

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

**Tuesday, June 16, 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.*

**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 June 2, 2026 Meeting Minutes.  
[Agenda Item - AIR-26-178 - Pdf](#)

**CONSENT AGENDA MOTION**

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

**REGULAR AGENDA**

2. Monthly Financial Report for Month Ended May 31, 2026  
[Agenda Item - AIR-26-191 - Pdf](#)
3. Presentation and discussion of Financial Report Presentation - by City Financial Advisor, Hilltop Securities  
[Agenda Item - AIR-26-176 - Pdf](#)
4. Presentation and discussion on the possible creation of a Downtown Zoning District specifying boundaries, uses and development standards.  
[Agenda Item - AIR-26-187 - Pdf](#)

5. Discuss and consider Award of Bid to and Authorize the City Manager to execute an Agreement with H.H. Howard & Sons, Inc. relating to the Southwest Site Development and Drainage Improvements project – Phase II project.  
[Agenda Item - AIR-26-190 - Pdf](#)
6. Discuss and consider an Interlocal Agreement for the City of Mount Pleasant to operate, maintain, and train for use of a Self-Contained Breathing Apparatus (“SCBA”) Fill Station provided by Titus County, Texas.  
[Agenda Item - AIR-26-192 - Pdf](#)
7. Discuss and consider the Preliminary Plat of Deer Park, Phase 2, on 19.09 acres, being a proposed 31-lot residential subdivision of a portion of Property ID 341269, in the Single Family 1 (SF1) Zoning District, lying in the John Ore Abstract 423 Tract 3902 TR1 & TR2 described in instrument 20212383 in the Real Property Records of Titus County, Texas and situated to the west of Deer Park Estates Block A. PP-2026-03  
[Agenda Item - AIR-26-194 - Pdf](#)
8. Discuss and consider Ordinance 2026-15 Prohibiting the Use of Groundwater From Beneath Designated Property at the former Dorchester refinery site located at 1723 West First Street in Mount Pleasant and Supporting Issuance of a Municipal Setting Designation Certificate by the Texas Commission on Environmental Quality and Declaring a Penalty for Violations.  
[Agenda Item - AIR-26-188 - Pdf](#)
9. Discussion and direction from City Council on next steps to consider possible development of a City Pool  
[Agenda Item - AIR-26-186 - Pdf](#)
10. City Manager's Report  
[Agenda Item - AIR-26-177 - Pdf](#)

### **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:**

**Consultation with Attorney (Tex. Gov’ t Code §551.071) and Personnel Matters (Tex. Gov’ t Code §551.074)** Discuss and consider the approval of Main Street Board Appointments

**Consultation with Attorney (Tex. Gov’ t Code §551.071) Legal Consultation** regarding parties’ rights and responsibilities pursuant to the Interlocal Agreement for Fire Protection Services between the City of Mount Pleasant and Titus County

### **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.**

11. Discuss and consider an Appointment to the Main Street Board to replace a vacancy.  
[Agenda Item - AIR-26-196 - Pdf](#)
12. Discuss and consider possible action on Interlocal Agreement for Fire Protection Services between the City of Mount Pleasant and Titus County.  
[Agenda Item - AIR-26-198 - Pdf](#)

*The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, (Deliberations about Security Devices), §551.087, (economic development negotiations), or any other exception authorized by Chapter 551 of the Texas Government Code.*

**ADJOURN**

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00 pm on the 10th of June 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 - Jun 16 2026

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

**Department:** Administration

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**Subject:** Consider Approval of the June 2, 2026 Meeting Minutes.

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**Item Summary:**

This is a typed copy of the minutes from the June 2, 2026 meeting

**Financial Impact:**

N/A.

**Recommendation(s):**

Motion to approve the consent agenda item

**Attachments:**

[2026.06.02 Regular](#)

**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 June 2, 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
Jonathan Hageman	-	Council Member
Kelly Redfearn Faulkner	-	Council Member
Rob Vine	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney

Absent                      Melanie Tafoya                      -                      Council Member

**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 May 19, 2026, Meeting Minutes.

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

**DISCUSS AND CONSIDER ADDING ONE POSITION TO THE APPROVED POSITION LIST BY ADDING ANOTHER WATER PLANT OPERATOR FOR THE LAKE BOB SANDLIN "LBS" WATER PLANT**

Motion was made by Council Member Hinton and seconded by Council Member Hageman to approve adding one position to the approved position list by adding another Water Plant Operator for the Lake Bob Sandlin "LBS" Water plant. Upon a vote, the motion carried unanimously.

**HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FOUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER ORDER 26-002 A DECLARATION OF A DILAPIDATED STRUCTURE AT 1007 W PECAN STREET WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 1007 W PECAN, OAKLAWN ADDITION BLOCK 4 LOT 1**

The Mayor opened and the new owner spoke then the Mayor closed the public hearing. Motion was made by Council Member Hageman and seconded by Council Member Faulkner to give a 90 day extension to the new owner at 1007 W Pecan. Upon a vote, the motion carried unanimously.

**HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FOUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER ORDER 26-003 A DECLARATION OF A DILAPIDATED STRUCTURE AT 702 CIRCLE DRIVE WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR, REHABILITATION OR**

**DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 702 CIRCLE DRIVE, MINERAL SPRINGS ADDITION AKA RED SPRINGS BLOCK 15 LOT 8**

The Mayor opened and closed the public hearing and no comments were made. Motion was made by Council Member Corbell and seconded by Council Member Faulkner to approve Order 26-003 a declaration of a dilapidated structure at 702 Circle Drive within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 702 Circle Drive, Mineral Springs Addition AKA Red Springs Block 15 Lot 8. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER APPROVING A GOVERNMENT LEASE PURCHASE AGREEMENT BETWEEN THE CITY OF MOUNT PLEASANT AND AMERICAN NATIONAL LEASING COMPANY FOR THE LEASE/PURCHASE OF VEHICLES**

Motion was made by Council Member Corbell and seconded by Council Member Hageman to approve a Government Lease Purchase Agreement between the City of Mount Pleasant and American National Leasing Company for the lease/purchase of vehicles. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER AN INTERLOCAL AGREEMENT FOR THE CITY OF MOUNT PLEASANT TO OPERATE, MAINTAIN, AND TRAIN FOR USE OF A SELF-CONTAINED BREATHING APPARATUS (“SCBA”) FILL STATION PROVIDED BY TITUS COUNTY, TEXAS**

Motion was made by Council Member Hinton and seconded by Council Member Hageman to table and add to the next agenda. 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**

**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, discuss and deliberate the ethics complaint filed against Mayor Wesley Lyon, II.**

**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.**

**POSSIBLE DISCUSSION AND ACTION ON ETHICS COMPLAINT FILED AGAINST MAYOR WESLEY LYON II**

Motion was made by Council Member Faulkner and seconded by Council Member Hinton to not move forward with an ethics complaint against Mayor Lyon. Upon a vote, the motion passed 3 to 1 with Council Member Hageman abstained.

**ADJOURN 6:60 PM**

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**WESLEY LYON, MAYOR**

**ATTEST:**

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**CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY**



# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

**Staff Contact:** Rebecca Elliott, Interim Finance Director

**Department:** Finance

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**Subject: Monthly Financial Report for Month Ended May 31, 2026**

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**Item Summary:**

The Monthly Financial Report for the City of Mount Pleasant, Texas, for the month ended May 31, 2026, is hereby submitted.

**Recommendation(s):**

No Motion Needed.

**Attachments:**

[MONTHLY FINANCIALS REPORT MAY 2026](#)



**City of Mount Pleasant**  
**Monthly Financial Report**

For the Period End May 2026

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**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 Rebecca Elliott at (903) 575-4000.

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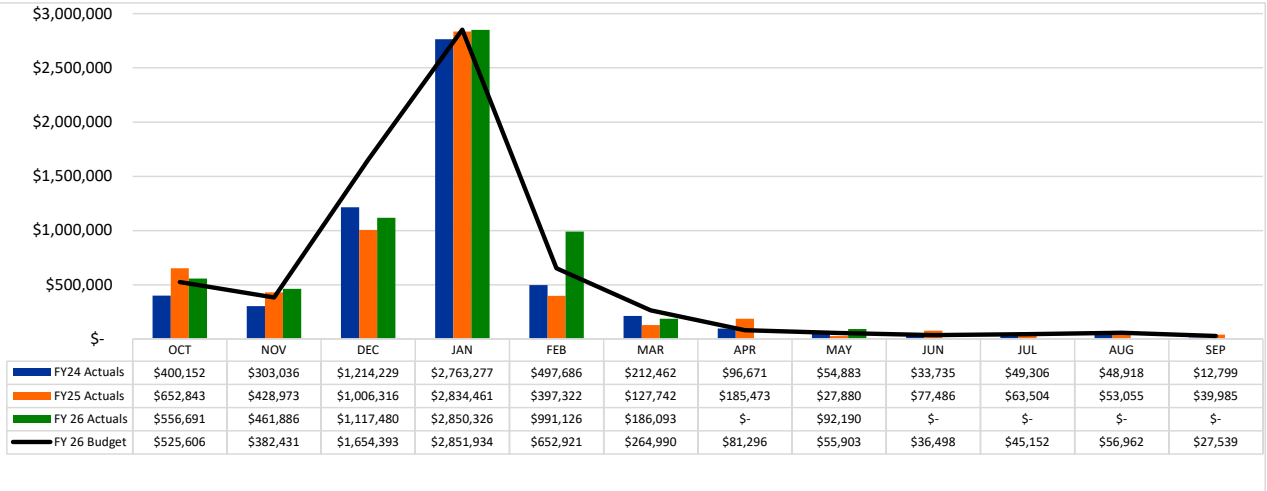
**City of Mount Pleasant**  
**General Fund**  
 Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)  
 For the Period End May 2026

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget	May-2026	May-2026	Y-T-D	Y-T-D	Y-T-D	May-2025	Y-T-D
	FY 2025-2026	Actual	% of Budget	Actual	Variance	% of Budget	Y-T-D	% of Budget
<b>REVENUES</b>								
PROPERTY TAX	\$ 5,088,600	\$ 61,642	1.2%	\$ 4,764,747	\$ 323,853	93.6%	\$ 4,336,532	93.6%
PENALTIES	55,000	9,204	16.7%	45,705	9,295	83.1%	43,494	96.7%
SALES TAX	6,325,300	655,577	10.4%	4,511,128	1,814,172	71.3%	4,148,369	60.5%
LIQUOR TAX	30,000	4,246	14.2%	29,444	556	98.1%	20,583	60.0%
FINES	575,000	46,895	8.2%	433,395	141,605	75.4%	362,551	55.8%
LANDFILL FEES	1,150,000	-	0.0%	770,325	379,675	67.0%	623,817	49.9%
PERMITS & FEES	426,000	9,050	2.1%	286,764	139,236	67.3%	228,624	64.5%
OTHER USER FEES	389,500	29,701	7.6%	263,502	125,998	67.7%	310,004	81.8%
CONTRACT INCOME	715,000	54,167	7.6%	433,333	281,667	60.6%	433,333	66.7%
INTEREST INCOME	100,000	12,636	12.6%	89,800	10,200	89.8%	66,855	51.4%
GRANT INCOME	-	-	-	-	-	-	65,898	-
INTERFUND TRANSFERS	1,000,000	83,333	8.3%	666,667	333,333	66.7%	600,072	66.7%
MISC. INCOME	20,000	(88,557)	-442.8%	4,234	15,766	21.2%	62,006	17.7%
<b>TOTAL REVENUES</b>	<b>\$ 15,874,400</b>	<b>\$ 877,896</b>		<b>\$ 12,299,045</b>	<b>\$ 3,575,355</b>	<b>77.5%</b>	<b>\$ 11,302,140</b>	<b>69.6%</b>
<b>EXPENDITURES</b>								
LEGISLATIVE	\$ 42,000	\$ 14,183	33.8%	\$ 42,857	\$ (857)	102.0%	\$ 27,887	66.4%
GENERAL ADMINISTRATION	712,991	72,243	10.1%	493,024	219,967	69.1%	439,063	62.3%
LEGAL	125,000	-	0.0%	237	124,763	0.2%	101,198	101.2%
TAX ASSESSMENT & COLLECTION	200,000	-	0.0%	105,591	94,409	52.8%	100,218	62.6%
HUMAN RESOURCES	114,941	6,165	5.4%	60,449	54,492	52.6%	81,631	63.1%
ELECTIONS	15,000	-	0.0%	-	15,000	0.0%	26,366	98.6%
TECHNOLOGY	275,000	15,839	5.8%	208,253	66,747	75.7%	212,521	76.4%
NON-DEPARTMENTAL	557,676	54,727	9.8%	648,289	(90,613)	116.2%	669,145	77.5%
MUNICIPAL COURT	364,594	24,345	6.7%	194,679	169,915	53.4%	214,351	62.6%
ANIMAL SERVICES	412,451	32,870	8.0%	230,916	181,535	56.0%	243,953	62.6%
POLICE DEPARTMENT	5,288,334	417,692	7.9%	3,428,609	1,859,725	64.8%	3,333,542	63.4%
FIRE DEPARTMENT	4,035,098	303,352	7.5%	2,509,228	1,525,870	62.2%	2,373,470	58.8%
PLANNING DEPARTMENT	298,557	19,387	6.5%	173,042	125,515	58.0%	185,979	57.4%
BUILDING & DEVELOPMENT	286,627	18,996	6.6%	178,644	107,983	62.3%	158,371	56.1%
CODE ENFORCEMENT	214,186	15,352	7.2%	112,129	102,057	52.4%	146,867	58.0%
FLEET SERVICES	547,780	52,794	9.6%	284,878	262,902	52.0%	335,038	56.6%
BUILDING MAINTENANCE	191,174	13,850	7.2%	114,280	76,894	59.8%	136,017	59.3%
PARK DEPARTMENT	1,601,032	96,453	6.0%	895,256	705,776	55.9%	815,042	47.6%
LIBRARY	606,006	45,198	7.5%	362,709	243,297	59.9%	361,151	59.1%
<b>TOTAL EXPENDITURES</b>	<b>\$ 15,888,447</b>	<b>\$ 1,203,446</b>		<b>\$ 10,043,068</b>	<b>\$ 5,845,379</b>	<b>63.2%</b>	<b>\$ 9,961,810</b>	<b>61.0%</b>
<b>EXCESS/ (DEFICIT)</b>	<b>\$ (14,047)</b>	<b>\$ (325,551)</b>		<b>\$ 2,255,977</b>			<b>\$ 1,340,330</b>	

KEYTRENDS	
Revenues	Expenditures
Overall revenues are at 77.5% YTD versus a straight-line target of 66.7% and higher than May 2025 at 69.6%. The City wide insurance proceeds from General Fund were moved from miscellaneous revenue to the Capital Replace Fund.	Overall General Fund expenditures are AT (63.2%) in comparison to budget, from this time last year (61%), and in comparison to a straight-line (66.7%) for an overall positive trend in fund balance.



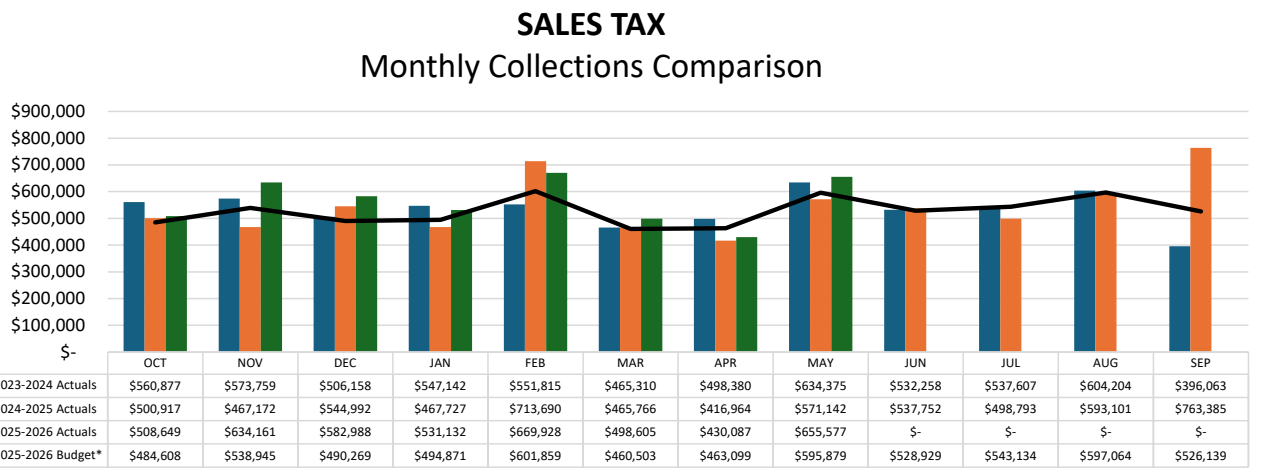
**City of Mount Pleasant**  
**Property Tax Collections by Month**  
 For the Period End May 2026



<b>PROPERTY TAX VARIANCE</b>	Actual to Budget (%)	<b>-3.30%</b>	Current Yr to Prior Yr (%)	<b>10.51%</b>
	Actual to Budget (\$)	<b>\$ (213,682)</b>	Current Yr to Prior Yr (\$)	<b>\$ 594,782</b>



**City of Mount Pleasant**  
**Sales Tax Collections by Month**  
 For the Period End May 2026



<b>SALES TAX VARIANCE</b>	Actual to Budget (%)	<b>9.23%</b>	Current Yr to Prior Yr (%)	<b>8.74%</b>
	Actual to Budget (\$)	<b>\$ 381,094</b>	Current Yr to Prior Yr (\$)	<b>\$ 362,758</b>



## City of Mount Pleasant

### Utility Fund

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)  
For the Period End May 2026

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget	May-2026	May-2026	Y-T-D	Y-T-D	Y-T-D	May-2025	Y-T-D
	FY 2025-2026	Actual	% of Budget	Actual	Variance	% of Budget	Y-T-D	% of Budget
<b>REVENUES</b>								
PENALTIES	\$ 132,000	\$ 28,066	21.3%	\$ 188,161	\$ (56,161)	142.5%	\$ 112,184	85.0%
INTEREST INCOME	90,000	8,258	9.2%	66,231	23,769	73.6%	66,336	41.5%
MISC. INCOME	75,000	8,122	10.8%	78,707	(3,707)	104.9%	56,926	55.8%
WATER SALES	12,000,000	999,257	8.3%	7,797,923	4,202,077	65.0%	7,234,730	61.8%
SEWER CHARGES	4,500,000	363,665	8.1%	2,962,315	1,537,685	65.8%	2,771,080	79.3%
SOLID WASTE COLLECTION FEES	3,500,000	298,586	8.5%	2,352,872	1,147,128	67.2%	2,263,574	73.0%
TAP AND CONNECT FEES	100,000	4,923	4.9%	124,683	(24,683)	124.7%	70,847	47.2%
LEASES AND RENTALS	35,000	8,745	25.0%	24,392	10,608	69.7%	25,442	72.7%
<b>TOTAL REVENUES</b>	<b>\$ 20,432,000</b>	<b>\$ 1,719,621</b>		<b>\$ 13,595,284</b>	<b>\$ 6,836,716</b>	<b>66.5%</b>	<b>\$ 12,601,119</b>	<b>66.8%</b>
<b>EXPENDITURES</b>								
NON-DEPARTMENTAL	\$ 1,979,026	\$ 121,880	6.2%	\$ 1,249,010	\$ 730,016	63.1%	\$ 1,380,228	70.0%
UTILITY ADMINISTRATION	1,206,556	91,865	7.6%	647,093	559,463	53.6%	788,441	38.6%
FLEET SERVICES	553,689	37,381	6.8%	302,454	251,235	54.6%	262,388	40.4%
SOLID WASTE MANAGEMENT	3,183,100	297,768	9.4%	2,124,532	1,058,568	66.7%	1,791,431	40.0%
WATER TREATMENT	2,735,128	261,523	9.6%	1,771,269	963,859	64.8%	1,706,747	43.0%
FRESH WATER SUPPLY	1,806,561	106,934	5.9%	1,120,428	686,133	62.0%	1,352,597	49.9%
WASTEWATER PLANTS	1,043,793	65,184	6.2%	526,847	516,946	50.5%	419,595	35.2%
UTILITY DEPARTMENT	1,830,905	91,848	5.0%	1,000,547	830,358	54.6%	835,698	41.6%
DEBT SERVICE	5,245,327	2,588,210	49.3%	5,300,912	(55,585)	101.1%	4,874,189	56.7%
<b>TOTAL EXPENDITURES</b>	<b>\$ 19,584,085</b>	<b>\$ 3,662,594</b>		<b>\$ 14,043,092</b>	<b>\$ 5,540,993</b>	<b>71.7%</b>	<b>\$ 13,411,313</b>	<b>71.1%</b>
<b>EXCESS/ (DEFICIT)</b>	<b>\$ 847,915</b>	<b>\$ (1,942,973)</b>		<b>\$ (447,808)</b>			<b>\$ (810,194)</b>	

#### KEYTRENDS

Revenues	Expenditures
Overall utility revenues are budget neutral (66.5% versus 66.7%) and neutral from May 2025 ( 66.8% versus 66.7%)	All categories and overall expenditures are under the straight-line target (71.7% versus 66.7%) with the exception of debt service. Principle and interest payments of \$3.5M were paid in May. Interest only payments are not due until late summer and fall. In comparison to May 2025 the percent is equal at 71.1%.



## City of Mount Pleasant

### Civic Center Fund

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)  
For the Period End May 2026

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget	May-2026	May-2026	Y-T-D	Y-T-D	Y-T-D	May-2025	Y-T-D
	FY 2025-2026	Actual	% of Budget	Actual	Variance	% of Budget	Actual	% of Budget
<b>REVENUES</b>								
INTERFUND TRANSFERS	\$ -	\$ -		\$ -	\$ -		\$ 25,000	100.0%
LEASES AND RENTALS	95,000	4,685	4.9%	72,703	22,297	76.5%	64,180	55.8%
HOTEL REVENUES	700,000	59,942	8.6%	471,458	228,542	67.4%	424,658	49.7%
<b>TOTAL REVENUES</b>	<b>\$ 795,000</b>	<b>\$ 64,627</b>	<b>8.1%</b>	<b>\$ 544,161</b>	<b>\$ 250,839</b>	<b>68.4%</b>	<b>\$ 513,838</b>	<b>43.6%</b>
<b>EXPENDITURES</b>								
PARK DEPARTMENT	\$ 448,763	\$ 34,374	7.7%	\$ 312,186	\$ 136,577	69.6%	\$ 328,590	63.2%
COMMUNITY CENTER	17,000	1,676	9.9%	10,026	6,974	59.0%	8,954	49.8%
TOURISM	209,732	1,951	0.9%	102,288	107,444	48.8%	96,663	47.6%
HOTEL MOTEL	212,000	51,750	24.4%	155,250	56,750	73.2%	157,500	72.5%
<b>TOTAL EXPENDITURES</b>	<b>\$ 887,495</b>	<b>\$ 89,751</b>	<b>10.1%</b>	<b>\$ 579,750</b>	<b>\$ 307,745</b>	<b>65.3%</b>	<b>\$ 591,707</b>	<b>61.8%</b>
<b>EXCESS/ (DEFICIT)</b>	<b>\$ (92,495)</b>	<b>\$ (25,124)</b>		<b>\$ (35,589)</b>			<b>\$ (77,869)</b>	

#### KEYTRENDS

Revenues	Expenditures
Revenues are slightly above the straight-line target (68.4% versus 66.7%) and up from this time last year (68.4% versus 43.6%).	Expenditures are below budget (65.3% versus 66.7% YTD) and higher than May 2025 (65.3% versus 61.8%). Overall the net change in fund balance is negative (35.6K) but positive compared to budget (92.5K) and last year (102.9K).



## City of Mount Pleasant

### Debt Service Fund

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)  
For the Period End May 2026

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget	May-2026	May-2026	Y-T-D	Y-T-D	Y-T-D	May-2025	Y-T-D
	FY 2025-2026	Actual	% of Budget	Actual	Variance	% of Budget	Y-T-D Actual	% of Budget
<b>REVENUES</b>								
PROPERTY TAX	\$ 1,433,000	\$ 18,093	1.3%	\$ 1,391,496	\$ 41,504	97.1%	\$ 1,229,094	97.7%
PENALTIES	15,000	2,620	17.5%	12,544	2,456	83.6%	11,744	91.3%
INTEREST INCOME	20,000	1,952	9.8%	13,305	6,695	66.5%	15,427	67.6%
MISC INCOME	-	-		823	(823)		-	
<b>TOTAL REVENUES</b>	<b>\$ 1,468,000</b>	<b>\$ 22,665</b>	<b>1.5%</b>	<b>\$ 1,418,168</b>	<b>\$ 49,832</b>	<b>96.6%</b>	<b>\$ 1,256,264</b>	<b>97.2%</b>
<b>EXPENDITURES</b>								
CONTRACTUAL AND FEE SERVICES	\$ -	\$ 1,343		\$ 6,435	\$ (6,435)		\$ 5,773	
PRINCIPAL	913,892	480,000	52.5%	795,000	118,892	87.0%	759,000	40.4%
INTEREST	945,399	471,045	49.8%	945,366	33	100.0%	1,012,508	52.4%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,859,291</b>	<b>\$ 952,388</b>	<b>51.2%</b>	<b>\$ 1,746,801</b>	<b>\$ 112,490</b>	<b>93.9%</b>	<b>\$ 1,777,281</b>	<b>47.5%</b>
<b>EXCESS/ (DEFICIT)</b>	<b>\$ (391,291)</b>	<b>\$ (929,724)</b>		<b>\$ (328,633)</b>			<b>\$ (521,017)</b>	

KEYTRENDS	
Revenues	Expenditures
Property tax hit the 95% general rule target for post current deadline in collections. Overall revenue is down from April 2025 (95% versus 97.2%). An accounting correction to record property tax in the proper period shows 0 in April but will be a positive in May.	Hilltop is preparing to present future options to bring the Debt Service Fund back to a positive fund balance and improve ratings.



## City of Mount Pleasant

### Economic Development Funds

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)  
For the Period End May 2026

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget	May-2026	May-2026	Y-T-D	Y-T-D	Y-T-D	May-2025	Y-T-D
	FY 2025-2026	Actual	% of Budget	Actual	Variance	% of Budget	Y-T-D Actual	% of Budget
<b>REVENUES</b>								
SALES TAX	\$ 2,000,000	218,526	10.9%	\$ 1,501,591	\$ 498,409	75.1%	\$ 1,377,745	59.4%
INTEREST INCOME	157,196	15,873	10.1%	129,295	27,901	82.3%	149,284	87.4%
MISC. INCOME	236,660	-	0.0%	236,815	(155)	100.1%	266,387	0.0%
LEASES AND RENTALS	42,000	-	0.0%	-	42,000	0.0%	28,000	49.0%
<b>TOTAL REVENUES</b>	<b>\$ 2,435,856</b>	<b>\$ 234,399</b>	<b>9.6%</b>	<b>\$ 1,867,702</b>	<b>\$ 568,154</b>	<b>76.7%</b>	<b>\$ 1,821,416</b>	<b>62.2%</b>
<b>EXPENDITURES</b>								
PAYROLL	\$ 455,521	36,400	8.0%	279,802	175,719	61.4%	\$ 207,212	42.0%
OPERATIONS AND MAINTENANCE	247,600	12,835	5.2%	114,117	133,484	46.1%	221,324	44.1%
OTHER EXPENSES	1,615,000	289,430	17.9%	705,746	909,254	43.7%	3,483,158	78.5%
INTERFUND TRANSFERS	5,200	433	8.3%	3,467	1,733	66.7%	3,464	58.3%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,323,321</b>	<b>\$ 339,099</b>	<b>14.6%</b>	<b>\$ 1,103,131</b>	<b>\$ 1,220,190</b>	<b>47.5%</b>	<b>\$ 3,915,158</b>	<b>73.0%</b>
<b>EXCESS/ (DEFICIT)</b>	<b>\$ 112,535</b>	<b>\$ (104,700)</b>		<b>\$ 764,571</b>			<b>\$ (2,093,741)</b>	

KEYTRENDS	
Revenues	Expenditures
Overall revenues are positive to budget (76.7% versus 66.7%) and up from May 2025 (76.7% versus 62.2%)	Expenditures are below budget (47.5% versus 66.7%) compared to 73% last year.



