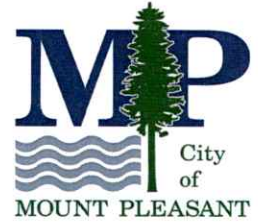


NOTICE AND AGENDA OF REGULAR CALLED MEETING  
MOUNT PLEASANT CITY COUNCIL

Tuesday, May 5, 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.*

**EXECUTIVE SESSION**

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:

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

**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.

**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 the April 21, 2026 and April 23, 2026 Meeting Minutes.
2. Consider Approval of Appointments to the Housing Authority of the City of Mount Pleasant.

**CONSENT AGENDA MOTION**

**MOTION TO APPROVE ALL CONSENT AGENDA ITEMS AS PRESENTED**

**REGULAR AGENDA**

3. Discussion and possible action on investigation of and concerning ethics complaint filed against Council Member Melanie (Knight) Tafoya.
4. Discuss and consider awarding a bid for the FM 4000 Sewer Improvement Project

5. Presentation and discussion to outline an overview of goals for the upcoming Downtown Zoning District.

**COUNCIL COMMENTS**

**Council Comments limited to announcements of upcoming events, recent Council Member activities or requests to add agenda items for an upcoming meeting (2 minutes per Council Member).**

**EXECUTIVE SESSION**

**Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:**

551.087 Economic Development Negotiations: 26-03-1 & 26-03-2

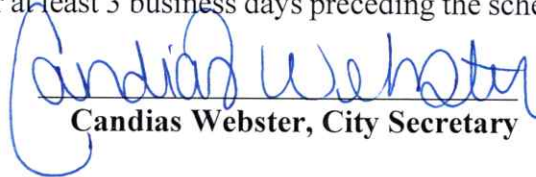
**RECONVENE INTO THE REGULAR SESSION**

**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.**

*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 29th 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 - May 05 2026

**Staff Contact:** Candias Webster, City Secretary

**Department:** Administration

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**Subject: Consider Approval of the April 21, 2026 and April 23, 2026 Meeting Minutes.**

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**Item Summary:**

This is a typed copy of the minutes from the April 21, 2026 and April 23, 2026, Meeting Minutes

**Financial Impact:**

N/A.

**Recommendation(s):**

Motion to approve the consent agenda item

**Attachments:**

[2026.04.21 Regular](#)

[2026.04.23 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 April 21, 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
Debbie Corbell	-	Council Member
Melanie Tafoya	-	Council Member
Kelly Redfearn Faulkner	-	Council Member
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney

Absent	Jonathan Hageman	-	Council Member
	Rob Vine	-	City Manager

**MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT**

No action was taken by the Council

**CONSENT AGENDA:**

**ITEMS ON THE CONSENT AGENDA ARE APPROVED THROUGH A SINGLE COUNCIL MOTION, WHICH APPLIES TO ALL ITEMS LISTED. CONSENT AGENDA ITEMS ARE CONSIDERED ROUTINE, NOT LIKELY TO REQUIRE DISCUSSION OR DELIBERATION, AND MAY BE DISCUSSED PRIOR TO MAKING A MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY.**

Consider Approval of April 7, 2026, Meeting Minutes.

Consider pay request #18 from Wicker Construction for work performed at the West Loop Wastewater Collection.

Consider pay request #35 from Drake Construction for work performed at the Southside Wastewater Treatment Plant.

Consider Ordinance 2026-11 Repealing Ordinance 2026-6 Outdoor Burning Ban for the City of Mount Pleasant.

Motion was made by Council Member Hinton and seconded by Council Member Faulkner to approve all consent agenda items as presented. Upon a vote, the motion carried unanimously.

**PRESENTATION ON THE MUNICIPAL SOLID WASTE MANAGEMENT AND THE CITY OF MOUNT PLEASANT'S CONTRACTUAL OBLIGATIONS**

City attorney Lea Ream presented. No vote needed.

**MONTHLY FINANCIAL REPORT FOR MONTH ENDED MARCH 31, 2026**

Interim Finance Director Rebecca Elliott presented. No vote needed.

**Quarterly Investment Report for Quarter Ended March 31, 2026**

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to approve the quarterly Investment Report for Quarter Ended March 31, 2026. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER AUTHORIZING THE CITY OF MOUNT PLEASANT TO SOLICIT REQUESTS FOR PROPOSALS (RFP'S) FOR GRANT ADMINISTRATIVE SERVICES AND REQUESTS FOR QUALIFICATIONS (RFQ'S) FOR ENGINEERING SERVICES FOR THE WATER SUPPLY AND INFRASTRUCTURE GRANT PROGRAM ADMINISTERED BY THE TEXAS WATER DEVELOPMENT BOARD (TWDB)**

