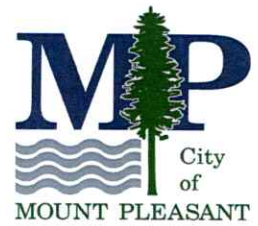




NOTICE AND AGENDA OF SPECIAL CALLED MEETING
MOUNT PLEASANT CITY COUNCIL

Monday, April 23, 2026 at 6:00 P.M.
501 North Madison, Mount Pleasant, Texas



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

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

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

CALL TO ORDER

Roll Call and Certification of a Quorum

Invocation

Pledge of Allegiance

OPEN SESSION

PUBLIC COMMENTS

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

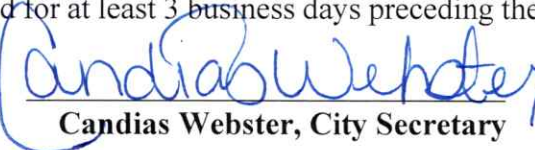
SPECIAL AGENDA

1. Discuss and consider a proposed Development Agreement between the City of Mount Pleasant and MPTX2 LLC providing for assistance and economic development benefits for a hotel.
2. Discuss and consider a proposed Development Agreement between the City of Mount Pleasant and MPTX1 LLC providing for assistance and economic development benefits for a hotel and meeting space.

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 17th of April 2026 and remained so posted for at least 3 business days preceding the scheduled of said meeting.


Candias Webster, City Secretary



AGENDA ITEM REPORT

Meeting: City Council - Apr 23 2026

Staff Contact: Rob Vine, City Manager

Department: Administration

Subject: Discuss and consider a proposed Development Agreement between the City of Mount Pleasant and MPTX2 LLC providing for assistance and economic development benefits for a hotel.

Item Summary:

A developer is pursuing the simultaneous construction of a Hilton Home2Suites and a Marriott Dual-Branded project to reduce the construction cost of each and maximize their investment. The proposed Hilton project would be located near the newly constructed Christus Hospital, and the Marriott project would be located north of Lowe's.

The developer has submitted two separate applications for these projects to be considered for development incentives. Both applications have been successfully scored, and discussions between staff and the developer have begun with regard to the type and amount of incentives possible.

The Marriott project includes an Event Center, which makes it more valuable and desirable, as it has greater potential to have a positive financial impact on the City through both Ad Valorem and Hotel Occupancy Tax revenue.

The developer has advised that the incentives are vital in order to secure the finances for both projects to be constructed.

Financial Impact:

If development incentives are awarded, the City would obligate itself to rebate Hotel Occupancy Tax and/or Ad Valorem Tax to the developer for a set number of years or a prescribed amount, whichever comes first.

Recommendation(s):

At the time of authoring this memo for posting purposes, a completed agreement has not been reached. The expectation is for an actual final agreement to be reached by the April 21, 2026, Council meeting, and staff will recommend approving the agreement as presented during the meeting.



AGENDA ITEM REPORT

Meeting: City Council - Apr 23 2026

Staff Contact: Rob Vine, City Manager

Department: Administration

Subject: Discuss and consider a proposed Development Agreement between the City of Mount Pleasant and MPTX1 LLC providing for assistance and economic development benefits for a hotel and meeting space.

Item Summary:

A developer is pursuing the simultaneous construction of a Hilton Home2Suites and a Marriott Dual-Branded project to reduce the construction cost of each and maximize their investment. The proposed Hilton project would be located near the newly constructed Christus Hospital, and the Marriott project would be located north of Lowe's.

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