**City of Mount Pleasant**  
**Fund Balance Summary**  
 For the Period End May 2026

	Unaudited Fund				Unaudited Fund
	Balance	Year-To-Date	Year-To-Date	Transfers	Balance
	9/30/2025	Revenues	Expenses	In/(Out)	9/30/2026
<b>GENERAL FUNDS</b>					
100 General	\$ 3,651,218	\$ 11,632,378	\$ (9,648,334)	\$ 271,933	\$ 5,907,195
115 Streets	622,383	949,357	(756,110)	266,667	1,082,297
165 General Capital	(320,314)	216,720	(406,488)	399,733	(110,349)
200 Insurance	364,357	-	(192,270)	184,667	356,754
	<b>\$ 4,317,644</b>	<b>\$ 12,798,455</b>	<b>\$ (11,003,202)</b>	<b>\$ 1,123,000</b>	<b>\$ 7,235,897</b>
<b>PROPRIETARY FUNDS</b>					
300 Utility	\$ 30,474,202	\$ 13,595,284	\$ (12,928,092)	\$ (1,115,000)	\$ 30,026,394
335 Airport	6,523,554	882,553	(855,218)	-	6,550,889
	<b>\$ 36,997,756</b>	<b>\$ 14,477,837</b>	<b>\$ (13,783,310)</b>	<b>\$ (1,115,000)</b>	<b>\$ 36,577,283</b>
<b>SPECIAL REVENUE FUNDS</b>					
500 Library Contribution	\$ 22,144	\$ 8,856	\$ (2,325)	\$ -	\$ 28,675
504 Rescue Recovery	22,271	3,602	(5,960)	-	19,913
505 Cemetery	41,547	50,838	(21,163)	-	71,222
507 PEG Fees	461,603	20,614	-	-	482,217
510 Firemen's Relief	33	-	(334)	334	33
511 Fire Donation	-	5,000	(999)	-	4,001
518 Booker T Washington	2,263	-	-	-	2,263
520 Police Escrow	21,571	-	(39,622)	-	(18,051)
525 Animal Shelter Donation	22,259	2,398	(100)	-	24,557
541 Court Special Revenue	257,811	14,105	(33,002)	-	238,914
550 Police Donation	4,962	2,007	(623)	-	6,346
553 Police Shop with a Cop	22,449	19,503	(15,267)	-	26,685
570 Civic Center	(203,499)	544,161	(574,883)	(4,867)	(239,088)
595 Law Enforcement Education	9,090	6,945	(5,059)	-	10,976
596 Tobacco Enforcement	24,223	5,500	-	-	29,723
	<b>\$ 708,727</b>	<b>\$ 683,529</b>	<b>\$ (699,337)</b>	<b>\$ (4,533)</b>	<b>\$ 688,386</b>
<b>GRANT FUNDS</b>					
402 CDBG Light / Sidewalk Grant	\$ (112,314)	\$ -	\$ -	\$ -	\$ (112,314)
408 Library Grants	20,350	27,250	(16,677)	-	30,923
411 STEP Comprehensive	1,074	-	-	-	1,074
413 Police Seizure Proceeds	3,411	24,734	(22,461)	-	5,684
437 TXDOT Ramp Grant	89,740	8,010	(80,785)	-	16,965
467 AG Investigator Grant	99	-	-	-	99
	<b>\$ 2,360</b>	<b>\$ 59,994</b>	<b>\$ (119,923)</b>	<b>\$ -</b>	<b>\$ (57,569)</b>
<b>CAPITAL PROJECT FUNDS</b>					
605 Water Construction	\$ (13,107,028)	\$ 370,621	\$ (8,077,810)	\$ -	\$ (20,814,217)
606 Logic 2024 General Bond	7,430,880	620,602	(175,495)	-	7,875,987
607 Logic 2024 Utility Bond	(5,105,850)	538,758	(95,740)	-	(4,662,832)
610 Water Development Board	3,172,686	-	-	-	3,172,686
680 Community Center	98,526	1,894	-	-	100,420
681 Construction Bond 2017	45,630	-	-	-	45,630
	<b>\$ (7,465,156)</b>	<b>\$ 1,531,875</b>	<b>\$ (8,349,045)</b>	<b>\$ -</b>	<b>\$ (14,282,326)</b>
<b>INTERNAL SERVICE FUNDS</b>					
800 General Long-Term Debt	\$ (1,564,126)	\$ -	\$ -	\$ -	\$ (1,564,126)
900 Fixed Assets	8,411,342	-	-	-	8,411,342
	<b>\$ 6,847,216</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,847,216</b>
<b>DEBT SERVICE FUND</b>					
851 Debt Service	\$ 369,013	\$ 1,418,168	\$ (1,746,801)	\$ -	\$ 40,380
	<b>\$ 369,013</b>	<b>\$ 1,418,168</b>	<b>\$ (1,746,801)</b>	<b>\$ -</b>	<b>\$ 40,380</b>
<b>ECONOMIC DEVELOPMENT FUNDS</b>					
750 Economic Development	\$ 11,051,187	\$ 1,862,186	\$ (1,099,665)	\$ (3,467)	\$ 11,810,241
755 Rural Development Loan	252,013	5,516	-	-	257,529
855 Economic Development Debt	511,993	-	-	-	511,993
	<b>\$ 11,815,193</b>	<b>\$ 1,867,702</b>	<b>\$ (1,099,665)</b>	<b>\$ (3,467)</b>	<b>\$ 12,579,763</b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 53,592,753</b>	<b>\$ 32,837,560</b>	<b>\$ (36,801,283)</b>	<b>\$ -</b>	<b>\$ 49,629,030</b>



**City of Mount Pleasant**  
**Budget Amendments Summary**  
 For the Period End May 2026

<b>FUND TYPE</b>	<b>FUND</b>	<b>DETAILS</b>	<b>APPROVAL</b>
<b>GENERAL FUNDS</b>			
1/30/2026	100 - General	Transfer allocations from Library Data Processing to Library Contractual to cover increased service cost.	Approved by City Manager's Office.
2/17/2026	100 - General	Increase allocations for \$129,900 from Prior Year auction proceeds for the purchase of a new backhoe.	Approved by City Council
3/17/2026	100 - General	Increase allocations for \$3,547 using Fund Balance carryover for Finance Director Recruitment.	Ord. 2026-7 Approved by City Council
3/17/2026	100 - General	Increase allocations for \$35,000 using savings from vacant Finance Director position and Fund Balance Carryover.	Ord. 2026-8 Approved by City Council
3/17/2026	100 - General	Increase allocations for \$570 for a scholarship awarded to attend the Public Library Association 2026 Conference using grant savings from Special Revenue Fund (408 Library Grants).	Ord. 2026-10 Approved by City Council
5/6/2026	100 - General	Transfer \$5,580 from business & travel to contractual fees & services to cover payment of Lu Pham investigation.	Approved by City Manager's Office.
5/14/2026	100 - General	Transfer \$1,200 from Library office supplies to communication to pay for a new phone.	Approved by City Manager's Office.
<b>PROPRIETARY FUNDS</b>			
3/17/2026	300 - Utilities	Increase allocations for \$3,547 using Fund Balance carryover for Finance Director Recruitment.	Ord. 2026-7 Approved by City Council
3/17/2026	300 - Utilities	Increase allocations for \$35,000 using savings from vacant FT Finance Director positions and Fund Balance Carryover.	Ord. 2026-8 Approved by City Council
<b>SPECIAL REVENUE FUNDS</b>			
12/16/2025	520 - Police Escrow	Increase allocations for \$35,296 for Default Judgements from Titus Co District Court.	Approved by City Council
3/17/2026	570 - Civic Center	Increase allocations for \$10,000 to increase allocations to the Civic Center using Façade Grant reclassifying to current year.	Ord. 2026-9 Approved by City Council
<b>GRANT FUNDS</b>			
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
<b>CAPITAL PROJECT FUNDS</b>			
No Amendments			
<b>INTERNAL SERVICE FUNDS</b>			
No Amendments			
<b>DEBT SERVICE FUND</b>			
No Amendments			
<b>ECONOMIC DEVELOPMENT FUNDS</b>			
No Amendments			



# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

**Staff Contact:** Rob Vine, City Manager

**Department:** Administration

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**Subject:      Presentation and discussion of Financial Report Presentation - by City  
                         Financial Advisor, Hilltop Securities**

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# **Memorandum**

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**TO:** Council Member  
**FROM:** Rob Vine  
**DATE:** City Council - Jun 16 2026

**SUBJECT:**  
Financial Report – Presentation Only

**BACKGROUND:**  
N/A – Presentation only.

**STATUS OF ISSUE:**  
The City’s Financial Advisor, Hilltop Securities, will make a presentation consisting of an overview of the financial condition of the City. This presentation will contain some historical information and cover various topics to include economic statistics, Ad Valorem Tax Rates, General Fund performance, existing outstanding debt, bond ratings and have a period of time to allow for discussion and answer questions Council may have.

**BUDGET:**  
Presentation only.

**RECOMMENDATION:**  
Presentation only – no specific action required

**Attachments:**  
[City Council Memo Financial Report Presentation 06162026](#)  
[Mount Pleasant - Overview of Financial Condition - 6 3 26](#)

# *Memorandum*

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

**FROM:** Robert G. Vine, City Manager

**SUBJECT:** Financial Report – Presentation Only

**DATE:** June 16, 2026

**ISSUE:** The City’s Financial Advisor, Hilltop Securities, will make a presentation consisting of an overview of the financial condition of the City. This presentation will contain some historical information and cover various topics to include economic statistics, Ad Valorem Tax Rates, General Fund performance, existing outstanding debt, bond ratings and have a period of time to allow for discussion and answer questions Council may have.

**BACKGROUND:** N/A – Presentation only.

**BUDGET:** Presentation only.

**RECOMMENDATION:** Presentation only – no specific action required.



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# City of Mount Pleasant, Texas

## Overview of Financial Condition

# Table of Contents

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<b>Existing Outstanding Debt</b>	<b>16</b>
<b>Bond Ratings</b>	<b>20</b>
<b>Questions and Discussion</b>	<b>24</b>

# Summary

## Economic Statistics

- Population - Only increased 348 over the past 10 years
- Taxable Assessed Value - 2027 Preliminary estimated = \$1,820,625,118, growth rate has declined over the last 3 years
- 1.125% Sales Tax Revenue - 2025 = \$6,451,200, revenue has declined slightly over the last 3 years
- TAV Per Capita - 2027 = \$111,729 based on 2027 preliminary estimated TAV
- Annual Sales Tax Per Capita - 2025 = \$403, declined from \$420 in 2023

## General Fund Performance Ratings

- Total revenue - 2025 = \$14,875,923, 4<sup>th</sup> year of revenue decline
- General Fund Balance - 2025 = \$3.5 million, decreased to 24% of annual revenue from 33% at FYE 2022

## Debt Outstanding as of June 1, 2026

- Total GO Debt & Revenue Debt Outstanding - \$114,127,000, \$7,003 per capita or 6.27% of Fiscal Year 2026 TAV
- Total Utility Debt Outstanding (GO & Revenue) - \$93,080,000, \$5,712 per capita
- Net GO Debt Outstanding - \$21,047,000, \$1,291 per capita or 1.15% of Fiscal Year 2026 TAV

## Ad Valorem Tax Rate

- 2026 Total Ad Valorem Tax Rate - \$0.3661, increase of 2.57 cents over 2025
- 2026 M&O Tax Rate - \$0.2828, increase of 1.79 cents over 2025
- 2026 I&S Tax Rate - \$0.0833, increase of 0.78 cents over 2025

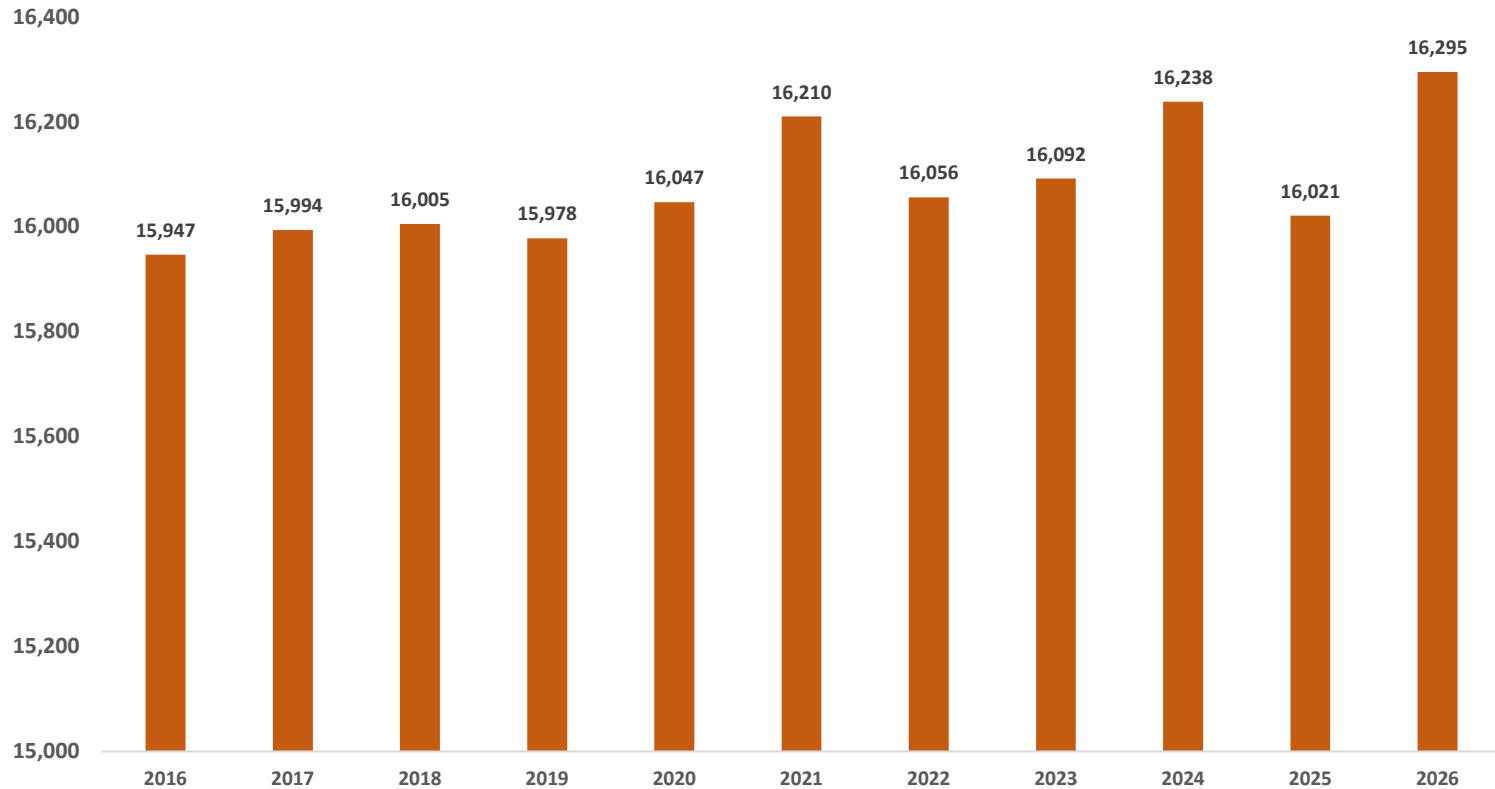
## Bond Ratings

- “A+, Negative Outlook” - S&P Ratings bond rating, as of March 6, 2024
- “Baa1, No Outlook” - Moody’s bond rating, downgraded on October 30, 2024

# Economic Statistics

# Population

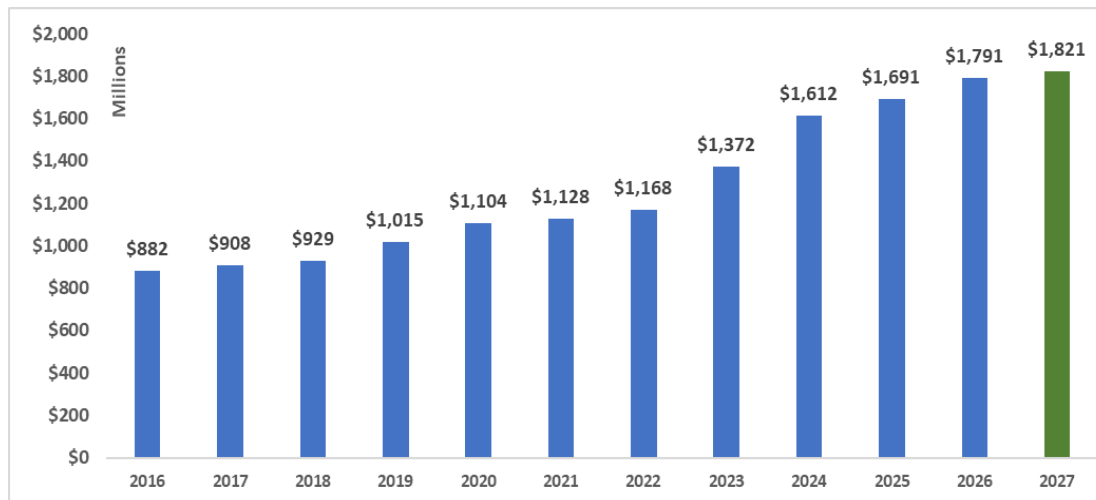
**Population Increase from 2016 to 2026 = 348**



1) Source: Municipal Advisory Council of Texas

# Taxable Assessed Value

Taxable Assessed Value Growth decreased over the past 3 years



Tax Year	Fiscal Year	Taxable Assessed Value <sup>(1)</sup> <sup>(2)</sup>	Taxable Assessed Value Growth <sup>(1)</sup> <sup>(2)</sup>			
			Annual			
			\$	%		
2026	2027	\$1,820,625,118	\$29,176,814	1.63%	<b>3-Year Average</b>	
2025	2026	\$1,791,448,304	\$100,887,491	5.97%	\$	%
2024	2025	\$1,690,560,813	\$78,944,014	4.90%	\$69,669,440	4.16%
2023	2024	\$1,611,616,799	\$240,116,175	17.51%	<b>5-Year Average</b>	
2022	2023	\$1,371,500,624	\$203,250,596	17.40%	\$	%
2021	2022	\$1,168,250,028	\$40,263,721	3.57%	\$130,475,018	9.48%
2020	2021	\$1,127,986,307	\$23,712,888	2.15%	<b>10-Year Average</b>	
2019	2020	\$1,104,273,419	\$88,992,177	8.77%	\$	%
2018	2019	\$1,015,281,242	\$85,872,980	9.24%	\$91,304,131	7.35%
2017	2018	\$929,408,262	\$21,824,454	2.40%		
2016	2017	\$907,583,808	\$26,055,451	2.96%		

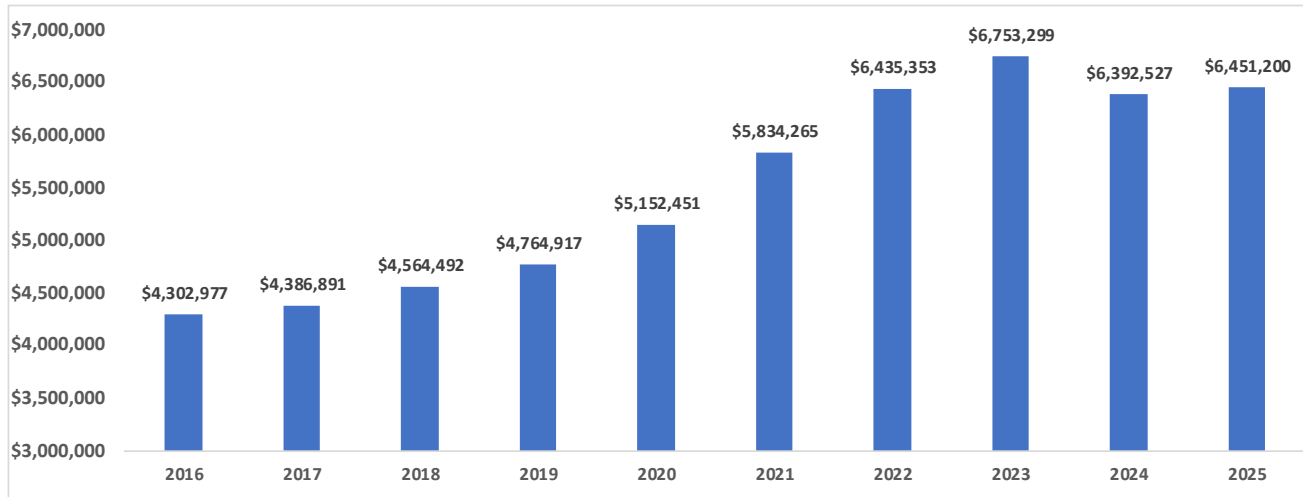
**Footnotes:**

1) FY 2016 to 2026 - Actual value reported by Titus CAD.

2) FY 2027 - Preliminary estimated taxable assessed value from Titus CAD as of May 19, 2026.

# 1.125% Sales Tax Revenue

Sales Tax Revenue has declined slightly over the past 3 years



Tax Year	Fiscal Year	City Sales Tax Collections <sup>(1)(2)</sup>	City Sales Tax Collections Growth			
			Annual			
			\$	%	\$	%
2024	2025	\$6,451,200	\$58,673	0.92%	\$	%
2023	2024	\$6,392,527	(\$360,772)	-5.34%	\$5,282	0.17%
2022	2023	\$6,753,299	\$317,946	4.94%		
2021	2022	\$6,435,353	\$601,088	10.30%	<b>5-Year Average</b>	
2020	2021	\$5,834,265	\$681,814	13.23%	\$	%
2019	2020	\$5,152,451	\$387,534	8.13%	\$259,750	4.81%
2018	2019	\$4,764,917	\$200,425	4.39%		
2017	2018	\$4,564,492	\$177,601	4.05%	<b>10-Year Average</b>	
2016	2017	\$4,386,891	\$83,914	1.95%	\$	%
2015	2016	\$4,302,977	\$376,642	9.59%	\$252,487	5.22%

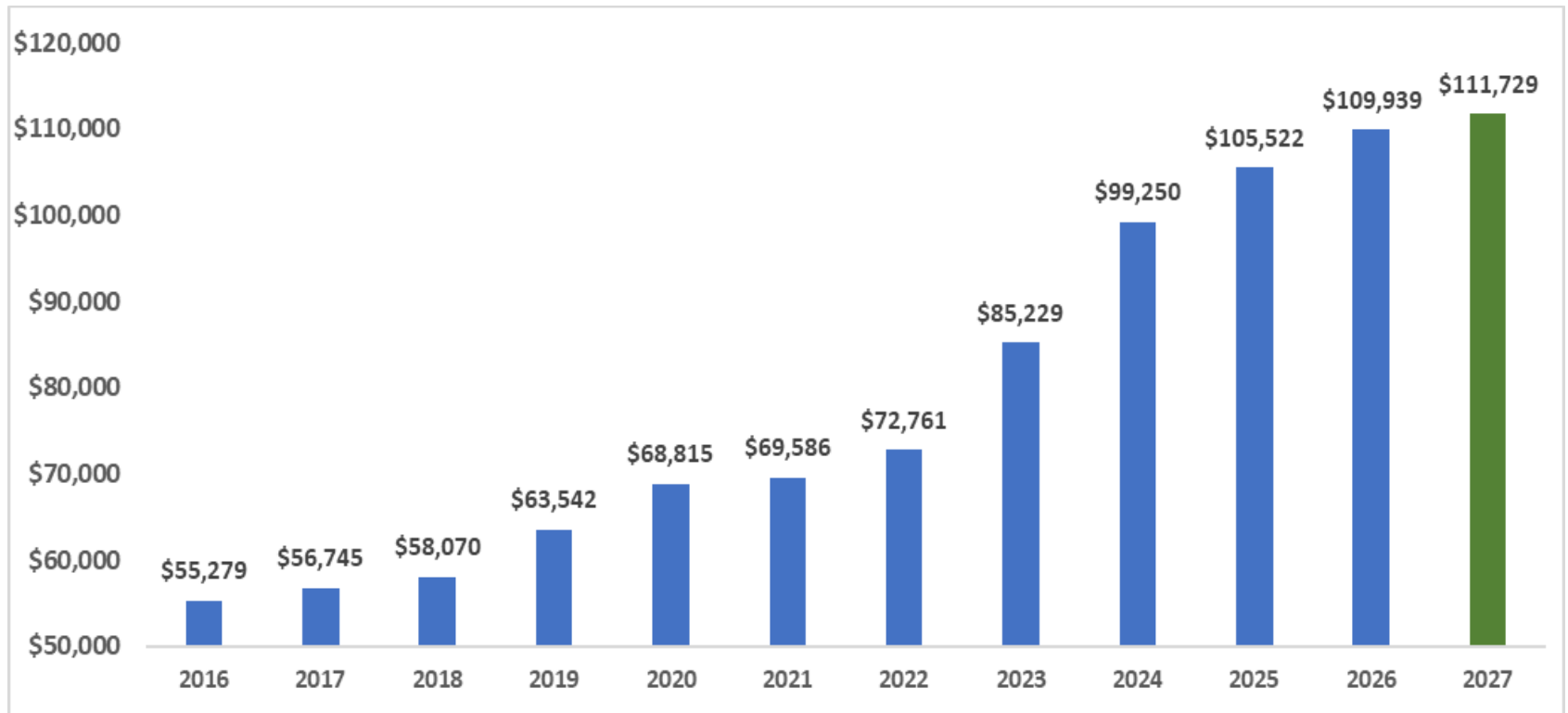
**Sources:**

- 1) FY 2025 - City of Mount Pleasant Financial Statements - Modified Cash Basis
- 2) FY 2016 to 2024 - City of Mount Pleasant Audits

# Taxable Assessed Value Per Capita

Moody's US local governments median for 2024 = \$155,156

Aa                      A                      Baa  
\$163,193                \$97,431                \$76,535

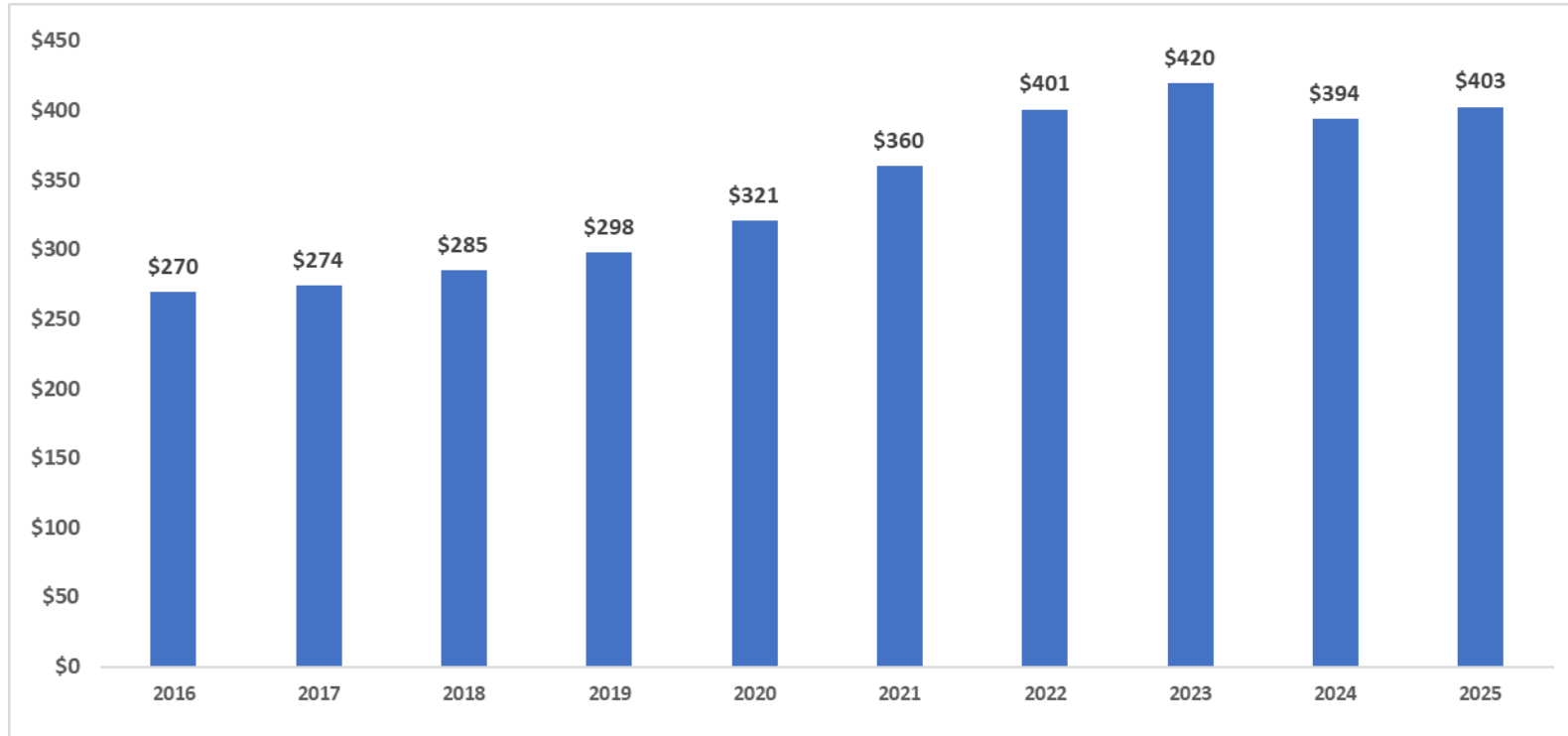


**Footnotes:**

- 1) FY 2016 to 2026 - Actual value reported by Titus CAD.
- 2) FY 2027 - Preliminary estimated taxable assessed value from Titus CAD as of May 19, 2026.
- 3) Moody's Ratings Cities and Counties Medians dated April 30, 2026.
- 4) Based on population data from Municipal Advisory Council of Texas.

# 1.125 % Annual Sales Tax Per Capita

Sales Tax Revenue per Capita declined from \$420 in 2023 to \$403 in 2025

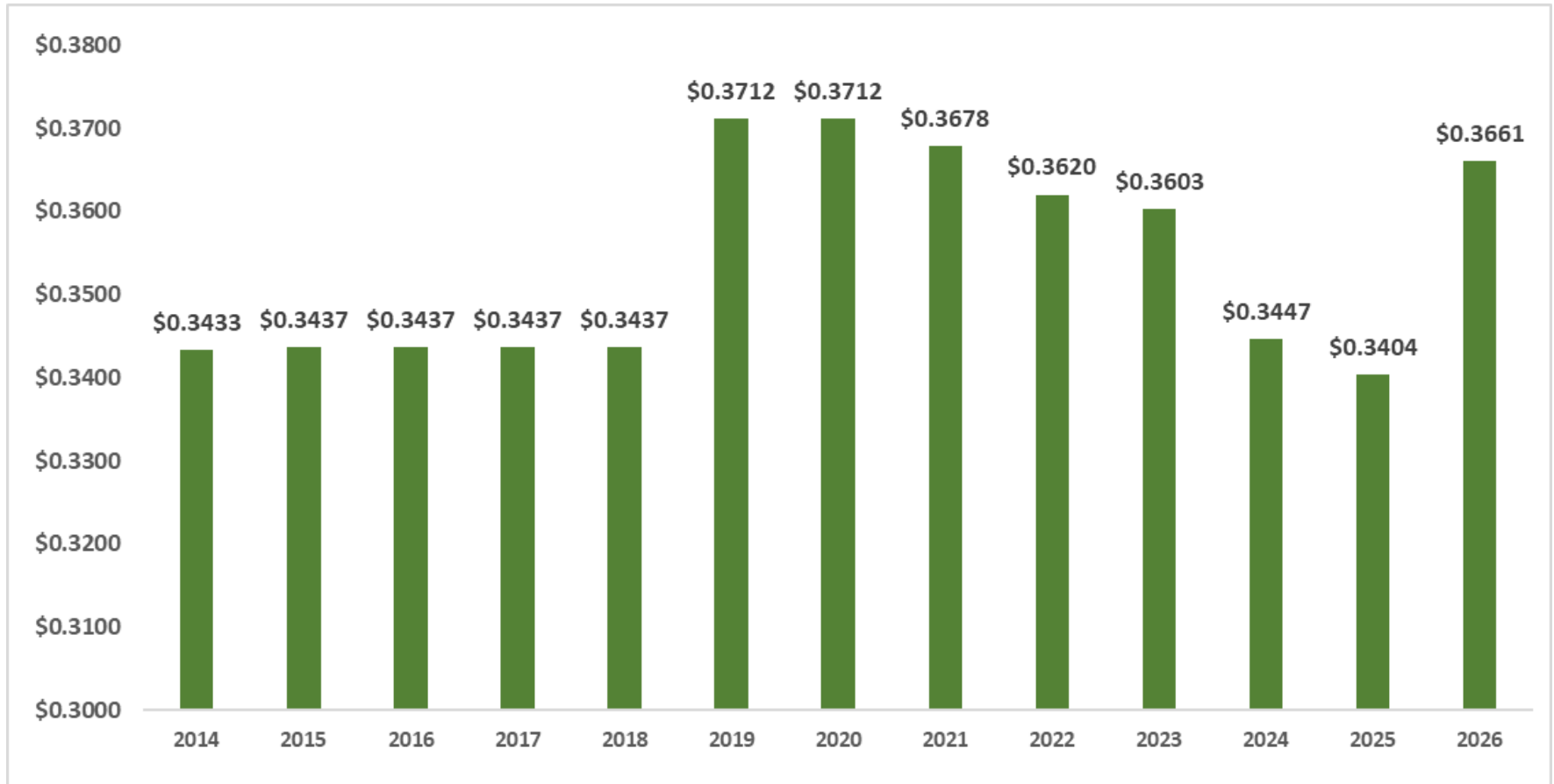


**Footnotes:**

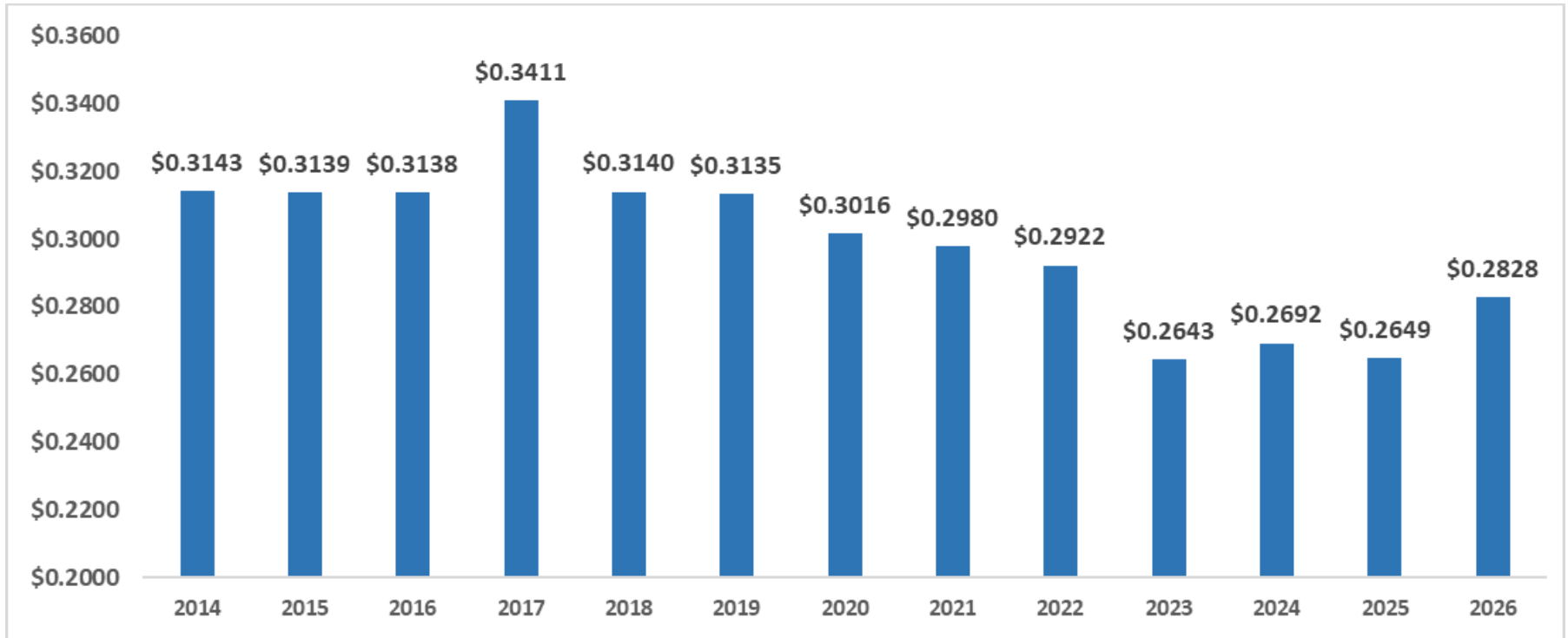
- 1) FY 2025 - City of Mount Pleasant Financial Statements - Modified Cash Basis
- 2) FY 2016 to 2024 - City of Mount Pleasant Audits
- 3) Based on population data from Municipal Advisory Council of Texas