Motion was made by Council Member Tafoya and seconded by Council Member Hinton, to approve authorizing the City of Mount Pleasant to solicit Requests for Proposals (RFP's) for grant administrative services and Requests for Qualifications (RFQ's) for

engineering services for the Water Supply and Infrastructure Grant program administered by the Texas Water Development Board (TWDB). Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER ORDINANCE 2026-12 ADOPTING PROPERTY TAX EXEMPTION FOR QUALIFYING CHILD CARE FACILITIES**

Motion was made by Council Member Faulkner and seconded by Council Member Tafoya, to approve Ordinance 2026-12 adopting Property Tax Exemption for qualifying Child Care Facilities. Upon a vote, the motion carried 3 to 1, with Council Members Tafoya, Hinton, and Faulkner voting for and Council Member Corbell voting against.

**DISCUSS AND CONSIDER RESOLUTION 2026-12 AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS RELATING TO IMPROVEMENTS AT THE MOUNT PLEASANT REGIONAL AIRPORT.**

Motion was made by Council Member Corbell and seconded by Council Member Hinton, to approve Resolution 2026-12 Authorizing the City Manager to Execute documents relating to Improvements at the Mount Pleasant Regional Airport. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER THE PERFORMANCE AGREEMENT BETWEEN MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION AND EAST TEXAS LIFT TRUCK, INC (DBA LTS MATERIAL HANDLING).**

Motion was made by Council Member Hinton and seconded by Council Member Tafoya, to approve the performance agreement between Mount Pleasant Economic Development Corporation and East Texas Lift Truck, Inc (dba LTS Material Handling). Upon a vote, the motion carried unanimously.

**PRESENTATION AND DISCUSSION OF CERTAIN PROPOSED CHANGES TO CODE DEVELOPMENT REQUIREMENTS IN CHAPTERS 95, 98, AND 155**

Lynn Barrett presented. No vote needed.

**PRESENTATION AND DISCUSSION CONCERNING THE REHABILITATION OF TANKERSLEY LAKE DAM**

Erin Marshall presented. No vote needed.

**CITY MANAGER'S REPORT**

**EXECUTIVE SESSION 7:29 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**

**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)** concerning City of Mount Pleasant V. Ginger Lou Redfearn McDonald, cause No 43310, Titus County, Texas.

**551.087 Economic Development Negotiations and Consultation with Attorney (Tex. Gov't Code §551.071)** concerning proposed development incentive and performance agreement between the City of Mount Pleasant and a business prospect.

**RECONVENE INTO THE REGULAR SESSION 9:01 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 9:03 PM**

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WESLEY LYON, MAYOR

ATTEST:

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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 April 23, 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

**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**

Motion was made by Council Member Corbell and seconded by Council Member Faulkner to approve the Development Agreement between the City of Mount Pleasant and MPTX2 LLC, providing assistance and economic development benefits for a hotel. Upon a vote, the motion carried unanimously.

**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**

Motion was made by Council Member Tafoya and seconded by Council Member Faulkner to approve the Development Agreement between the City of Mount Pleasant and MPTX1 LLC, providing assistance and economic development benefits for a hotel and meeting space. Upon a vote, the motion carried unanimously.

**ADJOURN 6:12 PM**

CARL HINTON, MAYOR PRO-TEM

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY



# AGENDA ITEM REPORT

**Meeting:** City Council - May 05 2026

**Department:**

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**Subject: Consider Approval of Appointments to the Housing Authority of the City of Mount Pleasant.**

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**Item Summary:**

Certificates of appointment for Dr. Bobby Rice, Roy Martin, and Herbie Hess. Note that Dr. Kevin Rose has submitted his resignation due to other obligations, effective May 1, 2026. Mr. Herbie Hess has agreed to serve in his place.

**Recommendation(s):**

Motion to approve appointing Bobby Rice, Roy Martin, and Herbie Hess to Mt Pleasant Housing Authority

**Attachments:**

[MX-C402SC 20260423 124730](#)



Steven C. Martin  
Executive Director

April 23, 2026

Mayor Lyons  
City of Mount Pleasant  
501 North Madison  
Mount Pleasant, TX 75455

Mayor Lyons:

Roy Martin and Dr. Bobby Rice have agreed to serve another term as commissioners for the Mount Pleasant Housing Authority.

Dr. Kevin Rose is resigning effective May 1, 2026.

Herbie Hess has agreed to serve to replace Dr. Rose.

Pending your approval, attached is the Certificate of Appointment for your signature. If you have any questions, I can be reached at 903-572-2829.

