(3) No fluorescent materials and/or paints shall be allowed.

(Ord. 2013-14, passed 11-5-13)

§ 150.164 FINDINGS OF THE COMMISSION CONCERNING APPLICATIONS FOR PERMIT.

(A) If the Commission decides to recommend against the granting of a permit, it shall indicate to the applicant the changes in plans and specifications, if any, which in the opinion of the Commission, would protect the distinctive historical character of the historic district or historic landmark. The Commission shall withhold its report to the Building Official for a period of five days following its discussion to allow the applicant to decide whether or not to make the suggested changes in his plans and specifications. If the applicant determines that he will make the suggested changes, he shall so advise the Commission within such five-day period.

(B) The Commission, after the meeting provided for in § [150.151](#) and after the making of any changes in the plans and specifications as provided in division (A) above, shall submit to the Building Official, in writing, its recommendation concerning the issuance of a permit for a modification or demolition. The written report shall include the opinion and recommendation of the Commission as stated in divisions (B)(7) and (8) below and may include all or any part of the matters stated in divisions (B)(1) through (6) below:

(1) The exact location of the area or place in which the work is to be done;

(2) The exterior changes to be made or the exterior character of the structure to be erected;

(3) A list of the surrounding structures with their general exterior characteristics;

(4) The effect of the proposed change upon the general historic and architectural nature of the district or landmark;

(5) The appropriateness of the exterior architectural features which can be seen from a public street, alley, trail, or walkway;

(6) The general design, arrangement, texture, material, and color of the building or structure and the relation of such factors to similar features of buildings or structures in a district, or to the general period of construction in a district or landmark;

(7) The opinion of the Commission, including any dissent, as to the appropriateness of the work proposed as it will affect, preserve or destroy the historic aspect and nature of the district or landmark;

(8) The specific recommendation of the Commission.

(Ord. 2013-14, passed 11-5-13)

§ 150.165 ACTION BY THE BUILDING OFFICIAL AFTER ACTION BY COMMISSION.

The recommendation of the Commission shall be binding upon the Building Official, and upon receipt of the report of the Commission, the Building Official shall within ten days notify the applicant in writing of the approval, conditional approval, or disapproval of the application and a copy shall be provided to the Commission.

(Ord. 2013-14, passed 11-5-13)

§ 150.166 APPEAL FROM ACTION OF COMMISSION CONCERNING APPLICATION FOR PERMITS.

(A) An applicant for a permit dissatisfied with the action of the Commission relating to issuance or denial of a permit for a modification or demolition shall have the right of appeal to the City Council within 15 days after receipt of notification of such action. Such appeal shall be in writing to the City Secretary. The applicant shall be advised by the City Secretary of the time and place of the hearing at which his appeal will be considered and shall have the right to attend and be heard as to his reasons for filing the same. In determining whether or not to certify to the appropriateness of a modification or demolition, the City Council shall consider the same factors as the Commission as set forth in § [150.152](#) and the report of the Commission and any other matters presented at the hearing on the appeal. If the City Council disapproves the application by a majority of the members voting, it shall direct the Building Official not to issue such permit. Such disapproval shall indicate what changes in the plans and specifications would meet the conditions for protecting the distinctive historical character of the district.

(B) *Substantial evidence standard of review for appeals.* The City Council shall give deference to the Historic Preservation Commission decision and may not substitute its judgment for the Landmark Commission's judgment.

(1) The City Council shall remand the matter back to the Historic Preservation Commission if it determines that there is new testimony or evidence that was not available at the Historic Preservation Commission meeting.

(2) The City Council shall affirm the Historic Preservation Commission decision unless it finds that it:

- (a) Violates a statutory or ordinance provision;
- (b) Exceeds the Historic Preservation Commission's authority; or
- (c) Was not reasonably supported by substantial evidence considering the evidence in the record.

(C) *Judicial review of decisions.* The final decision of the City Council regarding an appeal of a Historic Preservation Commission decision may be appealed to the state District Court. The appeal to the state District Court must be filed within 30 days

after the decision of the city Planning Commission. If no appeal is made to the state District Court within the 30-day period, then the decision of the City Council is final and unappealable. An appeal to the state District Court is limited to a hearing under substantial evidence rule.

(Ord. 2013-14, passed 11-5-13)

§ 150.167 DUTIES OF THE BUILDING OFFICIAL AFTER CITY COUNCIL ACTION.

Upon receipt of the written decision of the City Council, the Building Official shall forthwith so notify the applicant and the Commission within ten days in writing.

(Ord. 2013-14, passed 11-5-13)

§ 150.168 REAPPLICATION FOR BUILDING PERMIT.

In the case of an application's disapproval by the City Council, the application shall not be resubmitted for consideration until one year has elapsed from the date of disapproval unless the indicated changes in the plans and specifications required to meet the conditions for protecting the district or landmark have been incorporated into the reapplication.

(Ord. 2013-14, passed 11-5-13)

§ 150.169 NON-FIXTURES IN HISTORIC DISTRICT.

No soft drink machines, trash cans, banners, sidewalk signs, moveable signs, or any other item or object not affixed to a building and not otherwise allowed in this subchapter shall be permitted in a historic district unless approved by the Commission or City Council.

(Ord. 2013-14, passed 11-5-13)

§ 150.170 NOTIFICATION TO OWNERS OF HISTORIC DESIGNATION BY CITY SECRETARY.

Upon passage of any historic district or historic landmark designation, the City Secretary shall send a notice of the fact of the designation to the owner or owners of affected property by mail.