# Ad Valorem Tax Rates

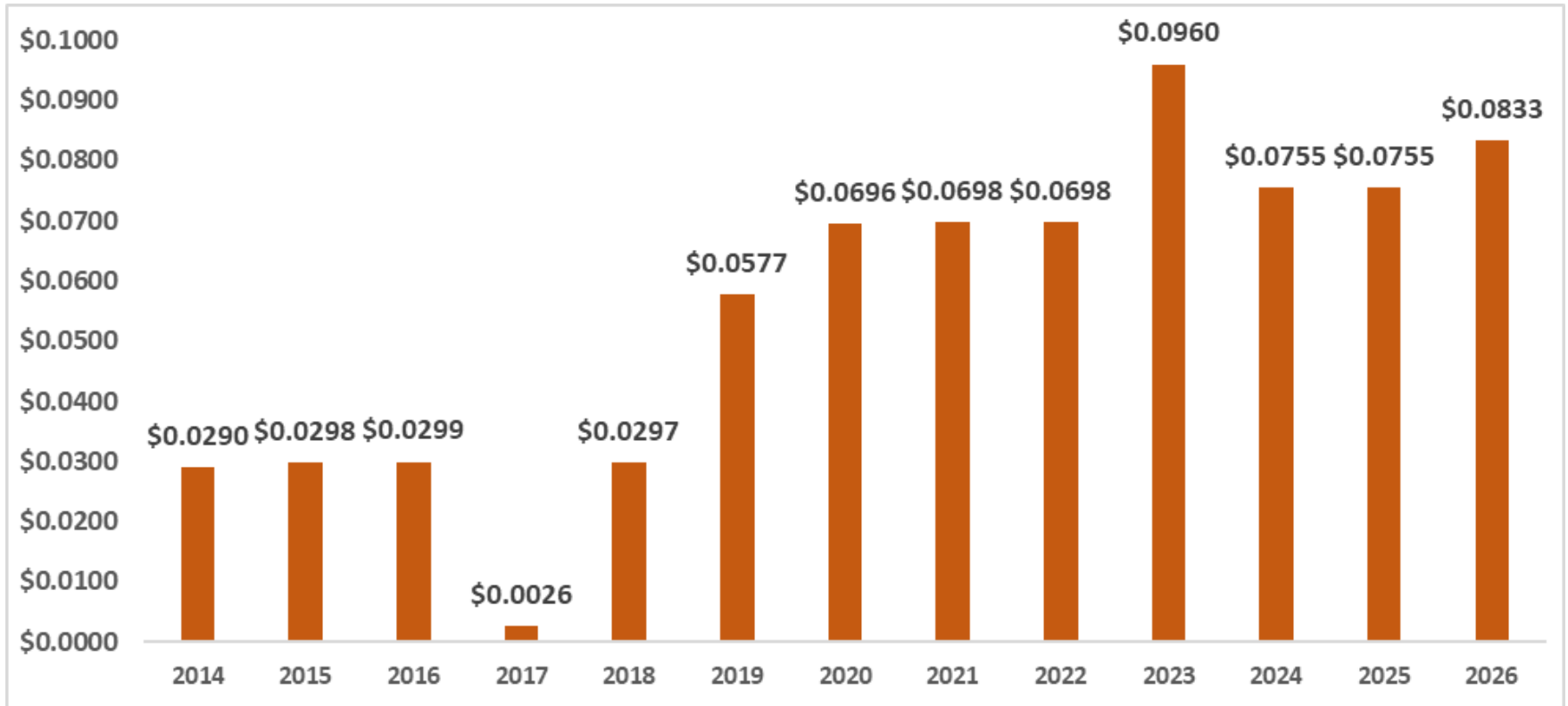
# Ad Valorem Tax Rate



# Maintenance and Operations Component of Ad Valorem Tax Rate



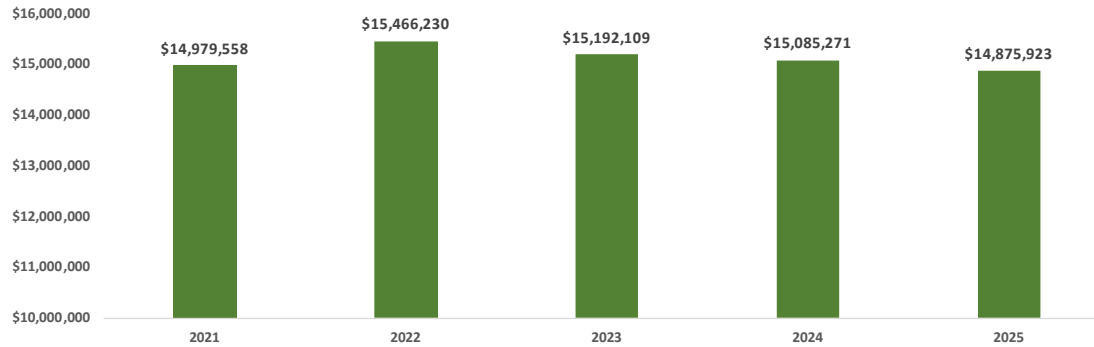
# Interest and Sinking Component of Ad Valorem Tax Rate



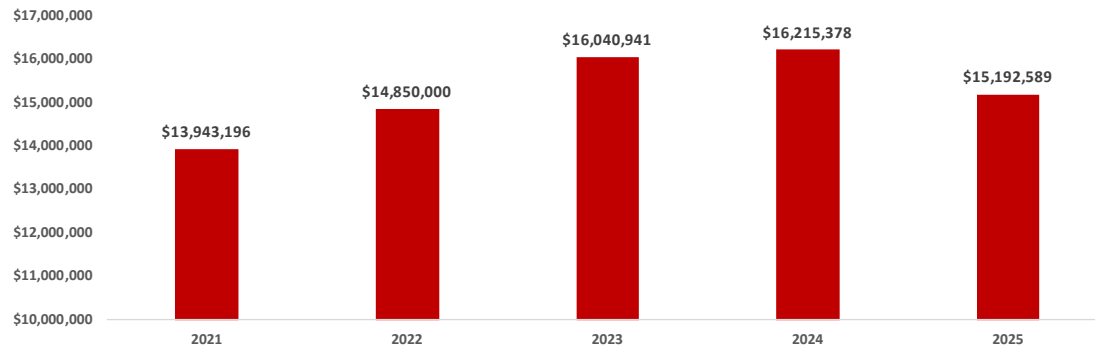
# General Fund Performance

# General Fund Performance

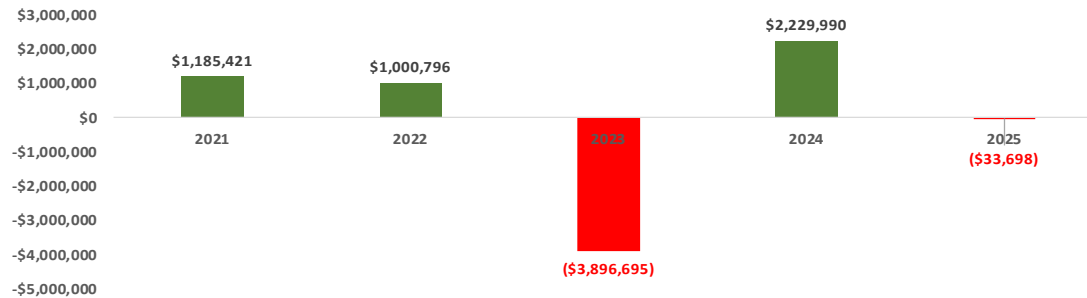
## General Fund Revenues



## General Fund Operating Expenditures



## Change in General Fund Balance



**Sources**

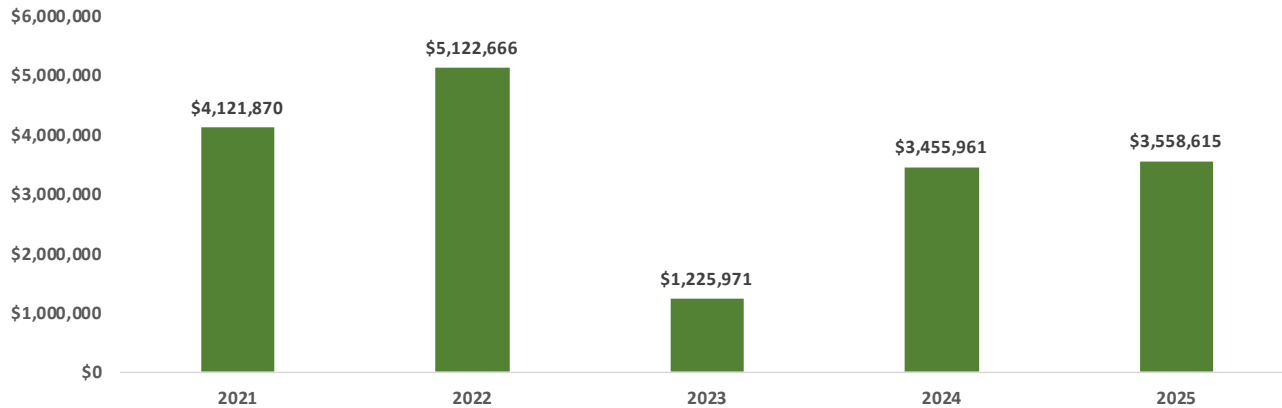
- 1) 2021, 2022, 2023 and 2024 Audits
- 2) 2025 Financial Statements (Modified Cash Basis)

# Unrestricted General Fund Balance

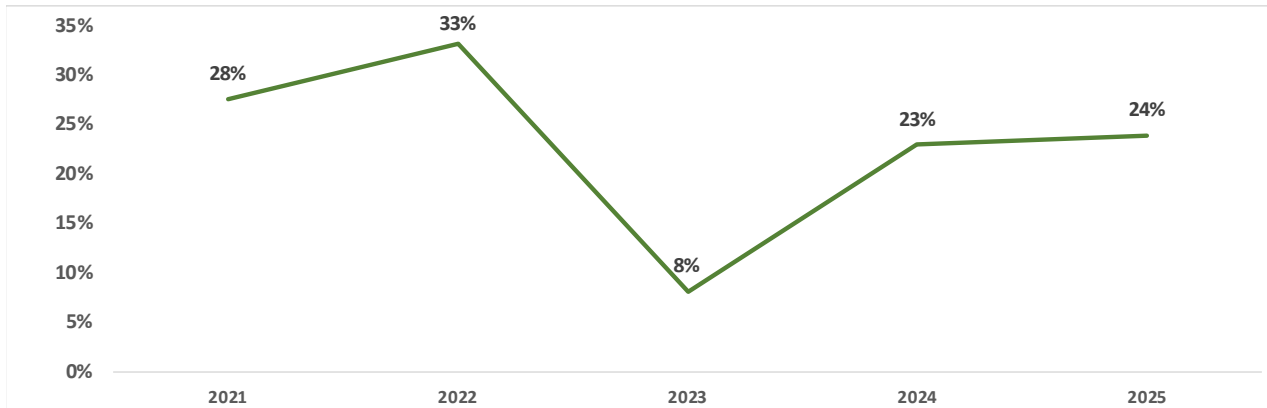
Moody's US local governments median for 2024 = 54.8%

Aa 57.4%      A 43.7%      Baa 20.0%

Unrestricted General Fund Balance



Available Reserves % of Revenues

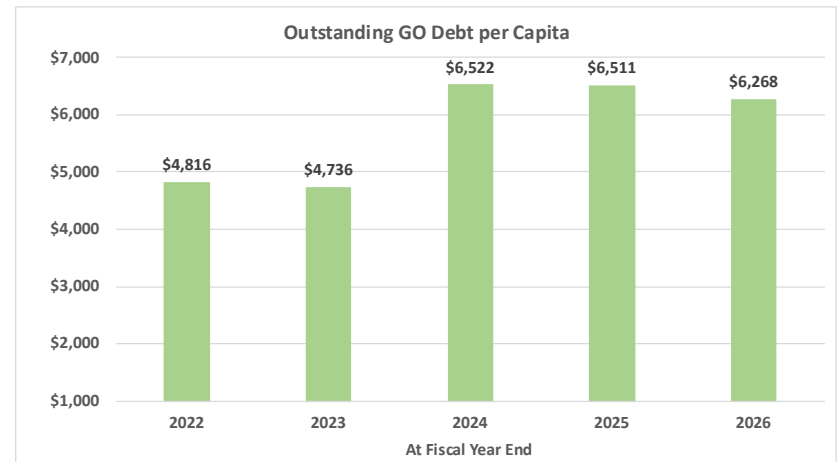
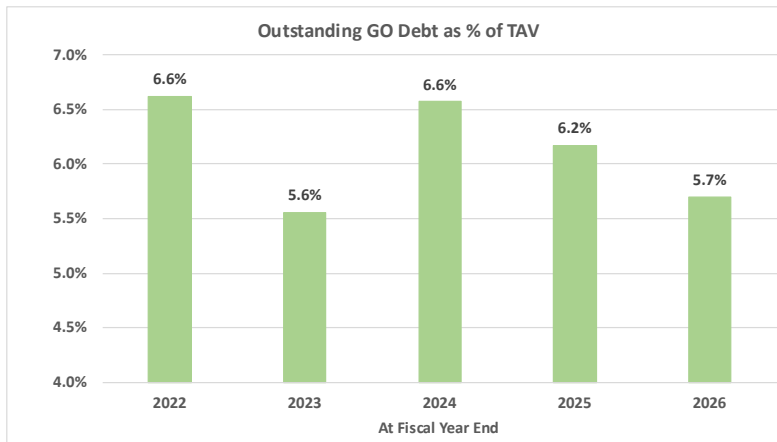
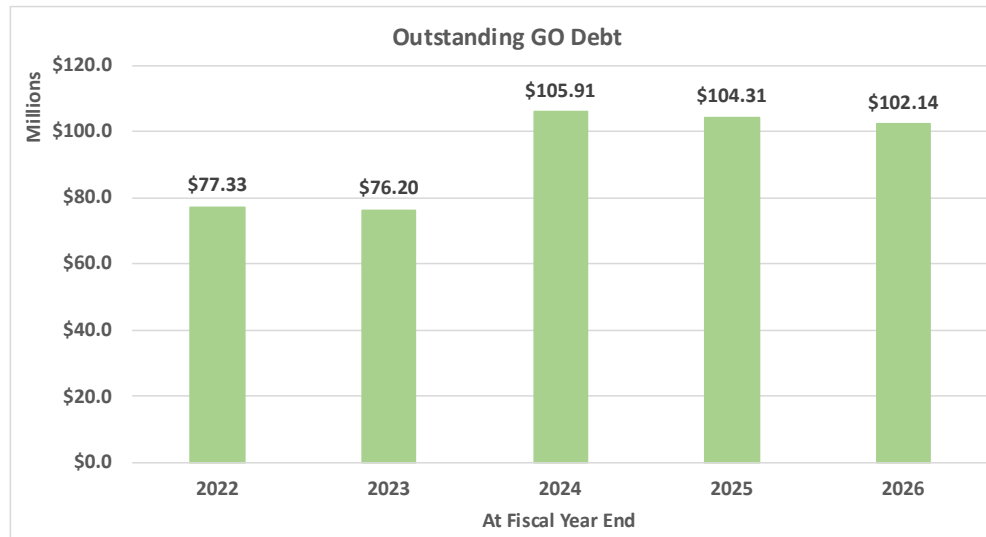


**Sources**

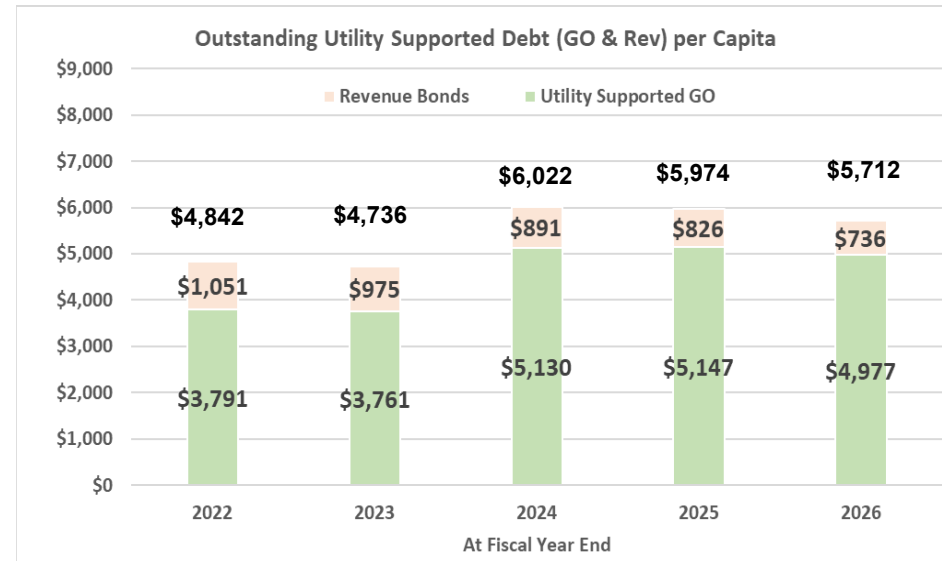
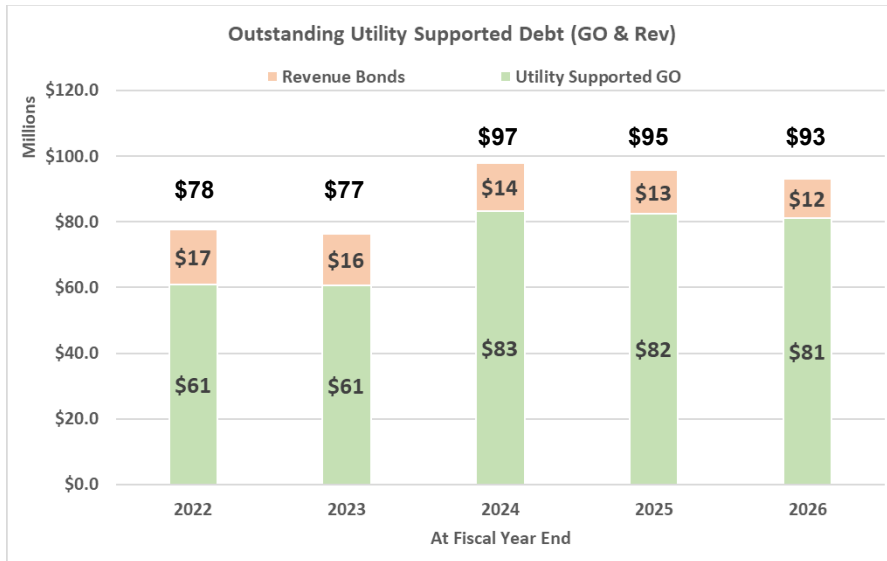
- 1) 2021, 2022, 2023 and 2024 Audits
- 2) 2025 Financial Statements (Modified Cash Basis)

# Existing Outstanding Debt

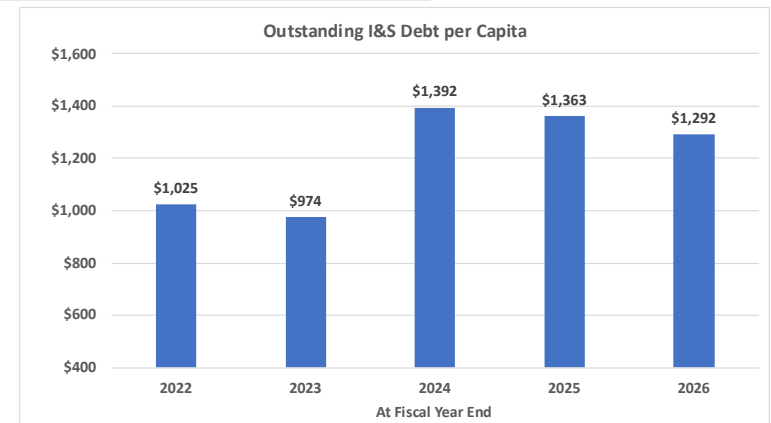
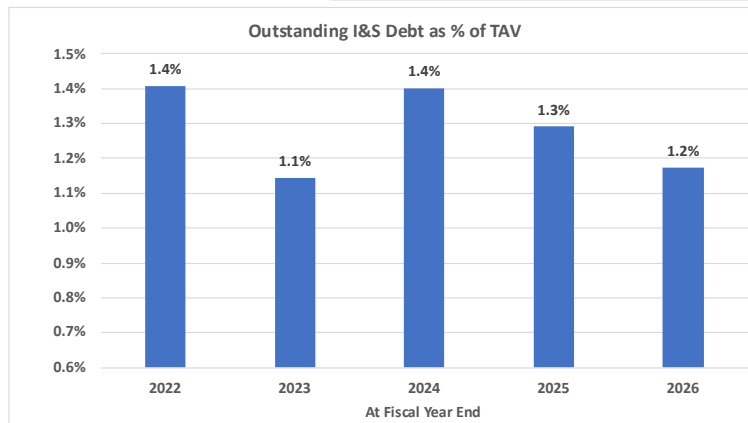
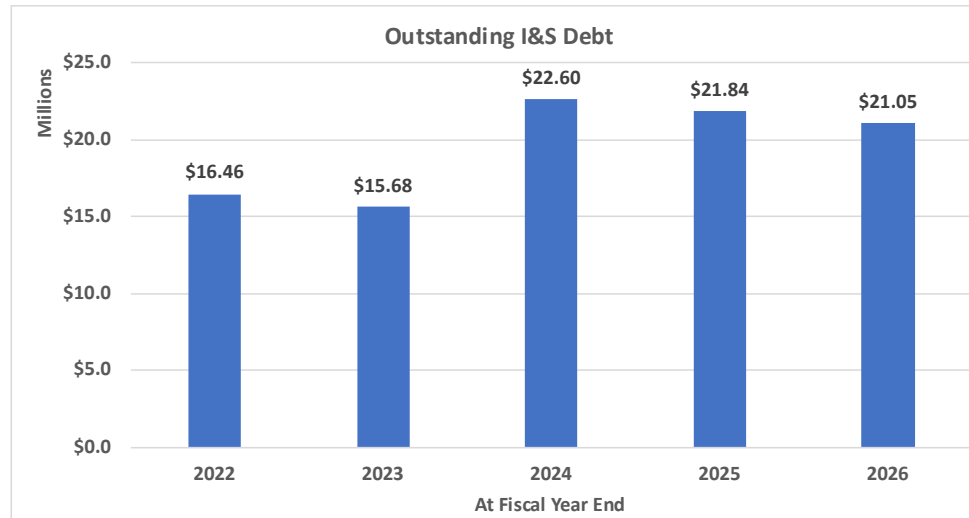
# General Obligation Debt (I&S and Utility)



# Utility System Supported Debt (General Obligation & Revenue Bonds)



# I&S Ad Valorem Debt



## S&P Global Ratings - Methodology for Rating U.S. Governments dated September 9, 2024

### Debt and liabilities: Initial assessment

Government type	Metric	Assessment					
		1	2	3	4	5	6
		Extremely Strong	Very Strong	Strong	Adequate	Vulnerable	Highly Vulnerable
Local governments	Net direct debt per capita	<500	500-1,500	1,500-2,500	2,500-3,500	3,500-4,500	>4,500

# Bond Ratings

# Bond Rating History

Date	Rating Agency	Rating Action	Rating
10/30/2024	Moody's	Downgrade	Baa1 No Outlook
3/7/2024	Standard & Poor's	Affirmed	A+ Negative Outlook
3/06/2024	Standard & Poor's	Outlook Revised	A+ Negative Outlook
12/6/2023	Moody's	Downgrade	A3 No Outlook
4/8/2021	Moody's	New Rating	A2 No Outlook
2/11/2020	Standard & Poor's	Affirmed	A+ Stable
11/27/2017	Standard & Poor's	Affirmed	A+ Stable
11/27/2012	Standard & Poor's	Affirmed	A+ Stable
8/10/2010	Standard & Poor's	New Rating	A+ Stable
4/23/2010	Moody's	Recalibration	A1 No Outlook
12/20/2007	Moody's		Baa1 No Outlook

# Moody's Credit Rating - Downgraded from "A3" to "Baa1"

## Summary

The City of Mount Pleasant, TX's (Baa1) credit profile is challenged by a continued narrowing of its available fund balance and liquidity ratios in fiscal 2023 (September 30 year-end) to -4.0% and 18% of revenue, respectively. While management projects ending 2024 with a general fund balance of \$4 million, the longer term.

## The rating reflects Moody's view of the Mount Pleasant's:

- Very weak-though-growing economy;
- Standard financial policies and practices under our Financial Management Assessment (FMA) methodology, and a strong institutional framework score;
- Weak budgetary performance after adjusting for one-time items, and reserves that are below the city's formal target and below average compared with those of peers; and
- Very weak debt and contingent liability profile, with no pension pressures.

## Outlook

The negative outlook reflects our view that there is at least a one-in-three chance that we could lower the rating if Mount Pleasant fails to improve budgetary performance and begin restoring reserves in fiscal years 2024 and 2025, according with management's expectations.

# Standard and Poor's Rating Revised from "A+, Stable" to "A+, Negative Outlook"

## Summary

S&P Global Ratings revised its outlook to negative from stable and affirmed its 'A+' underlying rating on Mount Pleasant, Texas' general obligation (GO) debt. The outlook revision reflects reserve draws over the past two years to levels below those of similarly rated peers, with another draw expected in fiscal 2023. There is at least a one-in-three chance that we could lower the rating should the city not generate surpluses and begin restoring reserves in fiscal years 2024 and 2025.

## The rating reflects our view of the city's:

- Very weak-though-growing economy;
- Standard financial policies and practices under our Financial Management Assessment (FMA) methodology, and a
- Strong institutional framework score;
- Weak budgetary performance after adjusting for one-time items, and reserves that are below the city's formal target and below average compared with those of peers; and
- Very weak debt and contingent liability profile, with no pension pressures.

## Outlook

S&P could lower the rating if the city continues to post deficits beyond fiscal 2023, leading to additional reserve drawdowns.

# Questions and Discussion

## **Appendix A**

### **S&P Global Ratings**

**Mount Pleasant, Texas “A+, Negative Outlook” Rating Report dated March 6, 2024**

## Credit Highlights

- S&P Global Ratings revised its outlook to negative from stable and affirmed its 'A+' underlying rating on Mount Pleasant, Texas' general obligation (GO) debt.
- S&P Global Ratings also assigned its 'A+' underlying rating to the city's estimated \$33.5 million series 2024 combination tax and revenue certificates of obligation (COs) and \$3.8 million series 2024 GO refunding bonds.
- The outlook revision reflects reserve draws over the past two years to levels below those of similarly rated peers, with another draw expected in fiscal 2023. There is at least a one-in-three chance that we could lower the rating should the city not generate surpluses and begin restoring reserves in fiscal years 2024 and 2025.

## Security

The COs and GO debt outstanding constitute direct obligations of the city, payable from the proceeds of a continuing, direct annual ad valorem tax, within the limits prescribed by law, on all taxable property within its borders. The 2024 and 2021 certificates are further secured by net surplus revenue of the city's waterworks and sewer system. We don't have sufficient information to rate the net revenue pledge, therefore, we rate the COs based on the city's ad valorem pledge. Other existing certificates are further secured by surplus revenue of the city's waterworks and sewer system not to exceed \$1,000. Given the limited revenue pledge, we rate the COs based on Mount Pleasant's ad valorem tax pledge. The maximum allowable ad valorem tax rate in Texas is \$2.50 per \$100 of assessed value (AV) for all purposes, with the portion dedicated to debt service limited to \$1.50. We do not differentiate between the city's limited-tax GO debt and its general creditworthiness, because the ad valorem tax is not derived from a measurably narrower tax base and there are no limitations on the fungibility of resources.

Proceeds from the certificates will fund water and wastewater improvements, including increasing future capacity, filter-replacement and lift-station projects. The GO bonds will refund a portion of existing debt for savings.

### **Credit overview**

After adjusting for revenues and expenditures associated with the federal stimulus, Mount Pleasant posted two consecutive deficits in the general fund, which officials attribute to the former finance director's erroneous assumptions, in particular relating to salaries and transfers. The two deficits brought the available fund balance down to levels that we consider strong, with another deficit of about \$298,000 estimated for fiscal 2023. Management notes that about \$776,000 expended in fiscal years 2021 and 2022 on one-time projects was supposed to be funded out of the federal stimulus funds, but instead unrestricted general fund reserves were used. Consequently, the city anticipates reclassifying the equivalent amount to unassigned from restricted fund balance, improving available reserves. In addition, officials will work to better align revenues with expenditures and to increase fund balance to its new informal target of 25% of expenditures. We could lower the rating if performance and reserves do not improve as expected.

Over the next few years, Mount Pleasant will likely benefit from various economic developments, which should translate to revenue growth. We believe balanced operations will hinge on management capitalizing on the growth, especially given inflationary pressures and the loss of a firefighting contract with the county, which will require expenditure adjustments.

The rating reflects our view of the city's:

- Very weak-though-growing economy;
- Standard financial policies and practices under our Financial Management Assessment (FMA) methodology, and a strong institutional framework score;
- Weak budgetary performance after adjusting for one-time items, and reserves that are below the city's formal target and below average compared with those of peers; and
- Very weak debt and contingent liability profile, with no pension pressures.

### **Environmental, social, and governance**

We have analyzed environmental, social, and governance (ESG) factors relative to Mount Pleasant's credit fundamentals and consider them neutral in our rating analysis.

## Outlook

The negative outlook reflects our view that there is at least a one-in-three chance that we could lower the rating if Mount Pleasant fails to improve budgetary performance and begin restoring reserves in fiscal years 2024 and 2025, according with management's expectations.

### Downside scenario

We could lower the rating if the city continues to post deficits beyond fiscal 2023, leading to additional reserve drawdowns.

### Upside scenario

We could revise the outlook to stable if the city's budgetary performance improves and it builds up and maintains very strong reserves.