Sincerely,

Steven C. Martin  
Executive Director  
Mount Pleasant Housing Authority  
P. O. Box 1051  
Mount Pleasant, TX. 75456  
903-572-2829  
[smartin@mtpleasanth.com](mailto:smartin@mtpleasanth.com)

Attachment

Cc: Roy Martin, Herbie Hess, and Dr. Bobby Rice

**CERTIFICATE OF APPOINTMENT  
OF THE HOUSING AUTHORITY OF THE CITY OF  
MOUNT PLEASANT**

I hereby appoint the following person(s) hereinafter named to serve as Commissioner(s) of the Housing Authority of the City of Mount Pleasant, Texas from the 1<sup>st</sup> day of July 2026, until the expiration date as indicated below:

Roy Martin Term expires 06/30/2028.  
Herbie Hess Term expires 06/30/2028.  
Bobby Rice Term expires 06/30/2028.

I hereby certify that the above newly designated Commissioner(s) is not an officer or employee of the City of Mount Pleasant.

IN WITNESS WHEREOF, I HAVE HEREUNTO SIGNED MY NAME AS mayor of the City of Mount Pleasant, Texas, and caused the official seal of said City to be attached this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

SEAL



# AGENDA ITEM REPORT

**Meeting:** City Council - May 05 2026

**Department:**

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**Subject:      Discussion and possible action on investigation of and concerning ethics complaint filed against Council Member Melanie (Knight) Tafoya.**

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# AGENDA ITEM REPORT

**Meeting:** City Council - May 05 2026

**Staff Contact:** Erin Marshall, Utilities Director

**Department:** Utilities

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**Subject: Discuss and consider awarding a bid for the FM 4000 Sewer Improvement Project.**

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**Item Summary:**

Sealed bids were received, publicly opened, and read aloud for the above-referenced project on Thursday, April 9, 2026, at 10:00 AM at City Hall. A total of three (3) bids were received, as shown on the attached bid tabulation.

**Recommendation(s):**

Motion to award bid to A+ Professor of Plumbing, Inc. in the amount of \$133,321.04.

**Attachments:**

[2026-04-09 Client Award Consideration](#)  
[103397 Bid Tabulation](#)

April 9, 2026

Mr. Rob Vine  
City Manager  
**City of Mount Pleasant**  
501 N. Madison  
Mount Pleasant, TX 75455

*via email*

**RE: City of Mount Pleasant  
FM4000 Sewer Improvements  
KSA Project No. 103397  
Award Consideration and Bid Tabulation**

Dear Mr. Vine:

Sealed bids were received, publicly opened, and read aloud for the above referenced project on Thursday, April 9, 2026, at 10:00 AM at City Hall. A total of three (3) bids were received, as shown on the attached bid tabulation.

The notification and advertising process for this bid included advertisement in the local newspaper, and presentation of the plans and specifications on [www.civcastusa.com](http://www.civcastusa.com).

A+ Professor of Plumbing, Inc. dba RAD Civil Services of Tyler, TX submitted the low bid in the amount of \$133,321.04.

From review of the information provided in the bid proposal, and prior experience with the Contractor, the low bidder appears qualified to perform the work required and is capable of successfully completing the project.