(Ord. 2013-14, passed 11-5-13)

§ 150.171 EXEMPTIONS.

Ordinary repair or maintenance which does not involve changes in architectural and historic value, style, or general design, color, or appearance is exempt from the provisions of this subchapter.

150.999 PENALTY.

(A) Whoever shall violate any provision of this chapter for which no specific penalty is provided shall be punished as set forth in § [10.99](#).

(B) Any person, firm or corporation violating any of the provisions of §§ [150.001](#) through [150.003](#) or §§ [150.40](#) *et seq.* shall be guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mount Pleasant, Texas, shall be subject to a fine not to exceed the sum of \$1,000.00 for each offense, and each and every day said violation continues shall constitute a separate offense.

(C) (1) Any person or corporation who shall violate any of the provisions of §§ [150.125](#) - [150.131](#) or fail to comply with any of the requirements, or who shall build or alter any building or use in violation of any detail or plan submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to a fine of not more than \$200.00, and each day shall constitute a separate offense.

(2) The owner of any building or premises where anything in violation of §§ [150.125](#) - [150.131](#) shall be placed or shall exist, and any architect, engineer, surveyor, builder, contractor, agent, persons or corporation employed in connection therewith, and who may have assisted in the commission of such violations, shall be guilty of a separate offense and, upon conviction, shall be fined as herein provided.

(D) It shall be unlawful to perform any modification or demolition, or maintain any building, structure, accessory building, fence, wall, light fixture, steps, sidewalks or paving or other appurtenance in a historic district or historic landmark in violation of the provisions of §§ [150.140](#) - [150.162](#). In addition to other remedies, proper city officials, or their duly authorized representatives may institute any appropriate action or proceedings to prevent such unlawful modification or demolition to restrain, correct, or abate such violation, to prevent any illegal act, conduct, business, or maintenance in and about such premises.

(E) Any person who violates any provision of §§ [150.140](#) - [150.162](#) shall be guilty of a separate offense for each day or portion thereof during which any such violation is committed, continued or permitted. Each offense shall be punishable by a fine of not more than \$200.00.

('87 Code, § 29-3) (Am. Ord. 1986-2, passed 2-18-86; Ord. 1993-5, passed 3-16-93; Am. Ord. 2004-10, passed 5-18-04; Am. Ord. 2004-21, passed 11-16-04; Am. Ord. 2013-14, passed 11-5-13)



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 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.

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 I 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 years ago I attended a meeting and
asked that same question. I was assured my taxes would not go up - yet they have!

*You lied!! ③ This will significantly affect my property value! I lived on
a dead-end road with nothing

Name:

Bettie G. Stagg

Signature:

Bettie G. Stagg

Address:

1712 Rotan Road, MP

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!

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 FACADE 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 - Feb 03 2026

Staff Contact: Rob Vine, City Manager

Department: Administration

Subject: City Manager's Report

Attachments:

[Airport December 2025](#)

[Animal Control December 2025](#)

[Building and Planning December 2025](#)

[Civic Center December 2025](#)

[Code December 2025](#)

[Fire December 2025](#)

[Library December 2025](#)

[Police December 2025](#)

[Public Works December 2025](#)

[Utilities 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 Pacheco	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	Rafael 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

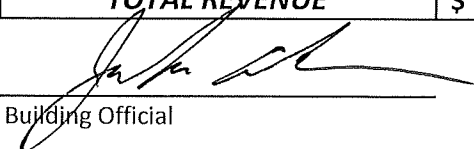
PLANNING & ZONING
MONTHLY REPORT
DECEMBER 2025-2026

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	


 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 Did not have a report to run for these numbers.	
Commercial Bldg	77	176		
Grease Traps	18	25		
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


Building Official

**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

City of Mount Pleasant's Code Enforcement Monthly Report - By Violation Type 12/1/2025 to 12/31/2025

	Total Cases	Total Inspections	Door Hangers	Warning Letters	2nd Warning Letters	Certified Letters	Contractor Assigned	Citations	Bills	Liens Filed	Filed Cases in Court
Food Service Complaint	1	0	0	0	0	0	0	0	0	0	0
FS											
Food Service Complaint	1	1	0	0	0	0	0	0	0	0	0
JV											
Inoperable Vehicles	20	38	1	20	1	9	0	0	0	0	0
MISC											
Blind Corner	0	0	0	0	0	0	0	0	0	0	0
OS											
Open Storage	46	67	3	42	4	0	0	0	0	0	3
PM											
Property Maintenance	8	11	0	7	0	0	0	0	0	0	3
TR											
Trash and Rubbish	32	56	5	26	4	0	3	0	0	0	0



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-Building 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 flue 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-Outside 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-Dector 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

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 Trainin; 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 MGD

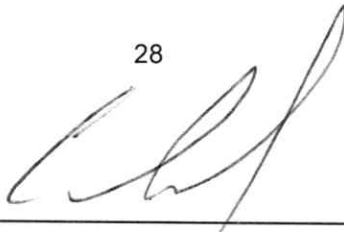
Calendar Year Raw Water Usage

	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



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 2026

Department: Administration

Subject: Discuss and consider action regarding Council issuing a subpoena for witnesses, administering oaths, and compelling the production of books, papers, and other evidence pursuant to Article VII, Section 6 of the City Charter, and/or taking other action on the investigation.



AGENDA ITEM REPORT

Meeting: City Council - Feb 03 2026

Department:

Subject: **Any other items**