## Credit Opinion

### Weakened reserves that management plans to begin restoring in fiscal 2024

The city hired a new finance director with significant local government experience after consecutive deficits in fiscal years 2021 and 2022 (after adjusting out federal stimulus funds), which we understand resulted from inaccurate expenditure forecasts and unbudgeted transfers. The new finance director unretired to take on the role and will stay with Mount Pleasant for a couple of years, until the city finds a replacement. With the change, officials hope to generate general fund surpluses of about 2% beginning with fiscal 2024. Ultimately, management wants to build up reserves to an informal goal of 25% of expenditures, which is a new target, higher than its formal policy of 16.7%. We note the city is not meeting either target and expects reserves will drop to about 8% based on another deficit expected for fiscal 2023.

However, management expects to add about \$776,000 back to unassigned fund balance via reclassification--this is equivalent to projects that were supposed to be funded with restricted ARPA moneys but unassigned fund balance was used instead. Once this is corrected, available fund balance will increase but remain below average compared with similarly rated peers.

The adopted fiscal 2024 budget was balanced, but the city expects to outperform it and potentially add up to \$200,000 to available fund balance, largely due tight controls.

For fiscal 2025, officials anticipate the need to cut expenditures. Mount Pleasant has been receiving \$1.3 million annually from the county for providing firefighting services. The county announced it will terminate the contract at the end of this fiscal year, which will necessitate the elimination of six fire fighter positions, along with the potential to cut another 12-15 positions elsewhere.

Should the city fail to balance its operations and restore reserves as planned, we could lower the rating.

### **Very weak economy, with employment concentration**

We expect the city's economic metrics will remain stable over the outlook horizon given steady growth. As the county's seat, Mount Pleasant is in northeastern Texas at the intersection of State Highway 49 and U.S. Highway 271, with Interstate 30 and U.S. Highway 67 traversing it. The city serves as the principal commercial center for the area, with a local economy predominantly centered on manufacturing (35%), services (47%), and government (18%).

The city reports continued growth, including a new public improvement district expected to bring in 800-1,200 apartments and up to 500 single-family homes, along with commercial developments. There are also a couple industries looking at the city as a potential site for relocations and new ventures. The city's largest employers and taxpayers are stable, with some expanding, including Diamond C Trailers and Priefert, a stock panel manufacturer.

### **Adequate management practices, with reserves below policy levels**

We revised our view of the city's financial management to adequate from strong under our FMA methodology due to optimistic budgetary assumptions that led to reserves falling below policy requirement, along with the failure to make intra-year adjustments to ensure balanced operations despite a formal monthly budget review process. Other practices include:

- Budgeting assumptions formulated using two years of historical data as well as consultation with outside sources such as the appraisal district;
- Monthly budget-to-actual results shared with council and amendments performed as necessary;
- A formally adopted investment policy adhering to state guidelines, as well as quarterly holdings and earnings reports shared with council;
- A debt management policy citing allowable issuances, amortization schedules and maximum allowable debt as a percent of AV; and
- A formal reserve policy requiring a minimum of 16.7% of operating expenditures in unassigned reserves, implemented for cash-flow stabilization, which the city is not meeting, and a new, higher informal target of 25% that management expects to achieve over the next several years.

The city does not have a formalized long-term capital plan, nor does it formalize financial projections beyond one year.

### **High debt burden, with no immediate additional issuance plans**

Officials have no additional issuances planned, at this time.

The series 2024 COs are expected to be fully supported by the utility fund, although we will not consider the debt to be self-supporting until a three-year track record of support is established. Therefore, based on our criteria, we believe Mount Pleasant's net direct debt will remain high over the next few years. The city has increased utility rates fairly regularly to absorb recent issuances and this series, which leads us to believe that carrying charges on the governmental side will not increase materially and will remain manageable over the outlook horizon.

The city has privately placed several series of debt, totaling \$22.5 million or 17% of its total direct debt. Legal provisions do not include unusual covenants, events of default or remedies that pose a contingent liquidity risk.

#### Pension and other postemployment benefits (OPEB)

We do not view pension and OPEB liabilities as an immediate credit risk. Contributions are manageable and they exceeded our minimum funding progress metric in fiscal 2022.

The city participates in the Texas Municipal Retirement System, a nontraditional, joint contributory, hybrid defined benefit pension plan administered by the state. The city's net pension liability was \$3.3 million as of Dec. 31, 2021, and the plan's funded ratio was 93.5%, assuming a 6.75% discount rate. Mount Pleasant offers a single employer OPEB plan, funded on pay-go basis, with a liability of \$918,000 at fiscal year-end 2022.

## Mount Pleasant, Texas--key credit metrics

	Most recent	Historical information		
		2022	2021	2020
<b>Very weak economy</b>				
Projected per capita EBI % of U.S.	54.1			
Market value per capita (\$)	100,381			
Population		16,055	16,138	16,258
County unemployment rate(%)		4.3		
Market value (\$000)	1,611,617	1,168,250		
Ten largest taxpayers % of taxable value	18.8			
<b>Weak budgetary performance</b>				
Operating fund result % of expenditures		-4.5	-5.3	-0.7
Total governmental fund result % of expenditures		-13.1	2.3	5.8
<b>Strong budgetary flexibility</b>				
Available reserves % of operating expenditures		9.3	13.2	21.5
Total available reserves (\$000)		1,351	1,927	2,718
<b>Very strong liquidity</b>				
Total government cash % of governmental fund expenditures		26.4	44.6	67.4
Total government cash % of governmental fund debt service		333.6	614.8	818.6
<b>Adequate management</b>				
Financial Management Assessment	Standard			
<b>Very weak debt and long-term liabilities</b>				
Debt service % of governmental fund expenditures		7.9	7.3	8.2
Net direct debt % of governmental fund revenue	611.5			
Overall net debt % of market value	13.4			
Direct debt 10-year amortization (%)	31.7			
Required pension contribution % of governmental fund expenditures		8.2		
OPEB actual contribution % of governmental fund expenditures		0.1		
<b>Strong institutional framework</b>				

Data points and ratios may reflect analytical adjustments. EBI--Effective buying income. OPEB--Other postemployment benefits.

## **Appendix B**

### **Moody's Ratings**

**Mount Pleasant, Texas “Baa1, No Outlook” Rating Report dated October 30, 2024**

## Summary

The [City of Mount Pleasant, TX's](#) (Baa1) credit profile is challenged by a continued narrowing of its available fund balance and liquidity ratios in fiscal 2023 (September 30 year-end) to -4.0% and 18% of revenue, respectively. While management projects ending 2024 with a general fund balance of \$4 million, the longer term financial trajectory remains uncertain given the transitional management team. The credit profile benefits from strong full value per capita of more than \$105,000 supported by trend of assessed value (AV) growth. However, adjusted resident income levels are below peers and the city's long-term liabilities are elevated at 405% of fiscal 2023 revenue.

On October 30th, we downgraded the city's issuer and general obligation limited tax (GOLT) ratings to Baa1 from A3.

## Credit strengths

- » Steady assessed value (AV) growth

## Credit challenges

- » Narrow reserves
- » Below average income indices
- » Elevated long-term liabilities

## Rating outlook

We do not assign outlooks to local government issuers with this amount of debt outstanding.

## Factors that could lead to an upgrade

- » Improved available fund balance ratio above 25% of revenue
- » Strengthened income levels above 100%

## Factors that could lead to a downgrade

- » Continued erosion of reserves to levels that are below current projections of 10% of revenue for fiscal 2024
- » AV contraction
- » Increased long-term liabilities

## Key indicators

Exhibit 1

### Mount Pleasant (City of) TX

	2020	2021	2022	2023	Baa Medians
<b>Economy</b>					
Resident income ratio (%)	87.1%	76.6%	77.1%	N/A	75.5%
Full Value (\$000)	\$1,127,986	\$1,172,524	\$1,164,091	\$1,370,223	\$755,317
Population	17,058	16,067	16,065	N/A	15,745
Full value per capita (\$)	\$66,127	\$72,977	\$72,461	N/A	N/A
Annual Growth in Real GDP	-7.9%	12.0%	9.2%	N/A	4.2%
<b>Financial Performance</b>					
Revenue (\$000)	\$28,507	\$33,111	\$35,063	\$38,272	\$32,295
Available fund balance (\$000)	\$11,132	\$5,784	\$3,553	-\$1,544	\$6,784
Net unrestricted cash (\$000)	\$12,721	\$8,219	\$5,605	\$6,779	\$14,124
Available fund balance ratio (%)	39.1%	17.5%	10.1%	-4.0%	22.7%
Liquidity ratio (%)	44.6%	24.8%	16.0%	17.7%	37.2%
<b>Leverage</b>					
Debt (\$000)	\$41,911	\$97,421	\$98,273	\$96,278	\$27,321
Adjusted net pension liabilities (\$000)	\$34,532	\$44,658	\$41,919	\$25,251	\$68,071
Adjusted net OPEB liabilities (\$000)	\$1,400	\$1,499	\$1,368	\$1,203	\$11,650
Other long-term liabilities (\$000)	\$802	\$728	\$879	\$1,066	\$1,885
Long-term liabilities ratio (%)	275.9%	435.8%	406.2%	323.5%	342.1%
<b>Fixed costs</b>					
Implied debt service (\$000)	\$2,835	\$3,001	\$6,833	\$6,863	\$1,721
Pension tread water contribution (\$000)	\$1,344	\$1,245	\$1,284	\$1,301	\$2,583
OPEB contributions (\$000)	\$77	\$81	\$86	\$86	\$306
Implied cost of other long-term liabilities (\$000)	\$55	\$57	\$51	\$61	\$122
Fixed-costs ratio (%)	15.1%	13.2%	23.5%	21.7%	15.9%

For definitions of the metrics in the table above please refer to the [US Cities and Counties Methodology](#) or see the Glossary in the Appendix below. Metrics represented as N/A indicate the data were not available at the time of publication. The medians come from our most recently published [US Cities and Counties Median Report](#).

The real GDP annual growth metric cited above is for the Titus County Metropolitan Statistical Area.

Sources: US Census Bureau, Mount Pleasant (City of) TX's financial statements and Moody's Ratings, US Bureau of Economic Analysis

## Detailed credit considerations

Mount Pleasant's economy, benefits from its position along I-30, will remain sizable and diverse supported by ongoing development in the area. Assessed value (AV) grew 5% in fiscal 2025 to \$1.7 billion. Full value per capita is strong compared to peers at more than \$105,000. Despite favorable AV trends, real GDP growth for the region has lagged the nation by -4.8%.

The city's financial position is low and will remain challenged in the near term. At the end of fiscal 2023, the available fund balance ratio declined to -\$1.5 million, or -4.7% of fiscal 2023 revenue. This was driven by a larger than projected deficit in the general fund after the transfer out of \$3.5 million of CARES Act funds to a special revenue fund; overspending in the street fund which resulted in a -\$293,000 balance at year-end; and -\$2.5 million net unrestricted current assets in the proprietary fund driven by a sizable increase in accounts payable in the water and sewer fund. Management anticipates the general fund balance will improve to \$4 million at the end of 2024 as the CARES Act funds will be transferred back to the general fund. Despite the projected increase, the available fund balance remains low compared to peers at around 10% of 2024 projected revenue. The fiscal 2025 general fund budget reflects a \$71,000 operating surplus, however, the longer term financial trajectory remains uncertain given the interim nature of the city's management

team. A new finance director is expected to be in place by the end of 2024 and a new city manager is expected to be in place by March 2025. Fiscal 2024 actual results that are below expectations will be negative for the profile.

The city's leverage profile is elevated compared to Baa1 national peers, but should improve in the coming years from increasing water and sewer revenues and lack of additional borrowing plans. Including the city's recent GOLT bond issuance, the city's long-term liabilities represent an elevated 405% of fiscal 2023 revenue. Fixed costs are also high at around 22% of revenue.

## **Appendix C**

### **Excerpts from S&P Global Ratings**

### **Methodology For Rating U.S. Governments dated September 9, 2024**

## Debt and liabilities: Initial assessment

Government type	Metric	Assessment					
		1	2	3	4	5	6
States	Current cost for debt service and liabilities % of revenues	<3	3-6	6-9	9-12	12-15	>15
States	Net direct debt per capita	<500	500-1,500	1,500-2,500	2,500-3,500	3,500-4,500	>4,500
States	Net pension liabilities per capita	<500	500-1,500	1,500-2,500	2,500-3,500	3,500-4,500	>4,500
Local governments	Current cost for debt service and liabilities % of revenues	<8	8-14	14-20	20-25	25-30	>30
Local governments	Net direct debt per capita	<500	500-1,500	1,500-2,500	2,500-3,500	3,500-4,500	>4,500
Local governments	Net pension liabilities per capita	<500	500-1,500	1,500-2,500	2,500-3,500	3,500-4,500	>4,500

## Debt and liabilities: Adjustment for under or overstated current costs

Considers if initial assessment should be adjusted because current costs for debt and liabilities are over or understated and would align with a different initial assessment.

Examples:

- Debt amortization below 20% over 10 years or refinancing maneuvers that significantly backload debt service payments (worsen)
- Debt amortization above 80% over 10 years, significantly front-loading debt service payments (improve)
- Actual pension payments significantly above or below actuarial recommendation or minimum funding progress threshold while considering our discount rate guideline and pension contribution methods such as amortization period, length, and basis (improve or worsen)
- Large one-time current costs such as debt refunding and excess pension contributions (improve)

For more information on how we evaluate the adequacy of actual pension payments, please see the glossary definitions for:

- [Actuarial Recommendation](#)
- [Discount Rating Guideline](#)
- [Minimum Funding Progress](#)
- [Pension & OPEB Contribution Methods](#)

**Appendix D**

**Excerpts from**

**Moody's Ratings**

**Sector Profile Cities and Counties - US dated April 30, 2026**

Exhibit 10

US local government medians - cities (all)

	2024
<b>Economy</b>	
Resident income ratio	107.8%
Full value (\$000)	3,182,237
Population	20,486
Full value per capita (\$)	155,156
Real GDP annual growth	N/A
<b>Financial performance</b>	
Revenue (\$000)	54,626
Available fund balance (\$000)	29,122
Net cash (\$000)	40,872
Available fund balance ratio	54.8%
Net cash ratio	75.8%
<b>Leverage</b>	
<b>Long-term liabilities</b>	
Debt (\$000)	36,965
Adjusted net pension liabilities (\$000)	29,670
Adjusted net other post-employment liabilities (\$000)	3,092
Other long-term liabilities (\$000)	1,948
Long-term liabilities ratio	168.9%
<b>Fixed costs</b>	
Implied debt service (\$000)	2,487
Pension tread water (\$000)	1,798
OPEB contribution (\$000)	157
Other implied carrying costs (\$000)	117
Fixed-costs ratio	10.3%

Source: US Census; audited financial statements; Moody's Ratings

## Appendix A: US Cities and counties over time

Exhibit 7

US local governments - cities (all)

	2020	2021	2022	2023	2024
<b>Economy</b>					
Resident income ratio	109.7%	109.4%	108.6%	108.3%	107.8%
Full value (\$000)	2,304,575	2,466,577	2,622,667	2,921,323	3,182,237
Population	19,545	20,107	20,420	20,493	20,486
Full value per capita (\$)	106,565	114,368	118,483	134,001	155,156
Real GDP annual growth	-0.5%	-6.0%	-0.5%	-0.8%	N/A
<b>Financial performance</b>					
Revenue (\$000)	41,420	44,631	48,136	53,201	54,626
Available fund balance (\$000)	19,778	22,386	25,145	28,099	29,122
Net cash (\$000)	26,052	30,843	36,793	39,430	40,872
Available fund balance ratio	47.7%	51.3%	53.9%	54.3%	54.8%
Net cash ratio	64.9%	71.1%	76.0%	76.2%	75.8%
<b>Leverage</b>					
<b>Long-term liabilities</b>					
Debt (\$000)	31,427	32,255	34,174	35,337	36,965
Adjusted net pension liabilities (\$000)	51,074	52,683	43,634	34,517	29,670
Adjusted net other post-employment liabilities (\$000)	5,557	4,969	3,991	3,303	3,092
Other long-term liabilities (\$000)	1,505	1,550	1,665	1,677	1,948
Long-term liabilities ratio	256.2%	253.7%	220.0%	182.2%	168.9%
<b>Fixed costs</b>					
Implied debt service (\$000)	2,178	2,249	2,257	2,412	2,487
Pension tread water (\$000)	1,443	1,550	1,174	1,526	1,798
OPEB contribution (\$000)	173	170	168	161	157
Other implied carrying costs (\$000)	103	107	113	119	117
Fixed-costs ratio	11.7%	11.3%	10.1%	10.1%	10.3%

Source: Moody's Ratings

# Municipal Advisor Disclosure Statement

This disclosure statement (“Conflict Disclosures”) is provided by Hilltop Securities Inc. (“the Firm”) to disclose information regarding conflicts of interest and legal or disciplinary events of the Firm that are required to be disclosed to potential clients pursuant to MSRB Rule G-42(b) and (c)(ii).

## **PART A – Disclosures of Conflicts of Interest**

MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable.

**Material Conflicts of Interest** – The Firm makes the disclosures set forth below with respect to material conflicts of interest in connection with the Scope of Services under the Agreement with the Firm, together with explanations of how the Firm addresses or intends to manage or mitigate each conflict.

**General Mitigations** – As general mitigations of the Firm’s conflicts, with respect to all of the conflicts disclosed below, the Firm mitigates such conflicts through its adherence to its fiduciary duty to clients, which includes a duty of loyalty to clients in performing all municipal advisory activities for clients. This duty of loyalty obligates the Firm to deal honestly and with the utmost good faith with client and to act in the client’s best interests without regard to the Firm’s financial or other interests. In addition, because the Firm is a broker-dealer with significant capital due to the nature of its overall business, the success and profitability of the Firm is not dependent on maximizing short-term revenue generated from individualized recommendations to its clients but instead is dependent on long-term profitability built on a foundation of integrity, quality of service and strict adherence to its fiduciary duty. Furthermore, the Firm’s municipal advisory supervisory structure, leveraging our long-standing and comprehensive broker-dealer supervisory processes and practices, provides strong safeguards against individual representatives of the Firm potentially departing from their regulatory duties due to personal interests. The disclosures below describe, as applicable, any additional mitigations that may be relevant with respect to any specific conflict disclosed below.

**I. Affiliate Conflict.** The Firm, directly and through affiliated companies, provides or may provide services/advice/products to or on behalf of clients that are related to the Firm’s advisory activities. Hilltop Securities Asset Management (HSAM), a SEC-registered affiliate of the Firm, provides post issuance services including arbitrage rebate and treasury management. The Firm’s arbitrage team verifies rebate and yield restrictions on the investments of bond proceeds on behalf of clients in order to meet IRS restrictions. The treasury management division performs portfolio management/advisor services on behalf of public sector clients. The Firm, through affiliate Hilltop Securities Asset Management (HSAM), provides a multi-employer trust tailor-made for public entities which allows them to prefund Other Post-Employment Benefit liabilities. The Firm has a structured products desk that provides advice to help clients mitigate risk through investment management, debt management and commodity price risk management products. These products consist of but are not limited to swaps (interest rate, currency, commodity), options, repos, escrow structuring and other securities. Continuing Disclosure services provided by the Firm work with issuers to assist them in meeting disclosure requirements set forth in SEC rule 15c2-12. Services include but are not limited to ongoing maintenance of issuer compliance, automatic tracking of issuer’s annual filings and public notification of material events. The Firm administers government investment pools. These programs offer governmental entities investment options for their cash management programs based on the entities specific needs. The Firm and the aforementioned affiliate’s business with a client could create an incentive for the Firm to recommend to a client a course of action designed to increase the level of a client’s business activities with the affiliates or to recommend against a course of action that would reduce or eliminate a client’s business activities with the affiliates. This potential conflict is mitigated by the fact that the Firm and affiliates are subject to their own comprehensive regulatory regimes.

**II. PlainsCapital Bank Affiliate Conflict.** The Firm, directly and through affiliated companies, provides or may provide services/advice/products to or on behalf of clients that are related to the Firm’s advisory activities. Affiliate, PlainsCapital Bank, provides banking services to municipalities including loans and custody. The Firm and the aforementioned affiliate’s business with a client could create an incentive for the Firm to recommend to a client a course of action designed to increase the level of a client’s business activities with the affiliates or to recommend against a course of action that would reduce or eliminate a client’s business activities with the affiliates. This potential conflict is mitigated by the fact that the Firm and affiliates are subject to their own comprehensive regulatory regimes.

# Municipal Advisor Disclosure Statement

**III. Other Municipal Advisor or Underwriting Relationships.** The Firm serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of other clients. For example, the Firm serves as municipal advisor to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to all its municipal advisory clients. These other clients may, from time to time and depending on the specific circumstances, have competing interests, such as accessing the new issue market with the most advantageous timing and with limited competition at the time of the offering. In acting in the interests of its various clients, the Firm could potentially face a conflict of interest arising from these competing client interests. In other cases, as a broker-dealer that engages in underwritings of new issuances of municipal securities by other municipal entities, the interests of the Firm to achieve a successful and profitable underwriting for its municipal entity underwriting clients could potentially constitute a conflict of interest if, as in the example above, the municipal entities that the Firm serves as underwriter or municipal advisor have competing interests in seeking to access the new issue market with the most advantageous timing and with limited competition at the time of the offering. None of these other engagements or relationships would impair the Firm's ability to fulfill its regulatory duties to any specific client.

**IV. Secondary Market Transactions in Client's Securities.** The Firm, in connection with its sales and trading activities, may take a principal position in securities, including securities of its clients, and therefore the Firm could have interests in conflict with a client with respect to the value of the client's securities while held in inventory and the levels of mark-up or mark-down that may be available in connection with purchases and sales thereof. In particular, the Firm or its affiliates may submit orders for and acquire a municipal advisory client's securities issued in an issue under a municipal advisory agreement from members of the underwriting syndicate, either for its own account or for the accounts of its customers. This activity may result in a conflict of interest with the client in that it could create the incentive for the Firm to make recommendations to the client that could result in more advantageous pricing of the client's bond in the marketplace. Any such conflict is mitigated by means of such activities being engaged in on customary terms through units of the Firm that operate independently from the Firm's municipal advisory business, thereby reducing the likelihood that such investment activities would have an impact on the services provided by the Firm to any client under a municipal advisory agreement.

**V. Broker-Dealer and Investment Advisory Business.** The Firm is dually registered as a broker-dealer and an investment advisor that engages in a broad range of securities-related activities to service its clients, in addition to serving as a municipal advisor or underwriter. Such securities-related activities, which may include but are not limited to the buying and selling of new issue and outstanding securities and investment advice in connection with such securities, including securities of the firm's municipal advisory clients, may be undertaken on behalf of, or as counterparty to, the client, personnel of the client, and current or potential investors in the securities of the client. These other clients may, from time to time and depending on the specific circumstances, have interests in conflict with those of the Firm's municipal advisory clients, such as when their buying or selling of the municipal advisory client's securities may have an adverse effect on the market for municipal advisory client's securities, and the interests of such other clients could create the incentive for the Firm to make recommendations to the municipal advisory client that could result in more advantageous pricing for the other clients. Furthermore, any potential conflict arising from the firm effecting or otherwise assisting such other clients in connection with such transactions is mitigated by means of such activities being engaged in on customary terms through units of the Firm that operate independently from the Firm's municipal advisory business, thereby reducing the likelihood that the interests of such other clients would have an impact on the services provided by the Firm to its municipal advisory clients.

**VI. Compensation-Based Conflicts.** Fees that are based on the size of the issue are contingent upon the delivery of the Issue. While this form of compensation is customary in the municipal securities market, this may present a conflict because it could create an incentive for the Firm to recommend unnecessary financings or financings that are disadvantageous to its clients, or to advise clients to increase the size of the issue. This conflict of interest is mitigated by the general mitigations described above.

Fees based on a fixed amount are usually based upon an analysis by the client and the Firm of, among other things, the expected duration and complexity of the transaction and the scope of municipal services to be performed by the Firm. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the Firm may suffer a loss. Thus, the Firm may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. This conflict of interest is mitigated by the general mitigations described above.

# Municipal Advisor Disclosure Statement

Hourly fees are calculated with, the aggregate amount equaling the number of hours worked by Firm personnel times an agreed-upon hourly billing rate. This form of compensation presents a potential conflict of interest if the client and the Firm do not agree on a reasonable maximum amount at the outset of the engagement, because the Firm does not have a financial incentive to recommend alternatives that would result in fewer hours worked. This conflict of interest is mitigated by the general mitigations described above.

## **PART B – Disclosures of Information Regarding Legal Events and Disciplinary History**

MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to its client’s evaluation of the municipal advisor or the integrity of the municipal advisor’s management or advisory personnel.

Accordingly, the Firm sets out below required disclosures and related information in connection with such disclosures.

**I. Material Legal or Disciplinary Event.** The Firm discloses the following legal or disciplinary events that may be material to Client’s evaluation of the Firm or the integrity of the Firm’s management or advisory personnel:

- For related disciplinary actions please refer to the Firm’s BrokerCheck webpage.
- From July 2011 to October 2015, Hilltop failed to submit required MSRB Rule G-32 information to EMMA in connection with 122 primary offerings of municipal securities for which the Firm served as placement agent. During the period January 2012 to September 2015, the Firm failed to provide MSRB Rule G-17 letters to issuers in connection with 119 of the 122 offerings referenced above. From October 2014 to September 2015, the Firm failed to report on Form MSRB G-37 that it had engaged in municipal securities business as placement agent for 45 of these 122 offerings. This failure was a result of a misunderstanding by one branch office of Southwest Securities. Hilltop discovered these failures during the merger of FirstSouthwest and Southwest Securities and voluntarily reported them to FINRA. The Firm paid a fine of \$100,000 for these self-reported violations.
- In connection with a settlement on July 9, 2021, the U.S. Securities and Exchange Commission found that, between January 2016 and April 2018, the Firm bought municipal bonds for its own account from another broker-dealer and that, on occasion during that time period, the other broker-dealer mischaracterized the Firm’s orders when placing them with the lead underwriter. The SEC found that, among other things, the Firm lacked policies and procedures with respect to how stock orders were submitted for new issues bonds to third parties, including the broker-dealer that mischaracterized the Firm’s orders. The SEC found violations of MSRB Rules G-27, G-17, and SEC rule 15B(c)(1) and a failure to reasonably supervise within the meaning of Section 15(b)(4)(E) of the Securities Exchange Act of 1934. The Firm was censured and ordered to pay disgorgement of \$206,606, prejudgment interest of \$48,587 and a penalty of \$85,000.
- On August 14, 2024, the Securities and Exchange Commission (“SEC”) entered into a settlement order with Hilltop Securities Inc. (“Hilltop”) to settle an administrative action finding that Hilltop failed to (1) maintain and preserve off-channel communications related to Hilltop’s broker-dealer business, as well as related to recommendations made or proposed to be made and advice given or proposed to be given with respect to Hilltop’s investment advisory business; and (2) reasonably supervise its personnel with a view to preventing or detecting certain of its personnel’s aiding and abetting violations of certain provisions of the federal securities laws. Hilltop admitted to the facts in the settlement order, acknowledged its conduct violated the federal securities laws, and agreed to: (a) a cease-and-desist order, (b) a censure, (c) payment of a civil monetary penalty in the amount of \$1,600,000, and (d) certain undertakings related to the retention of electronic communications.

**II. How to Access Form MA and Form MA-I Filings.** The Firm’s most recent Form MA and each most recent Form MA-I filed with the SEC are available on the SEC’s EDGAR system at Forms MA and MA-I. The SEC permits certain items of information required on Form MA or MA-I to be provided by reference to such required information already filed by the Firms in its capacity as a broker-dealer on Form BD or Form U4 or as an investment adviser on Form ADV, as applicable. Information provided by the Firm on Form BD or Form U4 is publicly accessible through reports generated by BrokerCheck at <http://brokercheck.finra.org> and the Firm’s most recent Form ADV is publicly accessible at the Investment Adviser Public Disclosure website at <http://www.adviserinfo.sec.gov>. For purposes of accessing such BrokerCheck reports or Form ADV, click previous hyperlinks.

# Municipal Advisor Disclosure Statement

## **PART C – MSRB Rule G-10 Disclosure**

MSRB Rule G-10 covers Investor and Municipal Advisory Client education and protection. This rule requires that municipal advisors make certain disclosures to all municipal advisory clients. This communication is a disclosure only and does not require any action by the firm’s municipal advisory clients. The disclosures are noted below.

Hilltop Securities Inc. is registered with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board as a Municipal Advisor.

You can access the website for the Municipal Securities Rulemaking Board at [www.msrb.org](http://www.msrb.org)

The Municipal Securities Rulemaking Board has posted a municipal advisory client brochure. A copy of the brochure is attached to the memo. This link will take to you to the electronic version MA-Clients-Brochure.

## **PART D – Future Supplemental Disclosures**

As required by MSRB Rule G-42, this Municipal Advisor Disclosure Statement may be supplemented or amended, from time to time as needed, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of the Firm. The Firm will provide Client with any such supplement or amendment as it becomes available throughout the term of the Agreement.



# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

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

**Department:** Planning

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**Subject: Presentation and discussion on the possible creation of a Downtown Zoning District specifying boundaries, uses and development standards.**

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## **Item Summary:**

For some time, staff, the Main Street Committee, and the City Council have discussed the wisdom 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 creation process will require determining a boundary and the desired distinct uses best suited for this special area and lay out accompanying development standards for future redevelopment.

Additional add-ons such as signage requirements, vacant building rules, possible additional overlays and corridor standards for aesthetics can all be visioned and implemented separately over time once the initial zoning district is created. The code changes can be amended as needed, as well.

This will serve to preserve and protect the uniqueness of our downtown. It also can set up the city for success by creating a specific district that can be called out to earmark a portion of any future tax increment re-investment zone funding from other faster growing areas in the city, allowing for various infrastructure and zone improvements with that funding.

Staff and Main Street presentation tonight will discuss

1. Why there should be a Downtown Zoning District
2. What is needed for a Downtown Zoning District
3. How this process will need to move forward

## **Recommendation(s):**

No motion this is just a presentation



# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

**Staff Contact:** Paul Henderson, Airport Director

**Department:** Airport

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**Subject:** Discuss and consider Award of Bid to and Authorize the City Manager to execute an Agreement with H.H. Howard & Sons, Inc. relating to the Southwest Site Development and Drainage Improvements project – Phase II project.

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**Item Summary:**

We have reviewed the bid proposals for the above referenced project, which were publicly opened, as duly advertised, on Wednesday, May 27, 2026, at City Hall. Five (5) bids were received for this project. Enclosed is a bid tabulation for your review and use. As the bid tabulation shows, the low bid was submitted by H.H. Howard & Sons, Inc. of Daingerfield, Texas in the amount of \$688,042.00.

**Recommendation(s):**

Motion to award bid to H.H. Howard & Sons, Inc. in the amount of \$688,042.00.

**Attachments:**

[2026-05-28 Award Letter](#)

[Bid Tab](#)

[Agreement](#)

[1.H.H. Howard & Sons, Inc. - LOW BID](#)



a Pape-Dawson company

1111 Hawn Avenue  
Shreveport, LA 71107  
318.221.7501

May 28, 2026

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

via e-mail

**Re: Mount Pleasant Regional Airport  
Southwest Site Development and Drainage Improvements – Phase II  
TXDOT CSJ No. 2619MTPLS  
Award Letter & Bid Tab**

Dear Mr. Vine:

We have reviewed the bid proposals for the above referenced project, which were publicly opened, as duly advertised, on Wednesday, May 27, 2026, at City Hall. Five (5) bids were received for this project. Enclosed is a bid tabulation for your review and use. As the bid tabulation shows, the low bid was submitted by H.H. Howard & Sons, Inc. of Daingerfield, Texas in the amount of \$688,042.00.