Respectfully,  
**KSA – a PAPE-DAWSON company**



Brian Pritchett, P.E.  
Project Manager

BCP/ss

Enclosure: Bid Tabulation

pc: Erin Marshall, City of Mount Pleasant

# BID TABULATION

**City of Mount Pleasant**  
**FM 4000 Sewer Improvements**  
**KSA Project No. 103397**  
**Bid Date: April 9, 2026**

01 A+ Professor of Plumbing, Inc. dba RAD Civil Services 13213 HWY 155 S, Ste A Tyler, TX 75703 903.525.6336	02 David Lawler Construction, Inc. 8310 Dixie Blanchard Rd. Shreveport, LA 71107 318.929.4882 <b>NON-RESPONSIVE</b>	03 Superior Equipment Solutions, LLC 8 CR SW 3010 Mount Vernon, TX 75457 903.588.0270
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BID ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
<b>BASE BID</b>									
1.01	Mobilization, Insurance, and Bonds	LS	1	\$11,898.00	\$11,898.00	\$7,500.00	\$7,500.00	\$20,500.00	\$20,500.00
1.02	Gravity Sewer Line and Manhole Testing	LS	1	\$1,511.00	\$1,511.00	\$1,000.00	\$1,000.00	\$1,800.00	\$1,800.00
1.03	Temporary Bypass Pumping	LS	1	\$5,266.00	\$5,266.00	\$2,500.00	\$2,500.00	\$16,500.00	\$16,500.00
1.04	Care of Water During Construction	LS	1	\$4,245.00	\$4,245.00	\$500.00	\$500.00	\$1,200.00	\$1,200.00
1.05	Barricades, Signs, and Traffic	LS	1	\$756.00	\$756.00	\$500.00	\$500.00	\$2,600.00	\$2,600.00
1.06	Clearing and Grubbing	AC	1	\$196.00	\$196.00		*\$10,000.00	\$2,500.00	\$2,500.00
1.07	Filter Fabric Fence	LF	273	\$6.84	*\$1,867.32		*\$750.75	\$2.25	\$614.25
1.08	Erosion Control Matting	SY	76	\$9.95	*\$756.20		*\$1,520.00	\$23.69	\$1,800.44
1.09	Seed and Fertilize	AC	1	\$1,572.00	\$1,572.00		*\$2,000.00	\$1,200.00	\$1,200.00
1.10	Trench Safety	LF	825	\$1.29	*\$1,064.25		*\$1,650.00	\$13.94	\$11,500.50
1.11	Excavation Safety	LS	1	\$1,695.00	\$1,695.00		\$500.00	\$1,900.00	\$1,900.00
1.12	Foundation Material for Unstable Trench	CY	62	\$61.77	*\$3,829.74		*\$5,270.00	\$116.13	\$7,200.06
1.13	Cut and Plug Existing sanitary Sewer	EA	2	\$403.50	\$807.00		*\$1,000.00	\$3,250.00	\$6,500.00
1.14	8-in SDR 26 PVC Sanitary Sewer Line (OFT - 8FT Open Cut)	LF	195	\$44.79	*\$8,734.05		*\$6,825.00	\$58.04	\$11,317.80
1.15	8-in SDR 26 PVC Sanitary Sewer Line (8FT - 12FT Open Cut)	LF	230	\$52.88	*\$12,162.40		*\$18,400.00	\$57.92	\$13,321.60
1.16	8-in SDR 26 PVC Sanitary Sewer Line (>12FT Open Cut)	LF	400	\$62.76	*\$25,104.00		*\$60,000.00	\$63.30	\$25,320.00
1.17	Abandon Existing Sanitary Sewer Manhole	EA	3	\$275.67	*\$827.01		*\$4,500.00	\$2,793.34	\$8,380.02
1.18	48-in Sanitary Sewer Manhole (OFT-8ft Deep)	EA	3	\$9,058.00	\$27,174.00		*\$15,000.00	\$8,124.00	\$24,372.00
1.19	Extra Depth for Manholes	VF	7	\$535.00	\$3,745.00		*\$2,450.00	\$1,987.28	\$13,910.96
1.20	Tie-In Existing 8-in Sanitary Sewer Line	EA	3	\$1,364.00	\$4,092.00		*\$4,500.00	\$4,616.67	\$13,850.01
1.21	Saw Cut, Remove, and Dispose of Concrete Pavement	SY	25	\$24.12	\$603.00		*\$1,250.00	\$64.00	\$1,600.00
1.22	Remove and Replace Gravel Driveway	SY	23	\$18.09	*\$416.07		*\$690.00	\$47.83	\$1,100.09
1.23	Miscellaneous Allowance	AL	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
<b>TOTAL BID AMOUNT</b>					<b>*\$133,321.04</b>		<b>\$163,305.75</b>		<b>\$203,987.73</b>

Compiled by:



a PAPE-DAWSON company  
 TBPE Firm Registration No. F-1356

*Brian C. Pritchett*

Brian C. Pritchett, P.E.  
 Project Manager



# AGENDA ITEM REPORT

**Meeting:** City Council - May 05 2026

**Staff Contact:** Lynn Barrett, Director of Development Services

**Department:** Planning

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**Subject: Presentation and discussion to outline an overview of goals for the upcoming Downtown Zoning District.**

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## **Item Summary:**

For some time, staff, the Main Street Committee, and the City Council have discussed the proposition of creating a dedicated Downtown Zoning District with its own uses and standards that will serve to describe, preserve, provide vibrancy and unify this unique Mount Pleasant historic treasure.

The process to do this is a necessarily lengthy and involved one and will require a lot of moving parts to proceed in an orderly and predictable fashion to give stakeholders and the public ample time to digest and comment on its progress.

In light of the public discussions and official action necessary to allow this to transpire, an explanation of exactly what and why the zoning code addition should be undertaken and its general form will precede the actual introduction of the Zoning Code Amendment changes. This overview will maximize Council and the public's focus on the tasks at hand to move forward appropriately in the next few months. The future process itself will heavily rely on downtown stakeholders including the Main Street Committee subcommittee and other members as well as business owners and the general public for input and clarification.

The initial staff presentation tonight provides the following topics and information for future consideration:

1. Overview of reasons and processes for the new district
2. Future considerations:
  - a. Vision and Justification for creation
  - b. Boundary alignment of district considerations
  - c. Potential overlay for expansion to west and entry corridor to the north
  - d. Uses proposed in district
  - e. Development Standards for new development
  - f. Signage standards for new signage
  - g. Vacant building regulations
3. Council opportunity for overall comment on the future downtown zoning code amendment process

## **Financial Impact:**

There is no budgetary impact.

**Recommendation(s):**

No motion needed, it is just a discussion.