From a review of the bid proposal submitted and the information submitted with the bid proposal, H.H. Howard & Sons, Inc. appears to be the lowest, responsive bidder. The grant application documents to submit to TxDOT Aviation are being prepared for execution by the City of Mount Pleasant based on the H.H. Howard & Sons, Inc. bid.

If you have any questions, please do not hesitate to contact me.

Sincerely,

KSA

Jonathan Farmer, P.E.  
Associate Vice President

Enclosure – Bid Tab

pc: Mr. Paul Henderson  
Ms. Candias Webster  
KSA Project No. 104462

BID TABULATION  
MOUNT PLEASANT REGIONAL AIRPORT  
SOUTHWEST SITE DEVELOPMENT AND DRAINAGE IMPROVEMENTS - PHASE II

Error Found and Corrected

H.H. Howard & Sons, Inc. 108 Coffey St. Daingerfield, TX 75638	Drake General Contractors, LLC 1540 NW Loop 286 Paris, TX 75460
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BID NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	<b>Instructions to Bidders Required Forms Submitted Addendum Acknowledged</b>			<b>YES N/A</b>		<b>YES N/A</b>	
<b>Southwest Site Development and Drainage Improvements - Phase II</b>							
1.01	Temporary Seeding, Fertilizing, and Mulching	SY	29,050	\$0.15	\$4,357.50	\$0.47	\$13,653.50
1.02	Installation and Removal of Silt Fence	LF	500	\$6.00	\$3,000.00	\$5.88	\$2,940.00
1.03	Storm Water Pollution Prevention Plan (SWPPP)	LS	1	\$2,500.00	\$2,500.00	\$2,469.27	\$2,469.27
1.04	Mobilization	LS	1	\$20,858.50	\$20,858.50	\$75,115.99	\$75,115.99
1.05	Unclassified Excavation	CY	10,078	\$8.00	\$80,624.00	\$6.50	\$65,507.00
1.06	Lime-Treated Subgrade	SY	2,860	\$8.00	\$22,880.00	\$13.25	\$37,895.00
1.07	Lime	TON	130	\$350.00	\$45,500.00	\$395.08	\$51,360.40
1.08	Emulsified Asphalt Prime Coat	GAL	780	\$6.00	\$4,680.00	\$6.76	\$5,272.80
1.09	Emulsified Asphalt Tack Coat	GAL	520	\$6.00	\$3,120.00	\$4.70	\$2,444.00
1.10	Yellow Marking (Reflective)	SF	395	\$10.00	\$3,950.00	\$11.76	\$4,645.20
1.11	Black Marking (Non-Reflective)	SF	125	\$10.00	\$1,250.00	\$9.41	\$1,176.25
1.12	18-inch Storm Drain Pipe	LF	458	\$65.00	\$29,770.00	\$53.50	\$24,503.00
1.13	24-inch Storm Drain Pipe	LF	522	\$75.00	\$39,150.00	\$72.71	\$37,954.62
1.14	36-inch Storm Drain Pipe	LF	118	\$135.00	\$15,930.00	\$125.62	\$14,823.16
1.15	4' x 4' Junction Box with Grate Inlet	EA	8	\$13,000.00	\$104,000.00	\$13,855.76	\$110,846.08
1.16	5' x 5' Junction Box with Grate Inlet	EA	1	\$16,000.00	\$16,000.00	\$16,089.88	\$16,089.88
1.17	Furnish and Install Safety End Treatment for 36" Pipe	EA	1	\$8,500.00	\$8,500.00	\$8,388.68	\$8,388.68
1.18	Seeding - Bonded Fiber Matrix	SY	29,050	\$0.70	\$20,335.00	\$0.71	\$20,625.50
1.19	Topsoil (Furnished from Off the Site)	CY	1,620	\$20.00	\$32,400.00	\$5.71	\$9,250.20
1.20	5" Type B or C, Dense-Graded Hot-Mix Asphalt Base Course	TON	725	\$175.48	\$127,223.00	\$195.03	\$141,396.75
1.21	4" Type D, Dense-Graded Hot-Mix Asphalt Surface Course	TON	550	\$175.48	\$96,514.00	\$195.03	\$107,266.50
1.22	Barricades and Markings for Pavement Closures	LS	1	\$2,500.00	\$2,500.00	\$2,939.60	\$2,939.60
1.23	Rock Riprap	SY	30	\$100.00	\$3,000.00	\$82.31	\$2,469.30
<b>TOTAL AMOUNT BID:</b>					<b>\$688,042.00</b>		<b>\$759,032.68</b>

BID TABULATION  
MOUNT PLEASANT REGIONAL AIRPORT  
SOUTHWEST SITE DEVELOPMENT AND DRAINAGE IMPROVEMENTS - PHASE II

Error Found and Corrected

JLC Excavation, LLC PO Box 1228 Canton, TX 75103	Francis Excavating, LLC 1356 S Kings Hwy Texarkana, TX 75501
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BID NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	<b>Instructions to Bidders Required Forms Submitted Addendum Acknowledged</b>			<b>YES N/A</b>		<b>YES N/A</b>	
<b>Southwest Site Development and Drainage Improvements - Phase II</b>							
1.01	Temporary Seeding, Fertilizing, and Mulching	SY	29,050	\$0.54	\$15,687.00	\$0.65	\$18,882.50
1.02	Installation and Removal of Silt Fence	LF	500	\$3.41	\$1,705.00	\$5.00	\$2,500.00
1.03	Storm Water Pollution Prevention Plan (SWPPP)	LS	1	\$3,773.87	\$3,773.87	\$2,500.00	\$2,500.00
1.04	Mobilization	LS	1	\$43,993.70	\$43,993.70	\$39,493.00	\$39,493.00
1.05	Unclassified Excavation	CY	10,078	\$5.00	\$50,390.00	\$5.50	\$55,429.00
1.06	Lime-Treated Subgrade	SY	2,860	\$15.62	\$44,673.20	\$8.50	\$24,310.00
1.07	Lime	TON	130	\$374.55	\$48,691.50	\$370.00	\$48,100.00
1.08	Emulsified Asphalt Prime Coat	GAL	780	\$2.74	\$2,137.20	\$6.60	\$5,148.00
1.09	Emulsified Asphalt Tack Coat	GAL	520	\$3.28	\$1,705.60	\$6.60	\$3,432.00
1.10	Yellow Marking (Reflective)	SF	395	\$4.65	\$1,836.75	\$12.00	\$4,740.00
1.11	Black Marking (Non-Reflective)	SF	125	\$1.36	\$170.00	\$12.00	\$1,500.00
1.12	18-inch Storm Drain Pipe	LF	458	\$63.90	\$29,266.20	\$82.94	\$37,986.52
1.13	24-inch Storm Drain Pipe	LF	522	\$92.81	\$48,446.82	\$114.72	\$59,883.84
1.14	36-inch Storm Drain Pipe	LF	118	\$183.83	\$21,691.94	\$167.50	\$19,765.00
1.15	4' x 4' Junction Box with Grate Inlet	EA	8	\$12,612.16	\$100,897.28	\$10,213.44	\$81,707.52
1.16	5' x 5' Junction Box with Grate Inlet	EA	1	\$14,978.50	\$14,978.50	\$12,948.93	\$12,948.93
1.17	Furnish and Install Safety End Treatment for 36" Pipe	EA	1	\$8,013.14	\$8,013.14	\$6,132.09	\$6,132.09
1.18	Seeding - Bonded Fiber Matrix	SY	29,050	\$1.63	\$47,351.50	\$1.00	\$29,050.00
1.19	Topsoil (Furnished from Off the Site)	CY	1,620	\$38.84	\$62,920.80	\$31.67	\$51,305.40
1.20	5" Type B or C, Dense-Graded Hot-Mix Asphalt Base Course	TON	725	\$158.38	\$114,825.50	\$218.40	\$158,340.00
1.21	4" Type D, Dense-Graded Hot-Mix Asphalt Surface Course	TON	550	\$167.96	\$92,378.00	\$218.40	\$120,120.00
1.22	Barricades and Markings for Pavement Closures	LS	1	\$17,025.00	\$17,025.00	\$4,000.00	\$4,000.00
1.23	Rock Riprap	SY	30	\$76.27	\$2,288.10	\$110.00	\$3,300.00
<b>TOTAL AMOUNT BID:</b>					<b>\$774,846.60</b>		<b>\$790,573.80</b>

BID TABULATION  
MOUNT PLEASANT REGIONAL AIRPORT  
SOUTHWEST SITE DEVELOPMENT AND DRAINAGE IMPROVEMENTS - PHASE II

Error Found and Corrected

Baker & Company Construction, LLC  
4955 Profit Drive  
Tyler, TX 75707

Engineer's Estimate  
KSA Engineers, Inc.  
1111 Hawn Avenue  
Shreveport, Louisiana 71107

BID NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	<b>Instructions to Bidders Required Forms Submitted Addendum Acknowledged</b>				<b>NO N/A</b>		
<b>Southwest Site Development and Drainage Improvements - Phase II</b>							
1.01	Temporary Seeding, Fertilizing, and Mulching	SY	29,050	\$0.60	\$17,430.00	\$0.50	14,525.00
1.02	Installation and Removal of Silt Fence	LF	500	\$5.50	\$2,750.00	\$6.00	3,000.00
1.03	Storm Water Pollution Prevention Plan (SWPPP)	LS	1	\$10,220.00	\$10,220.00	\$5,000.00	5,000.00
1.04	Mobilization	LS	1	\$71,130.00	\$71,130.00	\$44,000.00	44,000.00
1.05	Unclassified Excavation	CY	10,078	\$7.85	\$79,112.30	\$8.00	80,624.00
1.06	Lime-Treated Subgrade	SY	2,860	\$8.50	\$24,310.00	\$8.00	22,880.00
1.07	Lime	TON	130	\$420.00	\$54,600.00	\$350.00	45,500.00
1.08	Emulsified Asphalt Prime Coat	GAL	780	\$7.15	\$5,577.00	\$8.00	6,240.00
1.09	Emulsified Asphalt Tack Coat	GAL	520	\$6.65	\$3,458.00	\$8.00	4,160.00
1.10	Yellow Marking (Reflective)	SF	395	\$6.60	\$2,607.00	\$12.00	4,740.00
1.11	Black Marking (Non-Reflective)	SF	125	\$2.05	\$256.25	\$10.00	1,250.00
1.12	18-inch Storm Drain Pipe	LF	458	\$64.50	\$29,541.00	\$100.00	45,800.00
1.13	24-inch Storm Drain Pipe	LF	522	\$87.40	\$45,622.80	\$125.00	65,250.00
1.14	36-inch Storm Drain Pipe	LF	118	\$159.00	\$18,762.00	\$150.00	17,700.00
1.15	4' x 4' Junction Box with Grate Inlet	EA	8	\$12,560.00	\$100,480.00	\$8,000.00	64,000.00
1.16	5' x 5' Junction Box with Grate Inlet	EA	1	\$15,020.00	\$15,020.00	\$10,000.00	10,000.00
1.17	Furnish and Install Safety End Treatment for 36" Pipe	EA	1	\$7,830.00	\$7,830.00	\$5,000.00	5,000.00
1.18	Seeding - Bonded Fiber Matrix	SY	29,050	\$0.95	\$27,597.50	\$1.50	43,575.00
1.19	Topsoil (Furnished from Off the Site)	CY	1,620	\$26.95	\$43,659.00	\$10.00	16,200.00
1.20	5" Type B or C, Dense-Graded Hot-Mix Asphalt Base Course	TON	725	\$250.00	\$181,250.00	\$175.00	126,875.00
1.21	4" Type D, Dense-Graded Hot-Mix Asphalt Surface Course	TON	550	\$245.00	\$134,750.00	\$180.00	99,000.00
1.22	Barricades and Markings for Pavement Closures	LS	1	\$3,960.00	\$3,960.00	\$5,000.00	5,000.00
1.23	Rock Riprap	SY	30	\$215.00	\$6,450.00	\$100.00	3,000.00
<b>TOTAL AMOUNT BID:</b>					<b>\$886,372.85</b>		<b>\$733,319.00</b>

Compiled by KSA Engineers, Inc.

*Jonathan Farmer*  
Jonathan N. Farmer, P.E.  
Associate Vice President

**STANDARD FORM OF AGREEMENT**

STATE OF TEXAS §  
COUNTY OF Titus §

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by and between the City of Mount Pleasant, Texas, acting through the City Manager, thereunto duly authorized so to do, Party of the First Part, hereinafter termed OWNER, and \_\_\_\_\_ of the City of \_\_\_\_\_, County of \_\_\_\_\_ and State of \_\_\_\_\_, Party of the Second Part, hereinafter termed CONTRACTOR.

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Party of the First Part (OWNER), and under the conditions expressed in the bond having even date wherewith, the said Party of the Second Part (CONTRACTOR), hereby agrees with the said party of the First Part (OWNER) to commence and complete the construction of certain improvements described as follows:

Mount Pleasant Regional Airport – Southwest Site Development and Drainage Improvements – Phase II

and all extra work in connection therewith, under the terms as stated in this Standard Form of Agreement: all of the documents attached to this Standard Form of Agreement: all Plans Specifications and drawings for the projects as prepared by the Owner’s engineer KSA Engineers Inc. (herein entitled “Engineer”); and all printed or written explanatory materials of said Plans, Specifications and drawings. The Contractor hereby agrees with the OWNER that the CONTRACTOR shall commence and complete all such construction work at the CONTRACTOR’S own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance and other accessories and services necessary to complete the said construction and work.

The documents that are attached to and for all purposes made part of this Standard Form of Agreement include the Notice to Bidders, Bid Bond, Statement of Qualifications, Contractor’s Bid Proposal, Construction Performance/ Maintenance/ Payment Bond, Certificate of Insurance, General Provisions, Special Provisions, Mandatory Federal Contract Provisions, and Technical Specifications. This agreement shall also include all Plans, Specifications and drawings for the project, as prepared by the ENGINEER, and all printed or written explanatory materials shall include all Plans, Specifications, Addenda and drawings. This Standard Form of Agreement and the documents listed herein shall collectively evidence and constitute the entire contract between the parties hereto regarding the subject matter hereof.

THE CONTRACTOR hereby agrees to commence work within ten (10) days after the date written notice to do so shall have been given to him, and to substantially complete the same within 90 calendar days after the date of the written notice to commence work, subject to such extensions of time as are provided by the General and Special Provisions.

THE OWNER agrees to pay the Contractor in current funds \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) such payments to be subject to the General and Special Provisions of the contract.

IN WITNESS WHEREOF, the parties to these presents have executed this Agreement in the year and day first above written.



PROPOSAL

Place: Mount Pleasant, TX

Date: May 27, 2026

Proposal of H.H. Howard & Sons, Inc.

A Corporation organized and existing under the laws of the State of \_\_\_\_\_

OR

Proposal of \_\_\_\_\_

A partnership consisting of \_\_\_\_\_

and \_\_\_\_\_

OR

Proposal of \_\_\_\_\_

An individual trading as \_\_\_\_\_

and \_\_\_\_\_

To: Mount Pleasant City Manager  
The City of Mount Pleasant  
501 North Madison  
Mount Pleasant, TX 75455

The undersigned Bidder, having visited the site and examined the Plans, Specifications, and other Contract Documents, including the Addenda and being familiar with the conditions relating to the proposed project, hereby proposes to furnish all tools, appliances, equipment, and specified materials and perform all necessary labor for Southwest Site Development and Drainage Improvements – Phase II in strict accordance with the Plans, Specifications and other Contract Documents at and for the unit prices proposed herein.

The undersigned Bidder, having read the Advertisement for Bids, understands that sealed Proposals will be received by Rob Vine, Mount Pleasant City Manager, at 501 North Madison, Mount Pleasant, TX 75455, until Wednesday, May 27, 2026 at 2:00 p.m.

The Undersigned Bidder, in compliance with the Bid Advertisement hereby proposes to do the work called for in said Specifications and other Contract Documents and shown on the Plans for the said work at the following rate and prices:

All extensions of the unit prices will be subject to verification by the Owner. In case of discrepancy between a unit price and its extension, the unit price will be considered to be the bid.

Accompanying this Proposal is a (Certified Check/Bid Bond) in an amount not less than five percent (5%) of the total amount of bid, which it is agreed, shall be retained as liquidated damages by the City of Mount Pleasant if the undersigned fails to execute the Contract and furnish bond as specified within ten (10) days after formal notification of award to the undersigned.

The undersigned agrees to begin work within ten (10) days after the work order is issued and complete the work within the following time schedule:

**90 calendar days**

Should the Contractor fail to fully complete the work within the above stated time, he shall pay the City of Mount Pleasant, as fixed, agreed and liquidated damages, and not as a penalty, the sum specified in Section 80-08 of General Provisions, for each working day of delay until the work is completed or accepted, and the additional time is only to be allowed for delays as stipulated in the Contract Documents. Liquidated damages shall also be assessed at the same rate as specified above for phased construction as required by the plans.

The undersigned Bidder agrees that this bid may not be withdrawn for a period of sixty (60) days after the opening thereof.

Susan Butler  
Witness

SEAL (If Bidder is a Corporation)

H.H. Howard & Sons, Inc  
Name of Bidder

By Pat Howard  
(Signature)

Pat Howard  
(Print Name and Title)

108 Coffey  
(Address)

Daingerfield TX 75638  
(City, State and Zip Code)

903-656-3846  
(Phone Number)

Submitted on May 26, 2026.

The Bidder has examined copies of all the Bidding Documents and of the following Addenda (receipt of which is hereby acknowledged):

Date
_____
_____
_____

Addenda Number
_____
_____
_____

**Note: Sign in ink. Do not detach. All items listed in the Unit Price Schedule must be bid upon.**

**Mount Pleasant Regional Airport  
Southwest Site Development and Drainage Improvements - Phase II**

BID NO.	SPEC NO.	QUAN.	UNIT	DESCRIPTION (with unit price in words)	UNIT PRICE	TOTAL PRICE
<b>Base Bid - Southwest Site Development and Drainage Improvements</b>						
1.01	C-102-5.1a	29050	SY	Temporary Seeding, Fertilizing, and Mulching at <u>NO</u> Dollars and <u>Fifteen</u> Cents per square yard	\$ .15	\$ 4,357.50
1.02	C-102-5.1b	500	LF	Installation and Removal of Silt Fence at <u>Six</u> Dollars and <u>No</u> Cents per linear foot	\$ 6.00	\$ 3000.00
1.03	C-102-5.1c	1	LS	Storm Water Pollution Prevention Plan (SWPPP) at <u>Two thousand five hundred</u> Dollars and <u>No</u> Cents per lump sum	\$ XXXXXXXX	\$ 2500.00
1.04	C-105	1	LS	Mobilization at <u>Twenty thousand eight hundred fifty eight</u> Dollars and <u>Fifty</u> Cents per lump sum	\$ XXXXXXXX	\$ 20,858.50
1.05	P-152-4.1	10078	CY	Unclassified Excavation at <u>Eight</u> Dollars and <u>No</u> Cents per cubic yard	\$ 8.00	\$ 80,624.00
1.06	P-155-8.1	2860	SY	Lime-Treated Subgrade at <u>Eight</u> Dollars and <u>No</u> Cents per square yard	\$ 8.00	\$ 22,880.00
1.07	P-155-8.2	130	TON	Lime at <u>Three hundred &amp; Fifty</u> Dollars and <u>NO</u> Cents per ton	\$ 350.00	\$ 45,500.00
1.08	P-602-5.1	780	GAL	Emulsified Asphalt Prime Coat at <u>Six</u> Dollars and <u>No</u> Cents per gallon	\$ 6.00	\$ 4,680.00
1.09	P-603-5.1	520	GAL	Emulsified Asphalt Tack Coat at <u>Six</u> Dollars and <u>No</u> Cents per gallon	\$ 6.00	\$ 3,120.00
1.10	P-620-5.2a	395	SF	Yellow Marking (Reflective) at <u>Ten</u> Dollars and <u>No</u> Cents per square foot	\$ 10.00	\$ 3,950.00

Proposal

C-8

H.H. Howard & Sons Inc  
108 Coffey  
Daingerfield TX 75638

**Mount Pleasant Regional Airport  
Southwest Site Development and Drainage Improvements - Phase II**

BID NO.	SPEC NO.	QUAN.	UNIT	DESCRIPTION (with unit price in words)	UNIT PRICE	TOTAL PRICE
1.11	P-620-5.2b	125	SF	Black Marking (Non-Reflective) at <u>Ten</u> Dollars and <u>No</u> Cents per square foot	\$ 10.00	\$ 1,250.00
1.12	D-701-5.1a	458	LF	18-inch Storm Drain Pipe at <u>Sixty-five</u> Dollars and <u>No</u> Cents per linear foot	\$ 65.00	\$ 29,770.00
1.13	D-701-5.1b	522	LF	24-inch Storm Drain Pipe at <u>Seventy-five</u> Dollars and <u>No</u> Cents per linear foot	\$ 75.00	\$ 39,150.00
1.14	D-701-5.1c	118	LF	36-inch Storm Drain Pipe at <u>One hundred &amp; Thirty-five</u> Dollars and <u>No</u> Cents per linear foot	\$ 135.00	\$ 15,930.00
1.15	D-751-5.1	8	EA	4' x 4' Junction Box with Grate Inlet at <u>Thirteen thousand</u> Dollars and <u>No</u> Cents per each	\$ 13,000.00	\$ 104,000.00
1.16	D-751-5.2	1	EA	5' x 5' Junction Box with Grate Inlet at <u>Sixteen thousand</u> Dollars and <u>No</u> Cents per each	\$ 16,000.00	\$ 16,000.00
1.17	D-752-5.1	1	EA	Furnish and Install Safety End Treatment for 36" Pipe at <u>Eight thousand five hundred</u> Dollars and <u>No</u> Cents per each	\$ 8,500.00	\$ 8,500.00
1.18	T-901-5.1	29050	SY	Seeding - Bonded Fiber Matrix at <u>No</u> Dollars and <u>Seventy</u> Cents per square yard	\$ .70	\$ 20,335.00
1.19	T-905-5.1	1620	CY	Topsoil (Furnished from Off the Site) at <u>Twenty</u> Dollars and <u>No</u> Cents per cubic yard	\$ 20.00	\$ 32,400.00
1.20	TxDOT Item 3076	725	TON	5" Type B or C, Dense-Graded Hot-Mix Asphalt Base Course at <u>One hundred seventy five</u> Dollars and <u>Forty-eight</u> Cents per ton	\$ 175.48	\$ 127,223.00
1.21	TxDOT Item 3076	550	TON	4" Type D, Dense-Graded Hot-Mix Asphalt Surface Course at <u>One hundred seventy five</u> Dollars and <u>Forty-eight</u> Cents per ton	\$ 175.48	\$ 96,514.00

**Mount Pleasant Regional Airport  
Southwest Site Development and Drainage Improvements - Phase II**

BID NO.	SPEC NO.	QUAN.	UNIT	DESCRIPTION (with unit price in words)	UNIT PRICE	TOTAL PRICE
1.22	105-3.1	1	LS	Barricades and Markings for Pavement Closures at <u>Two thousand five hundred</u> Dollars and <u>NO</u> Cents per lump sum	<u>\$ XXXXXXXXX</u>	<u>\$ 2,500.00</u>
1.23	209-4.1	30	SY	Rock Riprap at <u>One Hundred</u> Dollars and <u>NO</u> Cents per square yard	<u>\$ 100.00</u>	<u>\$ 3,000.00</u>
<b>Total Amount Bid</b>					<u>\$ 688,042.00</u>	

Notes:

- 1 The Owner reserves the right to reject all bids.
- 2 This is a unit price bid. The quantities shown are estimates. Payment will only be made for those quantities of work constructed and accepted as meeting the plans and specification requirements.

Proposal

C-10

*H H Howard & Sons Inc.*

**BID BOND**

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned H.H. Howard & Sons, Inc. as Principal, are hereby held and firmly bound unto The City of Mount Pleasant, Texas as OWNER in the penal sum of five percent (5%) of the total amount bid by Principal \_\_\_\_\_ for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 27th day of May, 2026.

The Condition of the above obligation is such that whereas the Principal has submitted to The City of Mount Pleasant, Texas a certain Bid attached hereto and hereby made a part hereof to enter into a contract in writing for the Southwest Site Development and Drainage Improvements – Phase II.

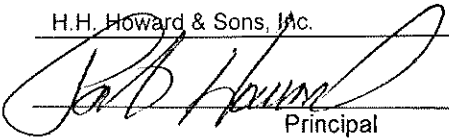
**NOW THEREFORE**

- (a) If said BID shall be rejected, or
- (b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID,

then this obligation shall be void, otherwise the same shall remain in force and effect: it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

H.H. Howard & Sons, Inc.  
  
 \_\_\_\_\_ (L.S.)  
 Principal

SureTec Insurance Company  
 \_\_\_\_\_  
 Surety

By: Brad Ballew  
 \_\_\_\_\_  
 Brad Ballew, Attorney-in-Fact

IMPORTANT - Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

# JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

David S. Ballew, Brad Ballew, Connie Davis, David Fernea, Grant Ballew

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 16th day of February, 2026.

SureTec Insurance Company

By: [Signature]  
Michael C. Keimig, President



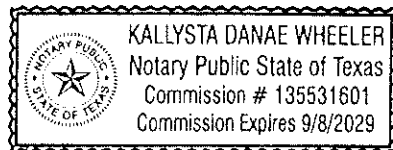
Markel Insurance Company

By: [Signature]  
Lindsey Jennings, Vice President

State of Texas  
County of Harris:

On this 16th day of February, 2026 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



By: [Signature]  
Kallysta Danae Wheeler, Notary Public  
My commission expires 9/8/2029

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 27th day of May, 2026.

SureTec Insurance Company

By: [Signature]  
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: [Signature]  
Andrew Marquis, Assistant Secretary

# SureTec Insurance Company

## IMPORTANT NOTICE

### Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company  
9500 Arboretum Blvd., Suite  
400  
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252- 3439. You may write the Texas Department of Insurance at:

PO Box 149104  
Austin, TX 78714-  
9104  
Fax#: 512-490-1007  
Web: <http://www.tdi.state.tx.us>  
Email: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

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## Certification of Compliance with FAA Buy American Preference – Construction Projects

As a matter of bid responsiveness, the bidder or offeror must complete, sign, date, and submit this certification statement with its proposal. The bidder or offeror must indicate how it intends to comply with 49 U.S.C. § 50101, BABA and other related Made in America Laws, U.S. statutes, guidance, and FAA policies, by selecting one of the following certification statements. These statements are mutually exclusive. Bidder must select one or the other (i.e., not both) by inserting a checkmark (ü) or the letter "X".

- Bidder or offeror hereby certifies that it will comply with 49 U.S.C. § 50101, BABA and other related U.S. statutes, guidance, and policies of the FAA by:
- a) Only installing iron, steel and manufactured products produced in the United States;
  - b) Only installing construction materials defined as: an article, material, or supply – other than an item of primarily iron or steel; a manufactured product; cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives that are or consist primarily of non-ferrous metals; plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables); glass (including optic glass); lumber or drywall that have been manufactured in the United States.
  - c) Installing manufactured products for which the Federal Aviation Administration (FAA) has issued a waiver as indicated by inclusion on the current FAA Nationwide Buy American Waivers Issued listing; or
  - d) Installing products listed as an Excepted Article, Material or Supply in Federal Acquisition Regulation Subpart 25.108.

By selecting this certification statement, the bidder or offeror agrees:

- a) To provide to the Airport Sponsor or the FAA evidence that documents the source and origin of the iron, steel, and/or manufactured product.
  - b) To faithfully comply with providing U.S. domestic products.
  - c) To refrain from seeking a waiver request after establishment of the contract, unless extenuating circumstances emerge that the FAA determines justified.
  - d) Certify that all construction materials used in the project are manufactured in the U.S.
- The bidder or offeror hereby certifies it cannot comply with the 100 percent Buy American Preferences of 49 U.S.C. § 50101(a) but may qualify for a Type 3 or Type 4 waiver under 49 USC § 50101(b). By selecting this certification statement, the apparent bidder or offeror with the apparent low bid agrees:
- a) To the submit to the Airport Sponsor or FAA within 15 calendar days of being selected as the responsive bidder, a formal waiver request and required documentation that supports the type of waiver being requested.

- b) That failure to submit the required documentation within the specified timeframe is cause for a non-responsive determination that may result in rejection of the proposal.
- c) To faithfully comply with providing U.S. domestic products at or above the approved U.S. domestic content percentage as approved by the FAA.
- d) To furnish U.S. domestic product for any waiver request that the FAA rejects.
- e) To refrain from seeking a waiver request after establishment of the contract, unless extenuating circumstances emerge that the FAA determines justified.

**Required Documentation**

**Type 2 Waiver (Nonavailability)** - The iron, steel, manufactured goods or construction materials or manufactured goods are not available in sufficient quantity or quality in the United States. The required documentation for the Nonavailability waiver is

- a) Completed Content Percentage Worksheet and Final Assembly Questionnaire
- b) Record of thorough market research, consideration where appropriate of qualifying alternate items, products, or materials including;
- c) A description of the market research activities and methods used to identify domestically manufactured items capable of satisfying the requirement, including the timing of the research and conclusions reached on the availability of sources.

**Type 3 Waiver** – The cost of components and subcomponents produced in the United States is more than 60 percent of the cost of all components and subcomponents of the “facility/project.” The required documentation for a Type 3 waiver is:

- a) Completed Content Percentage Worksheet and Final Assembly Questionnaire including;
- b) Listing of all manufactured products that are not comprised of 100 percent U.S. domestic content (excludes products listed on the FAA Nationwide Buy American Waivers Issued listing and products excluded by Federal Acquisition Regulation Subpart 25.108; products of unknown origin must be considered as non-domestic products in their entirety).
- c) Cost of non-domestic components and subcomponents, excluding labor costs associated with final assembly and installation at project location.
- d) Percentage of non-domestic component and subcomponent cost as compared to total “facility” component and subcomponent costs, excluding labor costs associated with final assembly and installation at project location.

**Type 4 Waiver (Unreasonable Costs)** - Applying this provision for iron, steel, manufactured goods or construction materials would increase the cost of the overall project by more than 25 percent. The required documentation for this waiver is:

- a) A completed Content Percentage Worksheet and Final Assembly Questionnaire from
- b) At minimum two comparable equal bids and/or offers;
- c) Receipt or record that demonstrates that supplier scouting called for in Executive Order 14005, indicates that no domestic source exists for the project and/or component;
- d) Completed waiver applications for each comparable bid and/or offer.

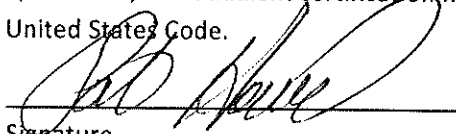
**False Statements:** Per 49 USC § 47126, this certification concerns a matter within the jurisdiction of the Federal Aviation Administration and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18, United States Code.

5-26-26

Date

H.H. Howard & Sons, Inc.

Company Name



Signature

President

Title



# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

**Department:** Administration

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**Subject:** Discuss and consider an Interlocal Agreement for the City of Mount Pleasant to operate, maintain, and train for use of a Self-Contained Breathing Apparatus (“SCBA”) Fill Station provided by Titus County, Texas.

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**Attachments:**

[Interlocal SCBA Fill Station](#)

**INTERLOCAL AGREEMENT BETWEEN  
TITUS COUNTY, TEXAS, AND  
CITY OF MOUNT PLEASANT, TEXAS**

This Interlocal Agreement ("Agreement") is entered into by and between Titus County, Texas, a political subdivision of the State of Texas ("County"), and the City of Mount Pleasant, a political subdivision of the State of Texas ("City"), collectively referred to as the "Parties."

**WHEREAS**, the County desires to enhance fire protection services within its jurisdiction by providing SCBA Fill Station ("Equipment") to the City; and

**WHEREAS**, the City agrees to utilize and maintain the Equipment provided by the County to support fire protection services; and

**WHEREAS**, the Parties are authorized to enter into this Agreement pursuant to Chapter 791 of the Texas Government Code;

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein contained, the Parties agree as follows:

**1. Purpose**

The purpose of this Agreement is to set forth the terms and conditions under which the County will lease the Equipment to the City.

**2. Definitions**

a. **Equipment:** The Equipment will consist of a SCBA Fill Station containing the following:

- 1) Bauer Legacy 2 8-E1 Compressor w/ Bauer-001 CO-Monitor
- 2) SCB-SSS-460-STD with four (4) DOT Cylinder and Cylinder Rack
- 3) Bauer CFS5.5-2S Fill Station

b. **Routine Maintenance:** "Routine Maintenance" shall refer to regular, scheduled, and necessary upkeep activities performed to ensure the Equipment remains in proper working order and good condition in accordance with the requirements of the Texas Commission of Fire Protection ("TCFP"). The City's records will be made available to the County for review upon request.

**INTERLOCAL AGREEMENT BETWEEN  
TITUS COUNTY, TEXAS, AND  
CITY OF MOUNT PLEASANT, TEXAS**

**3. Term**

This Agreement shall be effective from the date of execution and continue for a period of one (1) year, and shall automatically renew for successive one-year terms unless terminated in accordance with the provisions herein.

**4. Responsibilities of the County**

a. **Provision of Equipment:** The County shall purchase, own, and provide the City with the Equipment.

**5. Responsibilities of the City**

a. **Maintenance:** The City shall adhere to a routine maintenance schedule, conducting tasks at intervals recommended by the manufacturer or as specified by Texas Commission of Fire Protection ("TCFP") or industry standards. The City shall keep records of all maintenance activities and promptly report any significant issues or potential risks to the County.

b. **Repairs:** The City shall be responsible for all repairs to the Equipment that are not covered by the insurance provided by the County.

d. **Training:** The City will ensure that all personnel using the equipment are trained in the operation and in basic maintenance procedures.

e. **Use by Other Entities:** The City will allow the unlimited use of Equipment by personnel from the Volunteer Fire Departments located within Titus County, Texas trained in the use of Equipment. If the Volunteer Fire Department does not have personnel trained in the use of Equipment, the City will provide assistance.

f. **Use Fee:** The City shall pay the County a fee of one dollar (\$1.00) per year for the use of the Equipment.

**6. Payment**

The City shall make annual payments of one dollar (\$1.00) to the County due at the commencement of this Agreement, and on each subsequent anniversary.

**INTERLOCAL AGREEMENT BETWEEN  
TITUS COUNTY, TEXAS, AND  
CITY OF MOUNT PLEASANT, TEXAS**

**7. Termination**

Either Party may terminate this Agreement with sixty (60) days written notice to the other Party. Upon termination, the City shall return the Equipment to the County in the same condition as received, reasonable wear and tear excepted.

**8. Indemnification**

To the extent permitted by law, the City agrees to indemnify, defend, and hold harmless the County, its officers, agents, and employees, from and against any and all claims, liabilities, damages, losses, and expenses, including reasonable attorneys' fees, arising out of or in any way connected with the City's use and maintenance of the Equipment.

**9. Miscellaneous**

a. **Entire Agreement:** This Agreement does not supersede the Interlocal Agreement for Fire Protection Services between the Parties. This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements or understandings, whether written or oral, relating to the Equipment that is the subject of this Agreement.

b. **Amendments:** Any amendments to this Agreement must be in writing and signed by both Parties.


c. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any lawsuit to enforce or construe the terms of this Agreement (including any amendments, supplements, or addendums thereto) shall lie in Titus County, Texas.

d. **Severability:** If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

**INTERLOCAL AGREEMENT BETWEEN  
TITUS COUNTY, TEXAS, AND  
CITY OF MOUNT PLEASANT, TEXAS**

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date last written below.

**TITUS COUNTY, TEXAS**

By:   
Name: Kent Cooper  
Title: Titus County Judge  
Date: April 23, 2020

**City of Mount Pleasant**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: City Manager  
  
Date: \_\_\_\_\_



# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

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

**Department:**

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**Subject:** Discuss and consider the Preliminary Plat of Deer Park, Phase 2, on 19.09 acres, being a proposed 31-lot residential subdivision of a portion of Property ID 341269, in the Single Family 1 (SF1) Zoning District, lying in the John Ore Abstract 423 Tract 3902 TR1 & TR2 described in instrument 20212383 in the Real Property Records of Titus County, Texas and situated to the west of Deer Park Estates Block A. PP-2026-03

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## **Item Summary:**

The applicant, Steve Capps, on behalf of the owner Capps Properties, Ltd, is requesting Phase 2 of the subdivision, which has previously constructed older streets which will be privately owned and maintained through an HOA and newly installed city water and sewer lines to serve the ½ acre lots.

Relevant city staff acting as the Development Review Committee have reviewed and approved the plat.

Staff recommends approval of the preliminary plan with the following conditions:

1. That the roadways and drainage areas be privately owned and maintained by a Homeowner's Association.

The Planning and Zoning Commission discussed this item at its regular meeting on June 9, 2026, and voted to approve the preliminary plat.

## **Financial Impact:**

N/A

## **Recommendation(s):**

Motion to approve PP 2026-03 for the Preliminary Plat of Deer Park Phase 2 as presented by staff.

## **Attachments:**

[COUNCIL Staff Memo PP-2026-013 Deer Park Phase 2  
2025-1291 PRE PLAT 2](#)

# CITY OF MOUNT PLEASANT

## CITY COUNCIL MEMORANDUM

### DEVELOPMENT SERVICES DEPARTMENT

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**TO:** City Council  
**CC:** Rob Vine, City Manager  
Candias Webster, Assistant City Manager  
**FROM:** Lynn Barrett, Director of Development Services  
**DATE:** June 16, 2026  
**SUBJECT:** PP-2026-03: Preliminary Plat for Deer Park Subdivision Phase 2

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An application has been submitted by Steve Capps on behalf of Capps Properties, Ltd, property owner, for the approval of a Preliminary Plat for Deer Park, Phase 2, on 19.09 acres, being a 31-lot proposed residential subdivision of a portion of Property ID 341269, in the Single Family 1 (SF1) Zoning District, lying in the John Ore Abstract 423 Tract 3902 TR1 & TR2 described in instrument 20212383 in the Real Property Records of Titus County, Texas and situated to the west of Deer Park Estates Block A..

The preliminary plat is for a portion of a much larger property, a portion of which had been developed as a county subdivision several decades prior that was cleared and purchased for potential mining by Luminant Mining Company, but was eventually sold to the applicant, Mr. Steve Capps, for Capps Properties, Ltd., who intends to use the two existing culdesacs as private streets, and who had previously permitted installation of city water and sewer lines to be constructed to serve the development. The property was a part of a zoning case in 2024, and is in the Single Family 1 District, however the proposed lot configurations are for oversized lot sizes at and above ½ acre each.

Relevant city staff acting as the Development Review Committee reviewed and approved the preliminary plat as complying with city requirements, except without public right of way dedication, but specifying the two existing internal culdesacs would be designated as private roadways and maintained by a property owners association that will be created for that purpose.

Staff recommends approval of the preliminary plat of Deer Park Subdivision Phase 2 as it meets the requirements of Section 154 of the Subdivision Regulations of the City of Mount Pleasant. Conditions of approval include

1. That the roadways and drainage areas be privately owned and maintained by a Homeowner's Association.

Staff recommends approval of this preliminary plat. based on the property's suitability for development. The Planning and Zoning Commission approved the Preliminary Plat at its June 9, 2026 meeting.

Attachments:  
Preliminary Plat

LEGEND	
CM CONTROLLING MONUMENT	FH FIRE HYDRANT
S.S.E. - SANITARY SEWER EASEMENT (BY THIS PLAT)	SM SANITARY SEWER MANHOLE
U.E. - UTILITY EASEMENT (BY THIS PLAT)	C CLEANOUT
W.E. - WATER EASEMENT (BY THIS PLAT)	WM WATER METER
R.P.R.T.C.T. - REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS	TP TELE. PEDESTAL
P.R.T.C.T. - PLAT/PUBLIC RECORDS, TITUS COUNTY, TEXAS	OE OVERHEAD ELECTRIC
1/2" IRON ROD FOUND	PF PIPE FENCE
1/2" IRON ROD SET (BY-LINE)	BW BARBED WIRE FENCE
	CF CHAIN LINK FENCE
	AS ASPHALT

**LEGAL DESCRIPTION**

Being a lot, tract or parcel of land situated in the Thomas McPeters Survey, Abstract No. 374, and the John H. Ore Survey, Abstract No. 423, Titus County, Texas, and being part of that certain called 32.58 acre tract of land, called Tract One, conveyed from Luminant Mining Company LLC et al, to Capps Properties Ltd., by Special Warranty Deed with Vendor's Lien, as recorded in File No. 20212383, Public Records, Titus County, Texas, and previously being known as a part of Lot 21, all of Lot 1 thru Lot 4, all of Lot 15 thru Lot 20, all of Lot 22 thru Lot 27, and all of Robin Crest and Starling Lane, Deer Park Estates - Phase No. 1, as recorded in Volume 3, Page 54, Plat Cabinet Slide No. 248, Plat Records, Titus County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in a South line of said 32.58 acre tract at the Southwest corner of Lot No. 6, Deer Park Estates Phase No. One, as recorded in Slide No. 702, File No. 20231571, Plat Records, Titus County, Texas, and an angle point in the North line of a called 35.79 acre tract of land, described as Tract Two, conveyed to Capps Properties Ltd., by deed as recorded in File No. 20212383, Public Records, Titus County, Texas;

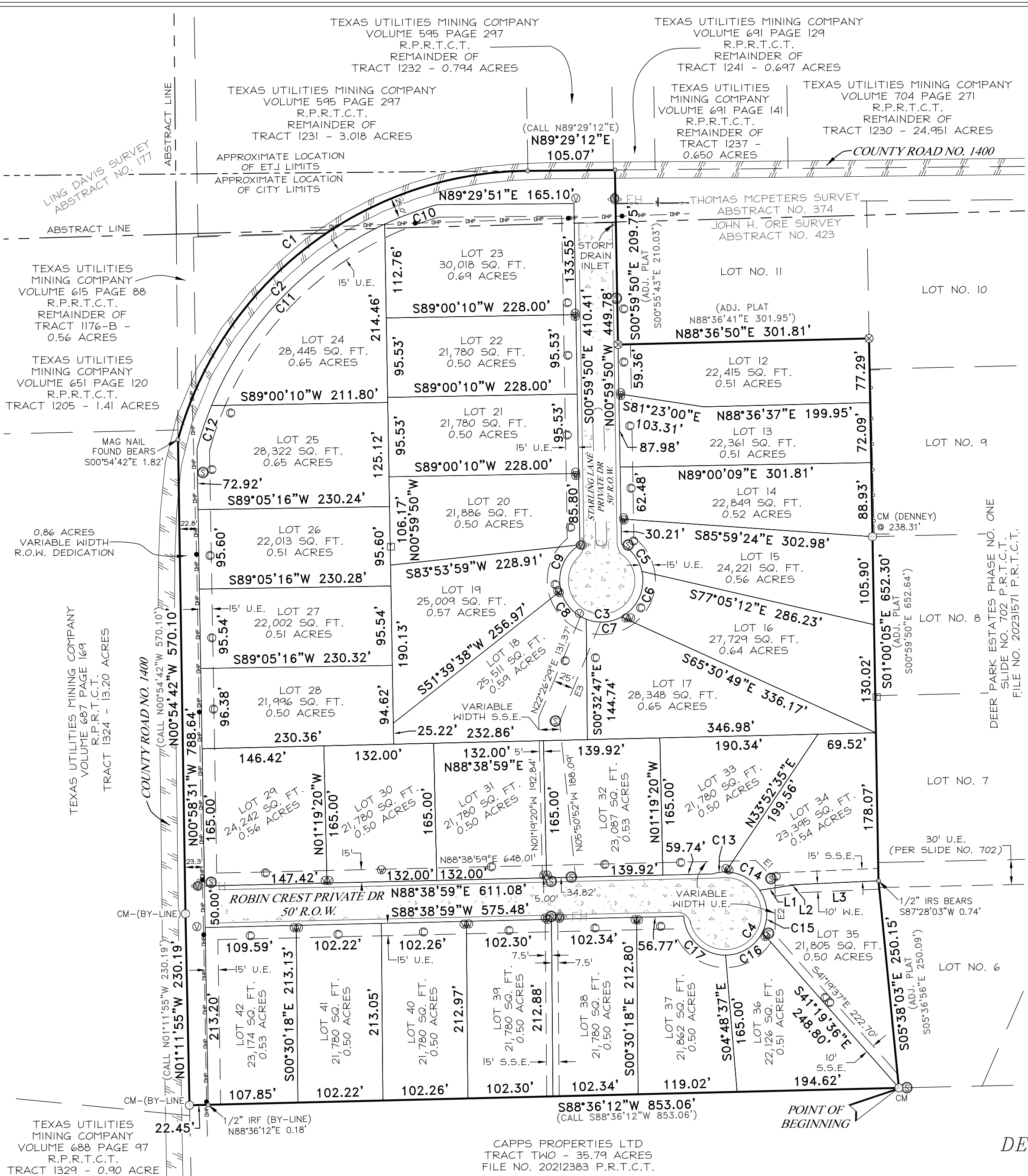
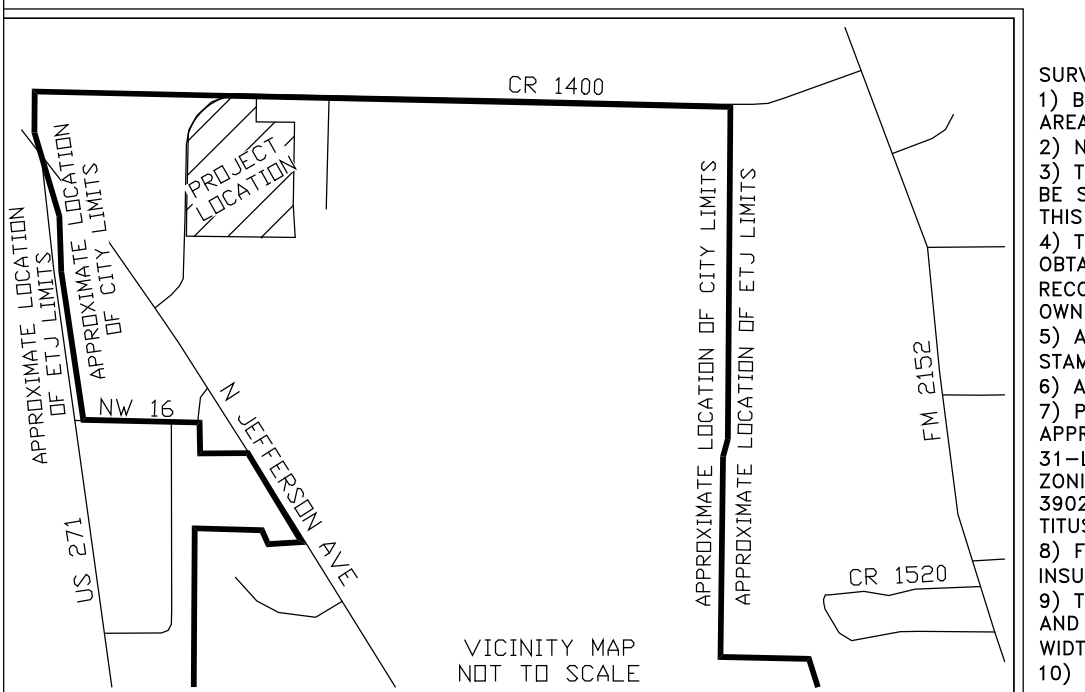
THENCE, South 88 Degrees 36 Minutes 12 Seconds West, with a line common to said 32.58 acre tract, and said 35.79 acre tract, a distance of 853.06 feet to a 1/2 inch iron rod found marked (BY-LINE) on the East side of County Road No. 1400 at the Southwest corner of said 32.58 acre tract, and a Northwest corner of said 35.79 acre tract, said point lying in the East line of a called 13.20 acre tract of land, called Tract 1324, conveyed to Texas Utilities Mining Company, by deed recorded in Volume 687, Page 169, Real Property Records, Titus County, Texas;

THENCE, along the West line of said 32.58 acre tract, the East line of said 13.20 acre tract, and the East edge of said County Road No. 1400, the following courses and distances:  
 North 01 Degrees 11 Minutes 55 Seconds West, a distance of 230.19 feet to a 1/2 inch iron rod found marked (BY-LINE);  
 North 00 Degrees 54 Minutes 42 Seconds West, a distance of 570.10 feet to a point for corner in the West line of said 32.58 acre tract, in the East line of said 13.20 acre tract, at the Southwest corner of the remainder of a called 0.56 acre tract of land, called Tract 1176-B, conveyed to Texas Utilities Mining Company, by deed as recorded in Volume 615, Page 88, Real Property Records, Titus County, Texas, in the centerline of said County Road No. 1400, and at the beginning of a curve to the right, with a radius of 440.00 feet, a delta angle of 74 Degrees 06 Minutes 07 Seconds, the chord of which bears North 52 Degrees 26 Minutes 08 Seconds East, for a chord distance of 530.22 feet, from said point, a mag nail found for witness bears South 00 Degrees 54 Minutes 42 Seconds East, a distance of 1.82 feet;

THENCE, along the Northwest line of said 32.58 acre tract, the South line of the remainder of said 0.56 acre tract, the Southeast line of the remainder of a called 3.018 acre tract of land, called Tract 1231, conveyed to Texas Utilities Mining Company, by deed as recorded in Volume 595, Page 297, Real Property Records, Titus County, Texas, said County Road No. 1400, and with the arc of said curve, for an arc length of 569.06 feet to a point for corner at an angle in the North line of said 32.58 acre tract, in the centerline of said County Road No. 1400, and at the end of said curve;

THENCE, North 89 Degrees 29 Minutes 12 Seconds East, along the North line of said 32.58 acre tract, the South line of the remainder of said 3.018 acre tract, the South line of the remainder of a called 0.794 acre tract, called Tract 1232, conveyed from Texas Utilities Mining Company, by deed as recorded in Volume 595, Page 297, Real Property Records, Titus County, Texas, the South line of the remainder of a called 0.697 acre tract of land, called Tract 1241, conveyed to Texas Utilities Mining Company, by deed as recorded in Volume 691, Page 129, Real Property Records, Titus County, Texas, and said County Road No. 1400, a distance of 105.07 feet to a point for corner at the Northwest corner of said Deer Park Estates Phase No. One (20231571);

THENCE, with the common line of said 32.58 acre tract, and said Deer Park Estates Phase No. One (20231571), the following courses and distances:  
 South 00 degrees 59 minutes 50 seconds East, a distance of 209.75 feet to a 1/2 inch iron rod set marked (BY-LINE);  
 North 88 degrees 36 minutes 50 seconds East, a distance of 301.81 feet to a 1/2 inch iron rod set marked (BY-LINE);  
 South 01 degrees 00 minutes 05 seconds East, passing at a distance of 238.31 feet a 1/2 inch iron rod found marked (DENNEY), and continuing the same course in all a total distance of 652.30 feet to a point for corner, from which a 1/2 inch iron rod set marked (BY-LINE), bears South 87 degrees 28 minutes 03 seconds West, a distance of 0.74 feet;  
 South 05 degrees 38 minutes 03 seconds East, a distance of 250.15 feet to the POINT OF BEGINNING and CONTAINING 19.09 acres of land.



**SURVEYOR'S NOTES:**

- 1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 5) ALL LOT CORNERS ARE MONUMENTED WITH 1/2 INCH IRON RODS SET WITH PLASTIC CAPS STAMPED (BY-LINE) UNLESS OTHERWISE NOTED.
- 6) ABSTRACT LINES AND CITY LIMITS SHOWN HEREON ARE APPROXIMATE IN LOCATION.
- 7) PP-2026-03 - CONSIDER A REQUEST FROM STEVE CAPPS, PROPERTY OWNER, FOR THE APPROVAL OF A PRELIMINARY PLAT OF DEER PARK, PHASE 2, ON 19.09 ACRES, BEING A 31-LOT SUBDIVISION OF A PORTION OF PROPERTY ID 341269, IN THE SINGLE FAMILY 1 (SF1) ZONING DISTRICT, LYING IN THE T. MCPETERS SUR. A-374 AND THE J. ORE SUR. A-423, TRACT 3902 - TR 1 & TR 2 DESCRIBED IN INSTRUMENT 20212383 IN THE REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS, AND SITUATED TO THE WEST OF DEER PARK ESTATES BLOCK A.
- 8) FLOOD STATEMENT: THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48449C0250D, DATED 9/29/2010.
- 9) THE INTERIOR STREETS SHOWN HEREON IN PHASE 2 ARE PRIVATE. THESE PRIVATE STREETS AND DRAINAGE AREAS WILL BE MAINTAINED BY THE H.O.A. THERE IS AN ADDITIONAL VARIABLE WIDTH R.O.W. DEDICATED BY THIS PLAT FOR CR 1400/DEER PARK LANE AS SHOWN HEREON.
- 10) CITY WATER AND SEWER LINES ARE THE CITY OF MT. PLEASANT'S.

The Planning and Zoning Commission of the City of Mount Pleasant on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026, voted affirmatively to recommend approval of this plat.

Chairman \_\_\_\_\_

Attest: City Planner \_\_\_\_\_

The City Council of the City of Mount Pleasant on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026, voted affirmatively to approve this plat.

Mayor \_\_\_\_\_

ATTEST: City Secretary \_\_\_\_\_

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	569.06'	440.00'	74°06'07"	N52°26'08"E	530.22'
C2	430.34'	415.00'	59°24'48"	N44°27'13"E	411.31'
C3	261.81'	50.00'	300°00'00"	N89°00'10"E	50.00'
C4	247.83'	50.00'	283°59'20"	S34°21'16"W	61.57'
C5	42.31'	50.00'	48°28'42"	S36°45'29"E	41.05'
C6	64.28'	50.00'	73°39'25"	S24°18'34"W	59.94'
C7	43.81'	50.00'	50°12'04"	S86°14'18"W	42.42'
C8	47.63'	50.00'	54°34'30"	N41°22'25"W	45.85'
C9	63.78'	50.00'	73°05'20"	N22°27'30"E	59.54'
C10	66.79'	415.00'	9°13'16"	S69°32'59"W	66.72'
C11	308.47'	415.00'	42°35'17"	S43°38'42"W	301.42'
C12	55.08'	415.00'	7°36'14"	S18°32'56"W	55.04'
C13	15.76'	50.00'	18°03'44"	N81°23'28"E	15.70'
C14	48.46'	50.00'	55°31'40"	S61°48'50"E	46.58'
C15	53.43'	50.00'	61°13'25"	S03°26'18"E	50.92'
C16	54.45'	50.00'	62°24'00"	S58°22'25"W	51.80'
C17	75.73'	50.00'	86°46'31"	N47°02'19"W	68.69'

LINE TABLE			EASEMENT TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N81°03'30"E	32.10'	E1	S45°45'18"E	32.58'
L2	N82°23'59"E	15.56'	E2	S00°09'34"E	66.51'
L3	N87°28'03"E	95.76'	E3	N22°26'29"E	128.99'

CERTIFICATE OF SURVEYOR:  
 STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

I, the undersigned Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

**PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

Justin Klean, R.P.L.S. 5871

OWNER'S ACKNOWLEDGMENT AND DEDICATION:

STATE OF TEXAS  
 COUNTY OF TITUS

I (we), the undersigned owner(s) of the land shown on this plat within the area described by the metes and bounds description shown hereon, and designated herein as \_\_\_\_\_, Representative for Capps Properties Ltd., subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, rights-of-way and public places shown thereon.

Owner \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF TITUS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, Representative for Capps Properties Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein stated.

Given under my hand and seal of office  
 this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas \_\_\_\_\_

**PRELIMINARY PLAT  
 DEER PARK ESTATES, PHASE TWO  
 CITY OF MT. PLEASANT  
 TITUS COUNTY, TEXAS**

DEER PARK ESTATES, PHASE TWO WILL INCLUDE 31 NEW RESIDENTIAL LOTS TOTALING 19.09 ACRES IN THE T. MCPETER SUR. A-374 & J. ORE SUR. A-423 CITY OF MT. PLEASANT, TITUS CO, TEXAS

COUNTY ROAD 1400  
 DEER PARK LANE  
 MT. PLEASANT, TEXAS

DATE: 12/09/2025  
 SCALE: 1" = 100'  
 JOB NO.: 2025-1291  
 CLIENT: STEVE CAPPS  
 TECHNICIAN: AMN

BY-LINE SURVEYING LLC  
 P.O. BOX 834  
 Emory, TX 75440  
 Ph: (903) 473-5150  
 Firm No: 10194233  
 www.bylinesurveying.com

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# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

**Staff Contact:** Rob Vine, City Manager

**Department:** Administration

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**Subject:** Discuss and consider Ordinance 2026-15 Prohibiting the Use of Groundwater From Beneath Designated Property at the former Dorchester refinery site located at 1723 West First Street in Mount Pleasant and Supporting Issuance of a Municipal Setting Designation Certificate by the Texas Commission on Environmental Quality and Declaring a Penalty for Violations.

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# Memorandum

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**TO:** Council Member  
**FROM:** Rob Vine  
**DATE:** City Council - Jun 16 2026

**SUBJECT:**

Municipal Setting Designation – Old Dorchester Refinery Property

**BACKGROUND:**

**Site History**

The former Dorchester refinery opened as Talco Asphalt & Refining Company on 80 acres in Mount Pleasant in 1937 to refine crude oil discovered in the nearby Talco oil field into asphalt. The refinery went through a number of ownership changes over the subsequent decades including American Petrofina (1957-1977) who later became part of what is now TotalEnergies, Dorchester Refining (1977-1984), and lastly Trey Corporation. The refinery stopped operating in 1984 and Trey Corporation filed for bankruptcy in 2000 leaving the Texas Commission on Environmental Quality (TCEQ) and the US Environmental Protection Agency (EPA) pursuing options for cleanup of the former refinery. As the only remaining solvent entity associated with the former refinery, TotalEnergies repurchased the property in 2006 through its subsidiary Lone Wolf Land Company and entered into a voluntary agreement with TCEQ with the goal of cleaning up the site to meet the state's remediation standards. The site went through various expansions and transfer of parcels over the years resulting in the current configuration of 3 parcels totaling approximately 118 acres.

**Decommissioning and Remediation**

Since 2007 TotalEnergies has directed the demolition of the refinery infrastructure including removal of 20,000 linear feet of underground pipe, removal of approximately 150 tanks, dismantling of 6 Process Areas including a 275 ft tall cracking tower, demolition of 30 building structures, closure of 12 waste management areas and implemented extensive environmental investigation and remediation activities including processing of 200,000 cubic yards of hydrocarbon impacted soil by ex-situ stabilization. The results of extensive environmental site investigation activities indicate that, subject to TCEQ concurrence and approval, these measures have been effective in meeting the cleanup objectives for the site except for the presence of poly- and per-fluorinated alkyl substances (PFAS) in groundwater. PFAS was identified at the site in 2002 likely as the result in part from the storage of fire suppression foam on the former refinery site although there also appears to be other offsite sources of PFAS in the vicinity.

**Municipal Setting Designation**

No registered water wells are located in the MSD. All properties located within the MSD are served by or have access to a public water supply system, either the City of Mount Pleasant or Tri Special Utility District (Tri SUD). The proposed MSD poses no risk to the surface water sources used for the public water supply systems.

An MSD application will be submitted to TCEQ for review and certification following passage of this Ordinance by City Council and completion of the required notification of water well owners within a designated radius outside the MSD boundary. TCEQ remains the approval authority for investigation and cleanup of contaminated properties with or without an MSD. The MSD only removes the assumption that shallow groundwater could be used for potable water from consideration. Approval of

an MSD does not alter a property owner's obligation to complete all other environmental evaluations for a contaminated property which are addressed during site cleanup under TCEQ regulations.

## **STATUS OF ISSUE:**

**ISSUE:** The purpose of the Municipal Setting Designation (MSD) program in Texas is to encourage redevelopment of sites undergoing environmental remediation by restricting impacted groundwater from use as a potable water by ordinance in cases where a public water supply system exists.

A Municipal Setting Designation (MSD) ordinance is requested prohibiting potable use of groundwater from the 118-acre former Dorchester property in Mount Pleasant to a depth of 100 feet as described in the MSD Ordinance. The proposed Ordinance will support a request to TCEQ to certify the MSD on the designated area. The MSD statute requires that the designated groundwater within the MSD be prohibited from potable use for human consumption. TCEQ statutorily cannot issue a MSD Certificate without the City's adoption of an ordinance to satisfy the potable water restriction. No restrictions are placed on deeper groundwater (greater than 100 feet) within the MSD or any groundwater sources regardless of depth located outside the MSD boundary.

An MSD is an official state designation given to a property certifying that designated groundwater at the property cannot be used as a potable water. The MSD statute substitutes a municipal ordinance for TCEQ regulations to protect the public against exposure to contaminated groundwater. The purpose of the MSD law is to provide a viable path to achieve compliance with TCEQ remediation requirements. TCEQ cannot issue a MSD certificate unless a prohibition for potable use is placed on the designated groundwater. The MSD statute is found in the Texas Health and Safety Code Chapter 361, Subchapter W.

Currently on the TCEQ website, 542 applications for the creation of a Municipal Setting Designation have been processed or are under review.

The old Dorchester Refinery property located on 1723 W. 1st, has been identified as a site for a possible MSD, with the property owners requesting the city's assistance with the adoption of an ordinance to make this possible.

## **BUDGET:**

This item will have no negative impact on the budget.

## **RECOMMENDATION:**

Staff recommends Council adopt an ordinance designating the Dorchester Refinery property as a Municipal Setting Designation as presented.

## **Attachments:**

[City Council Memo Old Refinery Property 06162026](#)

[City Ordinance Prohibiting use of Shallow Groundwater within a Prohibited Area](#)

[20260501.Dorchester.MSD ordinance exhibit 1](#)

[20260501.dorchester.MSD exhibit 2 map](#)

[water well survey and maps](#)

[response to comments re city water](#)

# *Memorandum*

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

**FROM:** Robert G. Vine, City Manager

**SUBJECT:** Municipal Setting Designation – Old Dorchester Refinery Property

**DATE:** June 16, 2026

**ISSUE:** The purpose of the Municipal Setting Designation (MSD) program in Texas is to encourage redevelopment of sites undergoing environmental remediation by restricting impacted groundwater from use as a potable water by ordinance in cases where a public water supply system exists.

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An MSD is an official state designation given to a property certifying that designated groundwater at the property cannot be used as a potable water. The MSD statute substitutes a municipal ordinance for TCEQ regulations to protect the public against exposure to contaminated groundwater. The purpose of the MSD law is to provide a viable path to achieve compliance with TCEQ remediation requirements. TCEQ cannot issue a MSD certificate unless a prohibition for potable use is placed on the designated groundwater. The MSD statute is found in the Texas Health and Safety Code Chapter 361, Subchapter W.

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The old Dorchester Refinery property located on 1723 W. 1<sup>st</sup>, has been identified as a site for a possible MSD, with the property owners requesting the city's assistance with the adoption of an ordinance to make this possible.

## **BACKGROUND:**

### **Site History**

The former Dorchester refinery opened as Talco Asphalt & Refining Company on 80 acres in Mount Pleasant in 1937 to refine crude oil discovered in the nearby Talco oil field into asphalt. The refinery went through a number of ownership changes over the subsequent decades including American Petrofina (1957-1977) who later became part of what is now TotalEnergies, Dorchester Refining (1977-1984), and lastly Trey Corporation. The refinery stopped operating in 1984 and Trey Corporation filed for bankruptcy in 2000 leaving the Texas Commission on Environmental Quality (TCEQ) and the US Environmental Protection Agency (EPA) pursuing options for cleanup of the former refinery. As the only remaining solvent entity associated with the former refinery, TotalEnergies repurchased the property in 2006 through its subsidiary Lone Wolf Land Company and entered into a voluntary agreement with TCEQ with the goal of cleaning up the site to meet the state's remediation standards. The site went through various expansions and transfer of parcels over the years resulting in the current configuration of 3 parcels totaling approximately 118 acres.

### **Decommissioning and Remediation**

Since 2007 TotalEnergies has directed the demolition of the refinery infrastructure including removal of 20,000 linear feet of underground pipe, removal of approximately 150 tanks, dismantling of 6 Process Areas including a 275 ft tall cracking tower, demolition of 30 building structures, closure of 12 waste management areas and implemented extensive environmental investigation and remediation activities including processing of 200,000 cubic yards of hydrocarbon impacted soil by ex-situ stabilization. The results of extensive environmental site investigation activities indicate that, subject to TCEQ concurrence and approval, these measures have been effective in meeting the cleanup objectives for the site except for the presence of poly- and per-fluorinated alkyl substances (PFAS) in groundwater. PFAS was identified at the site in 2002 likely as the result in part from the storage of fire suppression foam on the former refinery site although there also appears to be other offsite sources of PFAS in the vicinity.

### **Municipal Setting Designation**

No registered water wells are located in the MSD. All properties located within the MSD are served by or have access to a public water supply system, either the City of Mount Pleasant or Tri Special Utility District (Tri SUD). The proposed MSD poses no risk to the surface water sources used for the public water supply systems.

An MSD application will be submitted to TCEQ for review and certification following passage of this Ordinance by City Council and completion of the required notification of water well owners within a designated radius outside the MSD boundary. TCEQ remains the approval authority for investigation and cleanup of contaminated properties with or without an MSD. The MSD only removes the assumption that shallow groundwater could be used for potable water

from consideration. Approval of an MSD does not alter a property owner's obligation to complete all other environmental evaluations for a contaminated property which are addressed during site cleanup under TCEQ regulations.

**BUDGET:** This item will have no negative impact on the budget.

**RECOMMENDATION:** Staff recommends Council adopt an ordinance designating the Dorchester Refinery property as a Municipal Setting Designation as presented.

**CITY OF MOUNT PLEASANT, TEXAS  
ORDINANCE NO. 2026-15**

**AN ORDINANCE OF THE CITY OF MT. PLEASANT, TEXAS, PROHIBITING THE USE OF GROUNDWATER FROM BENEATH DESIGNATED PROPERTY IN MT. PLEASANT AND SUPPORTING ISSUANCE OF A MUNICIPAL SETTING DESIGNATION CERTIFICATE BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION IN THE NEWSPAPER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THE ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Texas Health and Safety Code Chapter 361, Subchapter W allows for Municipal Setting Designations for property that is within the corporate limits of a municipality which contains groundwater that contains Contaminants, as defined by Chapter 361, in a concentration that exceeds what is considered safe for human ingestion; and

**WHEREAS**, a city may seek a Municipal Setting Designation for property within its jurisdictional limits if the city has a potable water system that meets the requirements of Chapter 361, and a public drinking water system exists that is capable of supplying potable water to the area for which designation is sought and all other property within one-half mile of same; and

**WHEREAS**, passing this Municipal Setting Designation Ordinance will encourage the redevelopment of the Designated Property consistent with the goals of the City of Mt. Pleasant and will not have an adverse effect on the current or future water resource needs or obligation of the City of Mt. Pleasant.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MT. PLEASANT, TEXAS:**

**SECTION 1. Definitions.** When used herein, the following terms shall have the meanings set forth below.

“Designated Property” means the former Dorchester refinery site located at 1723 West First Street described in **Exhibit 1**, and the area labeled “MSD Boundary” depicted in **Exhibit 2**, which exhibits are incorporated herein for all purposes.

“Designated Groundwater” means water below the surface of the Designated Property to a depth of 100 feet.

“Potable Water” means water used for:

- 1) Human consumption or drinking;
- 2) Showering or bathing;
- 3) Cooking or
- 4) Irrigation of crops for human consumption.

B. Prohibitions.

- 1) Use of Designated Groundwater from beneath the Designated Property as potable water is prohibited.
- 2) Other uses of and contact with the Designated Groundwater.

**SECTION 2.** That any person owning, operating, or controlling real property within the Designated Property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the City of Mt. Pleasant; and all environmental regulations, and that this Municipal Setting Designation Ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the Designated Property.

**SECTION 3.** That approval of this Municipal Setting Designation Ordinance shall not be construed to subject the City of Mt. Pleasant to any responsibility or liability for any injury to persons or damaged to property caused by any contaminant of concern.

**SECTION 4.** Within sixty (60) days after adoption of this Municipal Setting Designation Ordinance, the City Manager, or designee, shall send a certified copy of this Municipal Setting Designation ordinance to the Texas Commission on Environmental Quality. That the City Manager, or designee, shall notify the Texas Commission on Environmental Quality sixty (60) days prior to any amendment or repeal of this Municipal Setting Designation Ordinance.

**SECTION 5.** A person violating a provision of this Ordinance, is guilty of a misdemeanor and upon conviction, punishable by a fine not to exceed \$2,000.

**SECTION 6.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Mt. Pleasant, and it is accordingly so ordained.

**SECTION 7.** The Code of the City of Mt. Pleasant, Texas, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

**SECTION 8.** Should any section, paragraph, sentence, clause, phrase or word of this Ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 9.** It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public, as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of time, place and purpose of said meeting was given.

**SECTION 10.** The City Secretary is directed to publish this Ordinance in a newspaper of general circulation in the City of Mt. Pleasant in accordance with the provisions of Section 9 of the City Charter, which publication shall be sufficient if it contains the caption, penalty, and effective date of this Ordinance.

**SECTION 11.** This Ordinance will be effective from and after its final passage and publication as required by law.

**PASSED, ADOPTED AND APPROVED** the 16<sup>th</sup> day of June, 2026 at a regular meeting of the City Council of the City of Mt. Pleasant, Texas, by a vote of \_ yeses and \_ noes.

ATTEST:

CITY OF MT. PLEASANT, TEXAS

\_\_\_\_\_

\_\_\_\_\_

**Candias Webster, City Secretary**

**Wesley Lyon, Mayor**

APPROVED AS TO FORM:

\_\_\_\_\_

Lea Ream, City Attorney

Exhibit 1- Field Note Description to a Municipal Setting Designation

Exhibit 2 – MSD Boundary

## Property Description

*118.142 Acres: All that certain tract or parcel of land situated in Titus County, State of Texas, a part of the Ambrose Ripley Survey, A-478, a part of the L. M. Jones Survey, A-310, a part of the L. Gilbert Survey, A-241, and a part of the Shem Harris Survey, A-291, and being a part of Blocks 344 and 229 of the City of Mount Pleasant and being a part of that 163.443 acre tract conveyed by American Petrofina Company of Texas to Dorchester Refining Company as recorded in Vol. 415, p. 271 of the Deed Records of said County and bounded as follows:*

*BEGINNING at a steel rod found for corner, the southwest corner of the aforementioned 163.443 acre tract, said beginning corner lies in the north right-of-way line of the St. Louis - Southwestern Railway Company;*

*THENCE N 4° 57' 03"E, along a fence, 638.23 ft. to a steel rod found for corner at a fence corner, a northwest corner of the 163.443 acre tract;*

*THENCE S 89° 02' 04" E, along a fence for a north boundary line of the 163.443 acre tract, 299.59 ft. to a steel rod found for corner at a fence corner, said corner being the southwest corner of that 6.705 acre tract conveyed by Dorchester Refining Company to Perry Cooper et al. as recorded in Vol. 483, p. 311 of the Deed Records of said County;*

*THENCE S 87° 25' E, along a fence for the south boundary line of the aforementioned 6.705 acre tract, 343.72 ft. to a steel rod found for corner, an ell corner in the south boundary line of the 6.705 acre tract;*

*THENCE S 2° 35' W, 20.00 ft. to a steel rod found for corner; the most southerly southwest corner of the 6.705 acre tract;*

*THENCE S 87° 25' E, 50.03 ft. to a steel rod found for corner, the most southerly southeast corner of the 6.705 acre tract;*

*THENCE N 3° 06' 44" E, 78.41 ft. to a steel rod found for corner at a fence tee, said corner being an ell corner in the south boundary line of the 6.705 acre tract;*

*THENCE N 88° 43' 02" E, along a fence, 148.33 ft. to a steel rod found for corner at a fence tee, the most easterly southeast corner of the 6.705 acre tract, said corner being the southwest corner of the 18.006 acre tract conveyed by Dorchester Refining Company to Conoco, Inc. as recorded in Vol. 480, p. 20 of the Deed Records of said County;*

*THENCE, generally in an easterly direction along the south boundary line of the aforementioned 18.006 acre tract, the following courses and distances; N 85° 44' 38" E, 331.04 ft.; S 83° 49' 47" E, 257.06 ft.; S 11° 45' 18" W, 63.02 ft. to a steel rod found for corner, said corner being an ell corner in the north boundary line of that 1.098 acre Road Easement tract recorded in Vol. 481, p. 498 of the Deed Records of said County;*

*THENCE, continuing along the south and east boundary line of the 18.006 acre tract, the following courses and distances; S 75° 40' 52" E, 250.82 ft.; S 82° 31' 40" E, 75.86 ft.; N 77° 57' E, 47.21 ft.; N 1° 46' 12" E, 223, 84 ft.; N 55° 08' 35" E, 390.49 ft. to a steel rod found for corner at a fence tee, said corner being the southwest corner of that 0.906 acre Access Easement described in Vol. 481, p. 498 of the Deed Records of said County;*

*THENCE, continuing along the east boundary line of the 18.006 acre tract, the following courses and distances; N 0° 47' E, 58.67 ft.; N 88° 16' W, 323.29 ft.; N 2° 36' E, 359.36 ft. to a steel rod found for corner, an ell corner in the north boundary line of the 163.443 acre tract, said corner being the most northerly northeast corner of the 18.006 acre tract;*

*THENCE N 4° 42' E, 393.02 ft. to a steel rod found for corner, the most northerly northwest corner of the 163.443 acre tract, said corner lies in the south right-of-way line of Farm Road No. 899;*

*THENCE S 89° 42' E, along the south right-of-way line of Farm Road No. 899, 7.08 ft. to an angle point;*

*THENCE S 86° 03' E, continuing along the Road right-of-way line, 535.60 ft. to a steel rod found for corner, the northwest corner of that 2.647 acre tract conveyed by Dorchester Refining Company to Perry Cooper et al. (Vol. 483, p. 311);*

*THENCE S 0° 09' 16" W, along a fence, 274.41 ft. to a steel rod found for corner, the southwest corner of the aforementioned 2.647 acre tract;*

*THENCE S 88° 44' E, 430.20 ft. to a steel rod found for corner, the southeast corner of the 2.647 acre tract, said corner lies in the west boundary line of that tract conveyed to C. C. Driggers (Vol. 82, p. 639);*

*THENCE S 1° 09' W, 147.04 ft. to a steel rod found for corner, the southwest corner of the aforementioned Driggers tract;*

*THENCE S 88° 58' E, along a fence, 210.00 ft. to a steel rod found for corner at a fence tee, said corner being the southeast corner of the Driggers tract and the most northerly southwest corner of that 17.657 acre tract conveyed by Dorchester*

*Refining Company to Conoco, Inc. as recorded in Vol. 480, p. 20 of the Deed Records of said County;*

*THENCE S 89° 00' 09" E, along the south boundary line of the aforementioned 17.657 acre tract, 254.90 ft. to a steel rod found for corner, an ell corner of the 17.657 acre tract;*

*THENCE, along the boundary line of the 17.657 acre tract, the following courses and distances: S 13° 21' 34" W, 476.25 ft.; S 1° 10' 09" W, 891.56 ft.; S 88° 41' 17" E, 146.35 ft.; S 0° 51' 30" E, 45.00 ft.; S 84° 21' 03" E, 254.54 ft.; N 13° 54' 28" E, 30.00 ft.; N 1° 54' 11" E, 439.51 ft.; N 1° 45' 30" W, 297.90 ft.; S 89° 17' 10" E, 254.18 ft. to a steel rod found for corner, said corner being an ell corner in the east boundary line of the 163.443 acre tract, said corner lies at the northwest corner of Ernest Street;*

*THENCE, along the east boundary line of the 163.443 acre tract, the following courses and distances: S 0° 24' W, 894.34 ft.; N 89° 47' W, 59.23 ft.; S 0° 18' E, 119.80 ft.; S 89° 02' E, 275.31 ft.; S 0° 06' W, 216.60 ft.; N 73° 42' W, 186.84 ft.; N 87° 42' W, 150.00 ft.; S 2° 18' W, 202.20 ft.; N 72° 24' W, 45.85 ft.; S 0° 40' W, 173.68 ft. to the southeast corner of the 163.443 acre tract, said corner lies in the north right-of-way line of the St. Louis - Southwestern Railway Company;*

*THENCE N 76° 47' 31" W, along the south boundary line of the 163.443 acre tract and along the north right-of-way line of the Railway, 3789.14 ft. to the place of beginning and containing 118.142 acres of land (Ref. 48).*



**STATE OF TEXAS  
COUNTY OF TITUS**

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Titus County, Texas, as stamped hereon by me on 8-2-06

*Thelma Scullin* County Clerk  
Deputy Titus County, Texas



MSD Property Boundary

FIGURE 1  
SITE MAP  
FORMER DORCHESTER REFINERY  
1723 WEST 1ST STREET  
MOUNT PLEASANT, TEXAS 75455

**LEGEND**  
— APPROXIMATE SUBJECT PROPERTY/MSD BOUNDARY  
— APPROXIMATE PARCEL BOUNDARY

NAD 1983 STATE PLANE  
TEXAS NORTH CENTRAL FEET  
0 200 400  
SCALE IN FEET

REQUESTED BY: CW  
DRAWN BY: CC  
DATE: 4/28/2026  
PROJECT: 0888843827

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I:\CAD PROJECTS\Relia\43827 Mount Pleasant, TX\Plans\43827\_C001\_SITE MAP\_TX.dwg

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**Table 2A**  
**Water Well Summary**

Well no. / designation	Well owner's name of record	Distance from affected property (ft.)	Screened interval/open interval (ft)	Cemented interval (ft)	Completion type	Total depth	Date drilled	Producing formation	Current water use <sup>[1]</sup>	Current status <sup>[2]</sup>	Data source <sup>[3]</sup>
Downgradient Wells											
16-49-701	American Petrofina, Refinery	On Affected Property	305-326 364-427	Unknown	Drilled & Cased	437	7/10/1941	Wilcox Group	Industrial	P&A	TWDB
16-49-702	American Petrofina, Refinery	On Affected Property	355-416	Unknown	Drilled & Cased	597	3/30/1937	Wilcox Group	Industrial	P&A	TWDB
16-49-703	Indo-American Refining Co. Inc.	On Affected Property	400-460	Unknown	Drilled & Cased	450	1957	Wilcox	Unused	P&A	TWDB
220423	Ricky Crane	2,100	421-461 480-481	3-13	Drilled & Cased	491	4/12/2007	Wilcox	Domestic	Unknown	TWDB
232035	Steve Hoffman	1,800	380-420	0-100	Drilled & Cased	430	8/18/2002	Wilcox	Domestic	Unknown	TWDB
Cross-gradient Wells											
16-49-705	Mount Pleasant Truck Mix	1,450	280-480	Unknown	Drilled & Cased	480	1957	Cypress	Industrial	Unknown	TWDB
16-49-708	Mt. Pleasant Rendering Plant	1,320	325-460	Unknown	Drilled & Cased	460	1962	Wilcox Group	Industrial	Unknown	TWDB
16-49-709	Mt. Pleasant Rendering Plant	700	321-458	Unknown	Drilled & Cased	458	1962	Cypress	Industrial	Unknown	TWDB
Upgradient Wells											
16-49-704	Norris Pope	2,200	Unknown	Unknown	Drilled & Cased	345	5/2/1963 (based on water level date)	Cypress	Domestic	Unknown	TWDB

Notes:

[1] Current water use: Dom - domestic; PS - public supply/municipal; Ind - industrial; Comm - commercial; Irr - irrigation; Liv - livestock

[2] Current status: Act - active; Ab - abandoned/not in use; SB - standby/backup; P&A - plugged and abandoned

[3] Indicate the specific primary source of well information.

## Section 2

# Exposure Pathways and Groundwater Resource Classification

## 2.1 Source(s) of Potable Water for On-Site Property and Affected Off-Site Properties

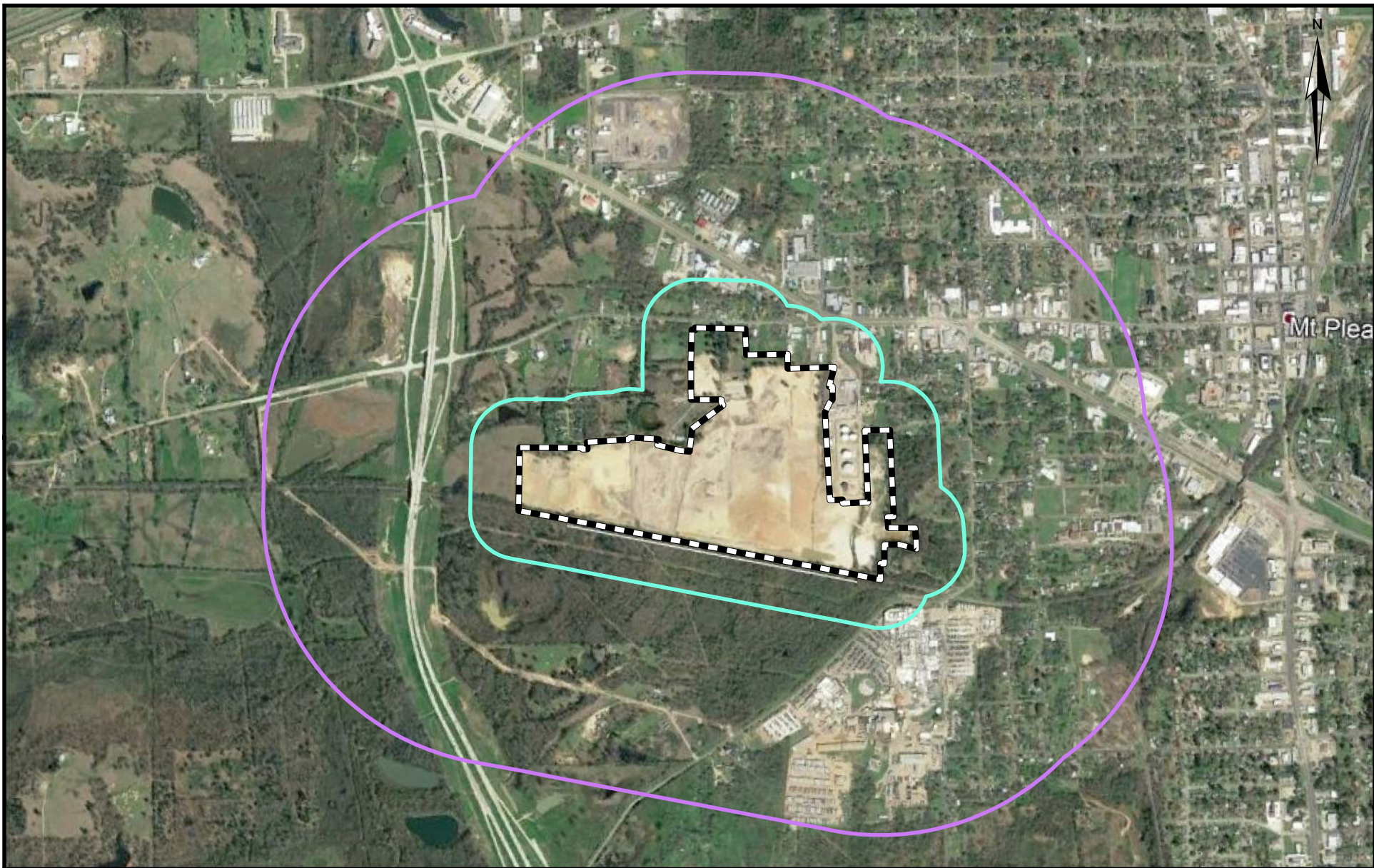
Water is supplied to the site and the surrounding area by the City of Mount Pleasant which receives the majority of their water from the reservoir Lake Bob Sandlin (Segment ID 0408). Lake Bob Sandlin is approximately 4 miles southwest of the affected property. The City also hold water rights in Lake Tankersley and reservoir Lake Cypress Springs (Segment ID 0405) which are approximately 1.5 northwest and 10 miles southwest of the affected property, respectively.

## 2.2 Field Receptor Survey

Field Receptor surveys have been completed throughout the assessment and remediation process. The survey was performed by driving and walking publicly accessible areas to visually evaluate if the presence of potential sensitive receptors within a 500-ft radius of the affected property. **Figure 2A-1** shows the site with a 0.5-mile radius around the affected property and **Figure 2A-2** illustrates the adjacent land use around the site. **Figure 2A-3** illustrates the previously installed and proposed off-site sample locations along the UPRR right of way. **Figure 2B** provides photographs of the surround area taken during the 500-foot receptor survey. A discussion on the results of the receptor survey can be found in Section 2.4.

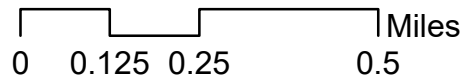
## 2.3 Records Survey

A survey of available records was performed for receptors within one-half mile radius of the affected property. Records from the Texas Water Development Board, TCEQ, and other sources were reviewed to evaluate potential receptors. A complete list of sources used in the survey can be found in Appendix 16. Three wells were identified on-site, and six water wells were identified within one-half mile radius of the affected property. The three on-site wells have been plugged and abandoned with one of these wells being plugged prior to Total acquiring the facility and the remaining two were plugged by Total in 2008. Of the off-site wells, three of these wells are listed as domestic wells with one well located upgradient and two wells located downgradient approximately 1,800 and 2,100 feet south of the refinery's southern property line. The remaining wells are industrial wells. All of the existing wells have top of screen depths of at least 280 feet. Wells information was found on the Texas Water Development Board (TWDB) water well viewer. **Table 2A** lists the well number, well owner, distance from the affected property and other information about the well completion. **Figure 2C-1** shows the locations of water wells. Copies of the well records can be found in Appendix 5.



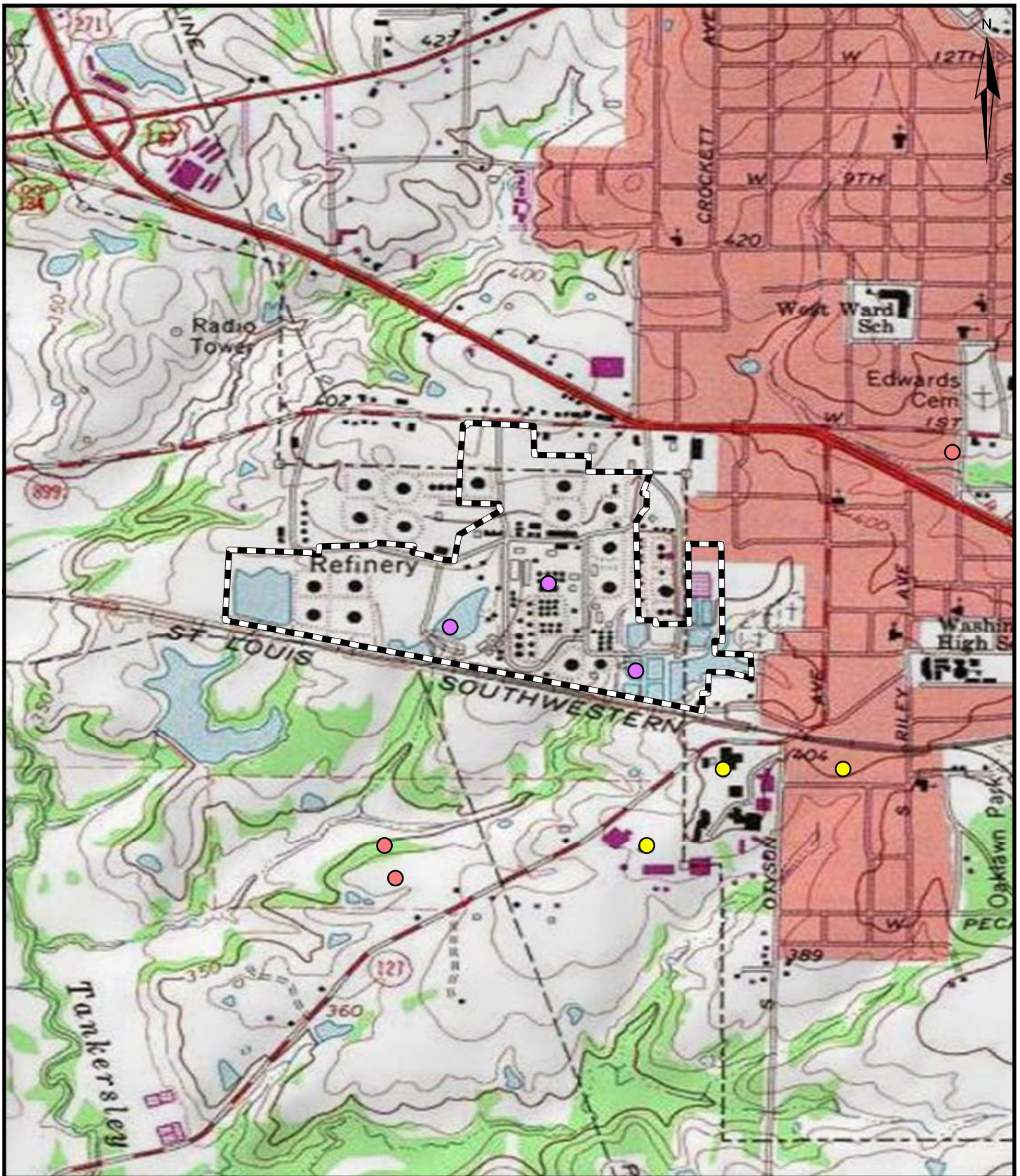
**Legend**

-  Site Boundary
-  500 ft Buffer
-  Half Mile Buffer



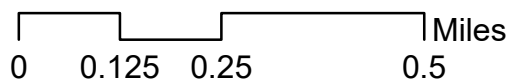
**Figure 2A-1**  
Former Dorchester Refinery  
Potential Receptors Map





**Legend**

- Domestic Well
- Industrial Well
- Plugged Well
- Site Boundary



**Figure 2C-1**  
Former Dorchester Refinery  
Water Well Map

**TEPRI Response** – As discussed in the response to the February 9, 2022 TCEQ letter, due to improvements in analytical methods, the MQL for the compound 1,4-dioxane has decreased and during the last two sampling events, 2018 and 2021, the MQL was less than the calculated PCL and there were no detections of 1,4-dioxane in any of the wells.

For the compound 1,2-dibromoethane, the Method Quantification Limit (MQL) is being used as the RAL in accordance with TAC 350.78.C as follows:

*(c) If the critical PCL for a COC established in subsection (a) of this section is less than the method quantitation limit as defined in TAC §350.4 of this title (relating to Definitions and Acronyms) or background concentration for that COC as determined in accordance with TAC §350.51(l) and (m) of this title (relating to Affected Property Assessment), then the greater of the method quantitation limit or background concentration is the critical PCL for that COC.*

Per TAC 350.78.C, the PCL for 1,2-dibromoethane is the MQL. Since the compound has never been detected above the MQL, there is no exceedance of the PCL.

**Comment 13** - Please submit a formal response to the September 12, 2022 request from TCEQ asking for a confirmation that all residences within 0.5-mile receive city water.

**TEPRI Response** – Per the attached email from the City of Mt. Pleasant Utility Department, all addresses within the city limits are provided drinking water by the City. An aerial showing the location of the city limits and the 0.5-mile radius is provided as an attachment. This covers all residences to the east, north, and west of the refinery. The only residences within 0.5-mile of the refinery that do not receive City water are located to the south (downgradient) of the refinery and have drinking water wells as previously identified on maps, and the address list provided to the . The downgradient extent of the PFAS plume has been delineated, is on the refinery property, and is approximately 0.42 miles from the nearest downgradient residence. The drinking water wells are 430 and 491 ft below grade while the on-site PFAS plume is limited to the uppermost groundwater bearing unit, which is located at a depth of less than 50 feet and there is no known conveyance between the uppermost groundwater bearing unit and the uppermost drinking water zone.

**Comment 14** - No further comment

**Comment 15** - No further comment

**Comment 16 – Status Report**



# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

**Department:**

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**Subject:** Discussion and direction from City Council on next steps to consider possible development of a City Pool

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# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

**Staff Contact:** Rob Vine, City Manager

**Department:** Administration

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**Subject: City Manager's Report**

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**Attachments:**

[Airport May 2026](#)

[Animal Control May 2026](#)

[Building May 2026](#)

[Civic Center May 2026](#)

[Code May 2026](#)

[Fire May 2026](#)

[Library May 2026](#)

[Police May 2026](#)

[Planning and Zoning May 2026](#)

[Public Works May 2026](#)

[Utilities May 2026](#)

# AIRPORT MONTHLY REPORT

May-26

Item/Activity	This month	Total YTD	This Month Year Ago	Total Year Ago
<b>AIRPORT OPERATIONS</b>	772	5808	790	4584
Fixed Wing Reciprocating - Single	490	3634	476	2878
Fixed Wing Reciprocating - Twin	86	522	58	414
Fixed Wing Turboprop	52	460	42	236
Fixed Wing Jet	80	596	104	498
Helicopter	64	596	110	558
<b>BASED AIRCRAFT</b>				
	138		140	
<b>SALES</b>				
<b>Total Fuel Sale (Gals)</b>	<b>17,363</b>	<b>143,197</b>	<b>21,125</b>	<b>128,656</b>
100LL Fuel Sold (Gals)	5,823	43,329	5,296	40,515
Jet Fuel Sold (Gals)	11,540	99,868	15,829	88,141
<b>Revenue</b>	<b>\$125,744.43</b>	<b>\$919,850.68</b>	<b>\$111,636.19</b>	<b>\$757,093.43</b>
Total Fuel Sale (\$)	\$108,083.99	\$735,718.52	\$96,780.24	\$589,651.75
Aviation Oil w/o tax(\$)	\$1,643.82	\$10,506.05	\$716.15	\$6,992.32
Misc Sales w/o tax(\$)	\$28.64	\$235.16	\$14.80	\$203.71
Rental / Lease Income (\$)	\$15,850.00	\$173,390.95	\$14,125.00	\$160,245.65
<b>Accounting</b>		<b>COMMENTS</b>		
Sales Tax Collected (\$)	\$137.98			
Cash Sales Including Tax (\$)	\$597.54			
Deposits (\$)	\$597.54			
Cash on Hand (\$)	\$100.00			



## CITY OF MT. PLEASANT ANIMAL CONTROL CALENDAR MONTHLY REPORT 2026

May

AC Officer Activity	2026 This Month	Prior Month	Month to Month % Change	2026 Total YTD	2025 This Month	2025 Total YTD	# YTD + or -	2026 % Change YTD From 2025
Calls for Service	50	64	-22%	270	142	618	-348	-56%
Animal Bite Reports	1	4	-75%	13	2	12	1	8%
Warnings Issued	2	11	-82%	28	4	22	6	27%
Citations Issued	17	18	-6%	98	18	73	25	34%
Complaints filed with Court	7	0	700%	76	19	125	-49	-39%
Animals Delivered to Shelter	2026 This Month	Prior Month	2026 Total YTD	% of all Impounds for all 2025 Year	2025 This Month	2025 Total YTD	# YTD + or -	2026 % Change YTD From 2025
Animal Control	27	26	112	19%	26	126	-14	-11%
Mount Pleasant Public	53	49	206	35%	248	486	-280	-58%
Titus County Public	52	47	230	39%	77	300	-70	-23%
Pittsburg Public	9	7	37	6%	17	72	-35	-49%
Gilmer Public	0	1	7	1%	0	13	-6	-46%
<b>Total Delivery Activity</b>	<b>142</b>	<b>130</b>	<b>592</b>	<b>99%</b>	<b>368</b>	<b>997</b>	<b>-405</b>	<b>-41%</b>
Animal Disposition From Shelter	2026 This Month	Prior Month	Month to Month % Change	2026 Total YTD	2025 This Month	2025 Total YTD	# YTD + or -	2026 % Change YTD From 2025
Animals Reclaimed by Owner	9	9	0%	38	3	39	-1	-3%
Animals Adopted	49	43	14%	188	33	204	-16	-8%
Animals given to Rescue Org's	22	40	-45%	148	46	209	-61	-29%
Animals Euthanized	39	24	63%	191	57	271	-80	-30%
Animal Died Natural Causes	2	1	100%	5	8	12	-7	-58%
<b>Total Animals Released</b>	<b>122</b>	<b>117</b>	<b>4%</b>	<b>573</b>	<b>319</b>	<b>962</b>	<b>-389</b>	<b>-40%</b>
Animals Chipped*	61	2	2950%	171	208	471	-300	-64%
Adoption without Fee	17	12	N/A	39	5	58	-19	-33%
Adoption Fees Received	\$2,378	\$2,598	N/A	\$11,585	\$1,856	\$10,261	\$1,324	13%

\*2 Microchips-non adoptions

**BUILDING/PLANNING & DEVELOPMENT MONTHLY REPORT  
MAY 2025-2026**

ITEM--ACTIVITY	THIS MONTH	TOTAL YTD	THIS MO YR AGO	TOTAL YR AGO
<b>* PERMITS *</b>				
New Residential	0	7	0	6
Residential Add On or Remodel	5	42	11	27
New Commercial	1	11	1	3
Commercial Add On or Remodel	2	22	4	8
New Multi-Family	0	1	0	0
New Duplex	0	0	0	0
Other Permits	37	298	50	419
Certificates of Occupancy	3	29	4	37
Non Profit Special Event Permits	2	3	2	12
Special Event Permits	0	0	0	0
<b>TOTAL PERMITS / LICENSES</b>	<b>50</b>	<b>413</b>	<b>72</b>	<b>512</b>
<b>*VALUE*</b>				
Commercial Add On or Remodel	\$ 1,138,481.00	\$ 2,093,880.00	\$ 259,089.60	\$ 307,2810.2
New Commercial Value	\$ 85,000.00	\$ 15,263,934.70	\$ 275,000.00	\$ 20,212,159.40
New Multi-Family	\$ -	\$ 3,600,000.00	\$ -	\$ -
New Town Homes	\$ -	\$ -	\$ -	\$ -
New Duplex	\$ -	\$ -	\$ -	\$ -
<b>TOTAL VALUE</b>	<b>\$ 1,223,481.00</b>	<b>\$ 20,957,814.70</b>	<b>\$ 534,089.60</b>	<b>\$ 23,284,969.60</b>
<b>* INSPECTIONS *</b>				
Residential Bldg	80	160	38	662
Commercial Bldg	101	644	25	362
Grease Traps	27	169	36	182
<b>TOTAL INSPECTIONS</b>	<b>208</b>	<b>973</b>	<b>99</b>	<b>1206</b>
<b>*REVENUE*</b>				
New Residential Bldg/addon/rmdl	\$ 556.00	\$ 31,998.60	\$ 1,965.00	\$ 13,824.50
New Commercial Bldg/addon/rmdl	\$ 7,180.14	\$ 198,127.74	\$ 7,217.44	\$ 103,663.62
New Multi-Family	\$ -	\$ 2,710.25	\$ -	\$ -
New Town Homes	\$ -	\$ -	\$ -	\$ -
New Duplex	\$ -	\$ -	\$ -	\$ -
Other Permits	\$ 4,439.18	\$ 31,090.84	\$ 4,467.55	\$ 50,550.60
Re-Inspections	\$ -	\$ -	\$ -	\$ -
Certificates of Occupancy	\$ 150.00	\$ 1,350.00	\$ 200.00	\$ 1,750.00
Special Event Permits	\$ -	\$ 250.00	\$ -	\$ -
<b>TOTAL REVENUE</b>	<b>\$ 12,325.32</b>	<b>\$ 265,527.43</b>	<b>\$ 13,849.99</b>	<b>\$ 169,788.72</b>

  
\_\_\_\_\_  
Building Official



**Building Permits Issued  
Monthly Report  
May 2025-2026**

Type	Permit #	Name	Address	Date Paid	Fees Paid	Valuation
<b>New</b>	NCB35941	Christopher Tate	1718 W Ferguson	5/21/2026	900.25	\$ 85,000.00
<b>Commercial</b>						
<b>Total</b>	<b>1</b>				<b>900.25</b>	<b>\$ 85,000.00</b>
<b>Carport</b>	CP35930	Jose Vega	702 E 3RD	05/13/26	\$50.00	
<b>Total</b>	<b>1</b>				<b>\$50.00</b>	
<b>Certificate of Occupancy</b>	COI35878	Jose Martinez	502 W 12th St	04/20/26	\$50.00	
	COI35903	Top Notch Lawn Care	2418 N Jefferson Ave	05/01/26	\$50.00	
	COI35929	Laynes Chicken	1000 S Jefferson	05/13/26	\$50.00	
<b>Total</b>	<b>3</b>				<b>\$150.00</b>	
<b>Commercial Add On or Remodel</b>	CAR35871	Guaranty Bank	100 W Arkansas St	04/20/26	\$6089.94	\$1,128,681.00
	CAR35942	Shadywood Apartments	1708 Shadywood Ln	05/21/26	\$189.95	\$9,800.00
<b>Total</b>	<b>2</b>				<b>\$6279.89</b>	<b>\$1,138,481.00</b>
<b>Concrete</b>	FW35911	J Barboza / Mack Love	1004 Stephens Ave	05/05/26	\$50.00	
	FW35912	Roberto Canada	206 S O'TYSON ST	05/18/26	\$50.00	
	FW35920	USPS - Linda Gladelen	201 W Alabama St	05/11/26	\$122.75	\$5,000.00
	FW35927	Alvero Hernandez	414 E 16th St	05/13/26	\$262.75	\$15,000.00
	FW35949	Miguel De Leon	1717 E 1st St	05/27/26	\$50.00	
	FW35950	JoseCruz	701 Choctaw St	05/29/26	\$50.00	
	FW35951	Jose Cruz	703 Choctaw St	05/29/26	\$50.00	
	34570	Larry Donihoo	517 W 7th	05/27/27	\$50.00	
	35939	Zach Milam	304 Redbud	05/20/26	\$50.00	
<b>Total</b>	<b>9</b>				<b>\$735.50</b>	<b>\$20,000.00</b>
<b>Demo</b>	DEMO35909	Willie Goodlow	1206 Rhambeau St	05/05/26	\$50.00	
<b>Total</b>	<b>1</b>				<b>\$50.00</b>	
<b>Electrical Permit</b>	ELC35906	Scott Everette	2415 North Jefferson	05/04/26	\$75.00	
	ELC35921	Carolyn Heath	508 S Church Ave	05/11/26	\$75.00	
	ELC35933	Aaron Auto Glass	1427 W 16th St	05/15/26	\$80.50	\$1,500.00
	ELC35934	JC White	1312 E Ferguson Rd	05/18/26	\$108.75	\$4,000.00
<b>Total</b>	<b>4</b>				<b>\$339.25</b>	<b>\$5,500.00</b>
<b>Fence</b>	FENCE35905	Willie McGill	1405 W 16th St	05/01/26	\$50.00	
	FENCE35938	Adran Rocha	701 Fleming Dr	05/19/26	\$50.00	
<b>Total</b>	<b>2</b>				<b>\$100.00</b>	
<b>Mechanical Permit</b>	MEC35922	Tiger Express	515 W Ferguson Rd	05/11/26	\$416.35	\$26,347.00
	MEC35943	Juan Andrade	4507 Lakeside Dr	05/22/26	\$75.00	
	MEC35944	Valencia Del Carmen	1003 Stone Shore	05/26/26	\$75.00	
	MEC35952	Laynes Chicken	1000 S Jefferson	05/29/26	\$554.25	\$40,000.00
<b>Total</b>	<b>4</b>				<b>\$1120.60</b>	<b>\$66,347.00</b>
<b>Miscellaneous</b>	MISC35904	Patty Properties	414 E 1st St	05/01/26	\$50.00	
	MISC35923	Nereyda Valladolid	119 S Church Ave	05/11/26	\$50.00	
	MISC35931	Keith Sisk	220 TURNBERRY	05/14/26	\$50.00	
<b>Total</b>	<b>3</b>				<b>\$150.00</b>	
<b>Plumbing Permit</b>	PLM35902	Jose Estrada	304 W Pleasant St	05/01/26	\$75.00	
	PLM35914	North East Texas Credit	105 W 18th St	05/06/26	\$56.10	\$700.00
	PLM35919	John Allen	1711 Harkrider Ln	05/08/26	\$75.00	
	PLM35924	USPS	201 W Alabama St	05/12/26	\$84.33	\$2,256.00
	PLM35928	JC White	1312 E Ferguson Rd	05/13/26	\$89.65	\$1,800.00
<b>Total</b>	<b>5</b>				<b>\$380.08</b>	<b>\$4,756.00</b>

<b>Residential Accessory Building</b>	RAB35915	Thomas Rodriguez	520 N Cecelia Dr	05/06/26	\$50.00	
	RAB35946	El Flaco	1214 EARNEST	05/27/26	\$50.00	
<b>Total</b>	<b>2</b>				<b>\$100.00</b>	
<b>Residential Add On or Remodel</b>	HAR35913	Juan Garcia	904 E 13th St	05/06/26	\$75.00	
	HAR35932	Samual Ciggaroa	1317 E 9th St	05/14/26	\$90.00	
	HAR35939	TSBMP LLC	304 Redbud Ln	05/20/26	\$125.00	
	HAR35940	Maria Duran	1013 E 1ST	05/20/26	\$120.00	
	HAR35945	Radolfo Barboza	104 McKinnon St	05/27/26	\$96.00	
<b>Total</b>	<b>5</b>				<b>\$506.00</b>	
<b>Roofing</b>	ROOF35910	First Presbyterian	401 N Madison Ave	05/07/26	\$503.75	\$35,000.00
	ROOF35926	Patty Buchanan	501 Red Springs Ave	05/12/26	\$50.00	
	ROOF35947	Sergio Bernardino	207 Redbud Ln	05/27/26	\$50.00	
<b>Total</b>	<b>3</b>				<b>\$603.75</b>	<b>\$35,000.00</b>
<b>Sign Permit</b>	SGN35916	Melinda Fox	403 N Jefferson Ave	05/07/26	\$75.00	
	SGN35925	A Golden Estate Sal	201 Country Club Dr	05/12/26	\$35.00	
	SGN35935	Christus Health	2001 N Jefferson Ave	05/18/26	\$750.00	
<b>Total</b>	<b>3</b>				<b>\$860.00</b>	
<b>Special Events</b>		Carry the Load	1705 Industrial	05/08/26	\$0.00	
		Cultivate Soccer Camp	1216 E 8th	05/26/26	\$0.00	
<b>Total</b>	<b>2</b>					
<b>Overall Total</b>	<b>50</b>				<b>\$12325.32</b>	<b>\$1,355,084.00</b>

YRB

**CITY OF MOUNT PLEASANT  
CIVIC CENTER REPORT**

**FISCAL YEAR: 2024-2025**

**MONTH: May 2025**

<b>ITEM</b>	<b>THIS MONTH</b>	<b>TOTAL Y.T.D.</b>	<b>THIS MONTH YEAR AGO</b>
ENTIRE CENTER	1	14	2
MAIN HALL	2	22	1
MAIN HALL EAST	2	6	0
MAIN HALL WEST	2	9	0
WALNUT RM.	6	35	5
GOLD RM.	1	4	1
BRONZE RM.	0	0	0
PECAN RM.	0	0	0
V.I.P RM.	0	0	0
KITCHEN	4	16	2
L.S. BUILDING	0	0	0
POULTRY BLD.	0	0	3
<b>TOTAL ROOM USAGE</b>	18	107	14
<b>EST. ATTENDANCE</b>	2,900	17,500	2,700
<b>RENTAL INCOME</b>	<b>\$3,725</b>	<b>\$46,490</b>	<b>\$5,320</b>

**OTHER ACTIVITIES:** Events that were held for free: Main Street in Walnut room, voting

**LARGER EVENTS:** Cinco, Mexican Consulate, TRMC Lunch and Learn, Infinity Elite

**Justin Beard**  
**CIVIC CENTER MANAGER**

# City of Mount Pleasant's Code Enforcement Monthly Report - By Violation Type 5/1/2026 to 5/31/2026

	Total Cases	Total Inspections	Door Hangers	Warning Letters	2nd Warning Letters	Certified Letters	Contractor Assigned	Citations	Bills	Liens Filed	Filed Cases in Court
<b>G-R</b>											
Garbage Containers	0	1	0	0	0	0	0	0	0	0	0
<b>G-SIGN</b>											
Sign Regulations	0	1	0	0	0	0	0	0	0	0	0
<b>JV</b>											
Inoperable Vehicles	11	38	8	1	0	4	0	0	0	0	0
<b>OS</b>											
Open Storage	5	16	3	2	4	0	0	0	0	0	0
<b>PM</b>											
Property Maintenance	5	11	2	2	1	0	0	0	0	0	0
<b>T&amp;R</b>											
Trash & Rubbish	0	0	0	0	0	0	0	0	0	0	0
<b>TR</b>											
Trash and Rubbish	7	19	1	5	1	1	1	0	0	0	0



<b>W&amp;G</b>																				
Growth Over Curb	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weeds & Grass	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>WG</b>																				
Growth Over Curb	28	35	1	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weeds and Grass	92	133	26	54	0	8	25	0	13	1	0	0	0	0	0	0	0	0	0	0
<b>ZONING</b>																				
Zoning	0	3	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Overall Totals</b>	<b>148</b>	<b>257</b>	<b>41</b>	<b>90</b>	<b>7</b>	<b>13</b>	<b>26</b>	<b>0</b>	<b>13</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Code Finances

Code Bills Sent	\$1,376.00
Assign to Contractor	\$900.00
Bills Paid	\$0.00
Liens Filed	\$0.00
Food Permits	\$75.00
Pool Permits	\$400.00



# Mount Pleasant Fire Department

## Monthly Report

### May 2026

NFIRS Incident Type	NERIS Incident Types	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
<b>Fires</b>					
100-Fire, other 150-Outside rubbish fire, other 151-Outsid rubbish, trash or waste fire 152-Garbage dump or landfill fire 160-Special outside fire, other 161-Outside Storage Fire	Fire - Outside Fire - Other Outside Fire	1	60	0	6
111-Building Fire 121-Fire in mobile home 123-Fire in portable building	Fire - Structure Fire - Structural Involvement		17	2	29
113-Cooking fire, confined to container	Fire - Structure Fire - Confined Cooking / Appliance Fire		5		6
114- Chimney or flute fire, contained to chimney	Fire - Structure Fire - Chimney Fire				
118-Trash or rubbish fire, contained	Fire - Outside Fire - Trash / Rubbish Fire		1		
122-Fire in motor home, camper, rec vehicle 137-Camper or RV fire	Fire - Transportation Fire - Vehicle Fire - RV		1		
131-Passenger vehicle fire	Fire - Transportation Fire - Vehicle Fire - Passenger	2	7	1	13
132-Road freight or transport vehicle fire 138-Off road/heavy equipment fire	Fire - Transportation Fire - Vehicle Fire - Commercial		3		7
134-Water vehicle fire	Fire - Transportation Fire - Boat / Personal Watercraft / Barge Fire				1
135-Aircraft Fire	Fire - Transportation Fire - Aircraft Emergency				
141-Forest, woods, or wildland fire	Fire - Outside Fire - Vegetation / Grass Fire	4	64	2	67
154-Dumpster fire	Fire - Outside Fire - Dumpster / Other Outdoor Container Fire		3		



## Mount Pleasant Fire Department Monthly Report May 2026

NFIRS Incident Type	NERIS Incident Types	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
163-Outside gas or vapor combustion explosion	Fire - Special Fire - Explosion				
<b>OverPressure Rupture, Explosion, Overheat (NO FIRE)</b>					
220-Overpressure rupture, other	Hazardous Situation - Overpressure - Rupture Without Fire				
<b>Rescue &amp; EMS</b>					
311-Vehicle accident, patient care only	Hazardous Situation - Hazard Non-Chemical - Motor Vehicle Collision	16	112	15	133
321-EMS 1st Responder call 341-Search for person on land	Medical - Illness - No Appropriate Choice	10	65	5	59
351-Extrication of victim from bldg./structure	Rescue - Structure - Extrication / Entrapped				3
352-Extrication of victim from vehicle	Rescue - Transportation (Land) - Motor Vehicle Collision Extrication / Entrapment	3	14	2	14
353-Removal of victim from stalled elevator	Rescue - Structure - Elevator / Escalator Rescue				
356-High-Angle Rescue	Rescue - Outside - High Angle Rescue		2		
357-Extrication of victim(s) from machinery	Medical - Injury / Trauma - Industrial Accident/Inaccessible Incident/Other Entrapment (Non-Vehicle)		1		
361- Swimming / Rec Water Rescue 363-Swift water rescue	Rescue - Water - Person in Water (Swiftwater/River)				
365-Water Craft rescue	Rescue - Water - Watercraft in Distress				
<b>Hazardous Condition (NO FIRE)</b>					



## Mount Pleasant Fire Department Monthly Report May 2026

NFIRS Incident Type	NERIS Incident Types	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
411-Gasline or other flammable liquid spill	Hazardous Situation - Hazardous Materials - Fuel Spill / Fuel Odor		3	1	8
412-Gas leak	Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	4	16	1	9
424-Carbon monoxide incident	Public Service - Alarms (Non Medical) - CO Alarm		4		2
444-Power line down	Hazardous Situation - Hazard Non-Chemical - Electrical Power Line Down / Arching / Malfunction	4	24	2	27
445-Arcing, shorted electrical equipment	Hazardous Situation - Hazard Non-Chemical - Electrical Hazard / Short Circuit		8		12
461-Bldg/Structure weakened or collapse	Rescue - Structure - Building Collapse / Structure Collapse		1		
<b>Service Calls</b>					
531-Smoke or odor removal	No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)		14	2	17
542-Animal rescue	Public Service - Citizen Assist - Citizen Assist / Service Call		11		3
551-Assist police	Law Enforcement Support		7	1	5
<b>Good Intent Calls</b>					
600-Good intent call, other 622-No incident found at address	No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	4	57	6	54
611-Dispatched & cancelled enroute	No Emergency - Cancelled	1	25	5	15



# Mount Pleasant Fire Department

## Monthly Report

### May 2026

NFIRS Incident Type	NERIS Incident Types	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
631-Authorized controlled burn	No Emergency - Good Intent Controlled Burning (Authorized)		19	1	19
650 - Steam, other gas mistaken for smoke	Hazardous Situation - Investigation - Smoke Investigation		7		
651-Smoke scare, odor of smoke	Hazardous Situation - Investigation - Odor		7		15
<b>False Alarms</b>					
700-False alarm or false call, other	No Emergency - False Alarm Other False Call	3	47	2	48
710-Malicious false alarm 721- Bomb Scare - No Bomb	No Emergency - False Alarm Bomb Scare	1	1		
733-Smoke detector malfunction	No Emergency - False Alarm Malfunctioning Alarm	5	22		1
745-Alarm System activation, unintentional	No Emergency - False Alarm Accidental Alarm	6	43	4	34
<b>Severe Weather &amp; Natural Disaster</b>					
800-Severe weather or natural disaster, other	Public Service - Disaster / Weather - Weather Response		2		1
<b>Special Incidents</b>		8			
911-Citizen complaint	No Emergency - Good Intent Controlled Burning (Authorized)	2	8		8
<b>TOTALS</b>		<b>66</b>	<b>689</b>	<b>52</b>	<b>616</b>

ITEM/ACTIVITY	THIS MONTH	TOTAL YTD	THIS MONTH YEAR AGO	TOTAL YEAR AGO
<b>CIRCULATION OF MATERIALS</b>	5,659	42,521	6,085	42,597
Adult Books	1,466	10,688	1,581	10,846
Youth Books	2,300	17,362	2,714	17,241
Espanol Books	289	2,012	247	1,627
Audio Books -- Adult	74	623	159	879
Audio Books -- Juvenile	23	284	31	274
Magazines	41	193	25	154
Videos & DVDs	696	5,377	597	5,517
Uncataloged Items	19	180	18	138
Ebooks	739	5,553	664	5,518
Interlibrary Loan Requests/Patrons	3	58	9	91
Interlibrary Loan Requests/Libraries	9	191	40	312
<b>COLLECTION DEVELOPMENT</b>	186	1,160	161	1,631
Books Added to Collection	169	943	112	1,351
AV Added to Collection	17	217	49	280
Total Number of Items in Collection	31,785	31,785	32,021	32,021
<b>MEMBERSHIP</b>				
Library Membership--County	225	463	237	481
Library Membership--Out-of-County	13	76	18	69
TexShare Membership--County	0	3	0	2
TexShare Membership--Out-of-County	1	12	2	18
Total Number of Registered Borrowers	20,595	20,595	19,899	19,899
<b>FEES COLLECTED</b>	\$3,996.65	\$21,000.73	\$3,032.19	\$20,097.67
Fines Collected for Month	\$487.15	\$2,546.65	\$436.49	\$2,675.67
Out-of-County Membership Fee	\$240.00	\$1,560.00	\$360.00	\$1,400.00
Copies / Misc. / Forms / Coin copier	\$917.50	\$6,451.16	\$756.50	\$6,817.35
Interlibrary Loan Fees Collected for Month	\$4.00	\$124.00	\$12.00	\$144.00
Contributions / Memorials / Summer Programs	\$2,103.00	\$8,954.47	\$1,265.20	\$7,641.70
Book Replacement & Damage Fees	\$245.00	\$1,364.45	\$202.00	\$1,418.95
<b>LIBRARY SERVICES</b>				
Computer Users-Sessions	514	3,479	439	3,329
TexShare Database Users	6	100	0	76
Programs Offered-Children's	13	122	21	178
Programs Offered --Adult	7	86	15	130
Program Attendance-Children	561	4,319	658	4,401
Program Attendance-Adults	38	645	68	346
<b>MISC.</b>				
Patrons Entering Library	4,410	29,740	4,525	28,852
Patrons Entering Museum	610	3,284	450	2,972
Facebook Visits	2,538	14,220	3,373	18,937
Volunteer Hours	164.5	347	143.25	300.5

Programs: Preschool Story Time, Chick Fil'A Story Time, Paws to Read, Silent Book Club @ Hueys, FOL Mahjong, T Rex Tea Party, Senior Citizen craft, Pushing the Limits BC: Education, Family Night: Nerf Battle (Special Guest: Police Chief, Vivian Fowler School Tour, Bubblemania, FOL Book Sale

Lupe Herrera, Director

# MOUNT PLEASANT POLICE DEPARTMENT

## MONTHLY REPORT

### 2026

NIBRS - MAY	2026 This Month	Prior Month	Month to Month % Change	2026 Total YTD	2025 Year Ago This Month	2025 Total Prior YTD	2025/2026 # YTD + or -	2026 % Change YTD From 2025
CRIMINAL HOMICIDE	0	0	0%	0	0	0	0	0%
MANSLAUGHTER BY NEGLIGENCE	0	0	0%	0	0	0	0	0%
FORCIBLE RAPE	1	1	0%	7	2	7	0	0%
RAPE BY FORCE	1	1	0%	7	2	7	0	0%
ATTEMPTS TO COMMIT	0	0	0%	0	0	0	0	0%
ROBBERY	1	1	0%	2	1	1	1	100%
FIREARM	1	1	0%	2	1	1	1	100%
KNIFE OR CUTTING INSRT.	0	0	0%	0	0	0	0	0%
OTHER DANGEROUS WEAPON	0	0	0%	0	0	0	0	0%
STRONG ARM	0	0	0%	0	0	0	0	0%
ASSAULT	27	13	108%	99	23	89	10	11%
FIREARM	0	1	-100%	3	1	9	-6	-67%
KNIFE OR CUTTING INSRT.	0	0	0%	5	1	1	4	400%
OTHER DANGEROUS WEAPON	0	0	0%	2	0	1	1	100%
HANDS, FIST, FEET-AGG INJ	0	0	0%	0	0	1	-1	-100%
OTHER ASSAULT NOT AGG	27	12	125%	89	21	77	12	16%
BURGLARY	7	0	700%	18	3	17	1	6%
RESIDENTIAL	3	0	300%	4	1	5	-1	-20%
NON RESIDENTIAL	0	0	0%	5	1	8	-3	-38%
VEHICLE	4	0	400%	9	1	4	5	125%
THEFT (NOT VEHICLE)	7	23	-70%	78	17	145	-67	-46%
MOTOR VEHICLE THEFT	1	0	100%	3	1	10	-7	-70%
AUTO	1	0	100%	1	1	9	-8	-89%
TRUCKS AND BUSES	0	0	0%	2	0	0	2	200%
OTHER VEHICLES	0	0	0%	0	0	1	-1	-100%
Total UCR	44	38	16%	207	47	269	-62	-23%

# MOUNT PLEASANT POLICE DEPARTMENT MONTHLY REPORT 2026

TRAFFIC	2026 This Month	Prior Month	Month to Month % Change	2026 Total YTD	2025 Year Ago This Month	2025 Total Prior YTD	2025/2026 # YTD + or -	2026 % Change YTD From 2025
CITATIONS ISSUED	194	193	1%	961	235	1261	-300	-24%
WARNINGS ISSUED	350	430	-19%	1775	503	2235	-460	-21%
TOTAL ACCIDENTS	48	41	17%	232	53	217	15	7%
FATAL ACCIDENTS	1	0	100%	3	0	0	3	300%
INJURY ACCIDENTS	18	8	125%	67	14	71	-4	-6%
DWI CASES	5	5	0%	33	9	56	-23	-41%

911 CENTER	2026 This Month	Prior Month	Month to Month % Change	2026 Total YTD	2025 Year Ago This Month	2025 Total Prior YTD	2025/2026 # YTD + or -	2026 % Change YTD From 2025
911 CALLS RECEIVED	1434	1202	19%	6420	1297	6216	204	3%
FAMILY VIOLENCE	17	9	89%	54	11	53	1	2%

**\*TOTAL ACCIDENT NUMBERS ARE SUBJECT TO CHANGE**

**PLANNING & ZONING  
MONTHLY REPORT  
MAY 2025-2026**

Type	Case #	Name	Property	Fees Due	Date Paid
<b>Minor Plats</b>					
Total					
<b>Site Plans</b>					
Total					
<b>Final Plat</b>					
Filing Fee					
Total					
<b>Replat</b>	RP-2026-03	Jose V Cruz	7010 Choctaw	\$ 250.00	
Filing Fee				\$ 120.00	
Total	1			\$ 370.00	05/29/26
<b>Zoning</b>					
Total					
<b>Special Use Permit</b>					
Total					
<b>Street Closure</b>					
Total					
<b>Preliminary Pre-plat</b>	PP-2026-03	Steve Capps	Ph 2 Deer Park	\$ 250.00	05/19/26
Total	1		subdivision	\$ 250.00	
<b>Grand Total</b>	2			\$ 620.00	
<b>Year to Date</b>	19			\$ 5,590.00	

  
 Director of Development Services

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

**Fiscal Year 2025-2026**

**Month May 2026**

<b><u>STREET DEPARTMENT</u></b>	<b><u>THIS MONTH</u></b>	<b><u>TOTAL YTD</u></b>	<b><u>MONTH YEAR AGO</u></b>	<b><u>TOTAL YEAR AGO</u></b>
Work Orders Received	5	56	18	120
Work Orders Completed	5	56	18	120
Patching Materials Used (Tons)	35	127	15	143
Hours Mowing	32	104	24	34
Hours Sweeping (320 hrs.)/Edging	120	1044	320	1942
Crack Seal (400 hrs.)	0	0	0	0
Grass Spaying	0	64	16	16

**PARKS DEPARTMENT**

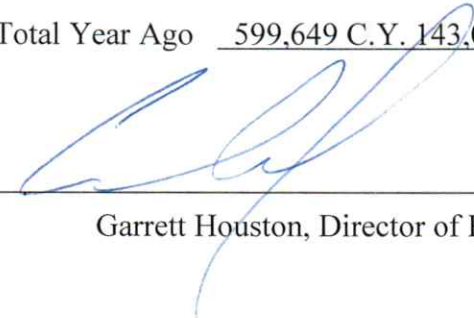
**SOLID WASTE DIVISION**

This Month 81,895 C.Y. 28,383.90 Tons

This Month Year Ago 128,755 C.Y. 29,148.66 Tons

Total YTD 745,380 C.Y. 191,064.82 Tons

Total Year Ago 599,649 C.Y. 143,046.09 Tons




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Garrett Houston, Director of Public Works

## City of Mount Pleasant Utility Department

**Fiscal Year: 2025-2026**

**Month: May 2026**

**Wastewater Treatment Division**

	<b>This Month</b>	<b>This Month Year Ago</b>
Average Flow Tested	1.958 MGD	2.508 MGD
Maximum Flow Treated	2.699 MGD	3.721 MGD

Comments:

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**Water Treatment Division**

	<b>This Month</b>	<b>This Month Year Ago</b>
300 Lakewood Location:		
Average Flow Treated	5.537 MGD	5.812 MGD
Maximum Flow Treated	6.82 MGD	7.52 MGD
510 CR 2300 Location:		
Average Flow Treated	1.336 MGD	1.33 MGD
Maximum Flow Treated	2.64 MGD	2.47 MGD

**Calendar Year Raw Water Usage**

	<b>AC/FT YTD</b>	<b>AC/FT YTD Year Ago</b>
Lake Bob Sandlin – Allotment 7,000 AC/FT	1416.76 acre feet	485.32 acre feet
Lake Cypress Springs – Allotment 3,598 AC/FT	1125.81 acre feet	2800 acre feet
Lake Tankersley – Allotment 3,000 AC/FT	0 acre feet	0 acre feet

Comments:

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**Utility Maintenance Division**

	<b>This Month</b>	<b>This Month Year Ago</b>
<b>Work Orders</b>		
Water	42	31
Sewer	36	28
Work Orders Completed	78	59




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Erin Marshall, Utilities Director



# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

**Department:** Administration

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**Subject: Discuss and consider an Appointment to the Main Street Board to replace a vacancy.**

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**Item Summary:**

Jey Yancey moved to Paris which left a vacancy that needs to be filled. The Main Street Board met and voted on the following nominees to replace Jey Yancey on June 4, 2026. They have placed them in the order of which they voted:

**Nominees in order of appointment for Main Street Board Membership**

1. Barry Jones
2. Joan Newman
3. Hudson Olds

**Financial Impact:**

N/A

**Recommendation(s):**

Motion to appoint



# AGENDA ITEM REPORT

**Meeting:** City Council - Jun 16 2026

**Department:**

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**Subject:** Discuss and consider possible action on Interlocal Agreement for Fire Protection Services between the City of Mount Pleasant and Titus County.

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