NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT CITY COUNCIL

Tuesday, July 21, 2026 at 5:00 P.M.
501 North Madison, Mount Pleasant, Texas

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

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

The public may participate by joining YouTube: https://www.youtube.com/@thecityofmountpleasanttexa1157/streams

CALL TO ORDER

Roll Call and Certification of a Quorum

Invocation

Pledge of Allegiance

OPEN SESSION

1. Workshop – Presentation and discussion on the Property Taxes, Budget, and Strategic Planning

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.

2. Consider Approval of the July 7, 2026 Meeting Minutes.
3. Consider pay request #38 for Drake Construction (Southside WWTP)

CONSENT AGENDA MOTION

MOTION TO APPROVE ALL CONSENT AGENDA ITEMS AS PRESENTED

REGULAR AGENDA

4. Monthly Financial Report for Month Ended June 30, 2026
5. Quarterly Investment Report for Quarter Ended June 30, 2026
6. Consider Ordering a Special Election to fill the Unexpired Term of Council Member Place 2
7. Discuss and consider Resolution 2026-18 Designating signatory authorities and authorizing the submittal of a Water Supply and Infrastructure Grant (WSIG) to Texas Water Development Board.
8. Hold a public hearing and consider Ordinance 2026-17 to approve a request from Jerry Hearron, on behalf of Tennison United Methodist church and Mt Pleasant Community Fund, property owners, to rezone an existing church and office building at Mount Pleasant City Block 166, Lots 4R-1 and 4R-2, from Single Family Two (SF-2) to Neighborhood Services (NS) and addressed as 307 E 5th Street. Z-2026-03
9. Discuss and consider action on criteria and guidelines for MPEDC's incentive policy
10. Discuss and consider Ordinance 2026-18 a budget amendment for a $2,500 grant from the Texas Book Festival.

11. 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).

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 15th of July 2026 and remained so posted for at least 3 business days preceding the scheduled of said meeting.

Candias Webster

Candias Webster, City Secretary

1.

MOUNT PLEASANT City of

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026

Department: Administration

Subject: **Workshop – Presentation and discussion on the Property Taxes, Budget, and Strategic Planning**

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026
Staff Contact: Candias Webster, City Secretary
Department: Administration

Subject: **Consider Approval of the July 7, 2026 Meeting Minutes.**

Item Summary:

This is a typed copy of the minutes from the July 7, 2026 meeting

Financial Impact:

N/A.

Recommendation(s):

Motion to approve the consent agenda item

Attachments:

2026.07.07 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 July 7, 2026, at 5:00 PM at the Council Chambers located at 501 North Madison with the following members present:

	Wesley Lyon	-	Mayor
	Carl Hinton	-	Mayor Pro-Term
	Debbie Corbell	-	Council Member
	Kelly Redfearn Faulkner	-	Council Member
	Rob Vine	-	City Manager
	Candias Webster	-	Assistant City Manager/City Secretary
	Lea Ream	-	City Attorney
Absent	Jonathan Hageman	-	Council Member

WORKSHOP -PRESENTATION AND DISCUSSION ON THE COMPENSATION STUDY, BUDGET, AND STRATEGIC PLANNING

OPEN SESSION 6:06 PM

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT
No action was taken by the Council

CONSIDER APPROVAL OF THE JUNE 16, 2026, MEETING MINUTES.
CONSIDER PAY REQUEST #37 FOR DRAKE CONSTRUCTION (SOUTHSIDE WWTP)
CONSIDER APPROVAL OF THE ENGAGEMENT OF BROOKSWATSON & CO. PLLC TO PERFORM THE FINANCIAL AUDIT FOR SEPTEMBER 30, 2026
Motion was made by Council Member Faulkner and seconded by Council Member Corbell to approve consent agenda items except for #5. Upon a vote, the motion carried unanimously.

CONSIDER ORDINANCE 2026-15 A BUDGET AMENDMENT INCREASING ALLOCATIONS IN THE GENERAL AND UTILITY FUND FOR THE PLACEMENT OF AN INTERIM FINANCE DIRECTOR.
Motion was made by Council Member Faulkner and seconded by Council Member Hinton to approve Ordinance 2026-15 a Budget amendment increasing allocations in the General and Utility fund for the placement of an interim Finance Director. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER RESOLUTION 2026-14 AUTHORIZING THE AWARD OF A GRANT ADMINISTRATOR TO PROVIDE TWDB APPLICATION AND PROJECT-RELATED ADMINISTRATION/PROJECT DELIVERY SERVICES FOR THE TEXAS WATER DEVELOPMENT BOARD WATER SUPPLY AND INFRASTRUCTURE GRANT PROGRAM
Motion was made by Council Member Corbell and seconded by Council Member Hinton to approve Resolution 2026-14 Authorizing the award of a Grant Administrator to provide TWDB application and project-related administration/project delivery services for the Texas Water Development Board Water Supply and Infrastructure Grant Program. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER RESOLUTION 2026-15 AUTHORIZING THE AWARD OF A GRANT ENGINEER TO PROVIDE TWDB APPLICATION AND PROJECT-RELATED PROFESSIONAL ENGINEERING/ARCHITECTURAL SURVEYING SERVICES FOR THE TEXAS WATER DEVELOPMENT BOARD PROGRAM – WATER SUPPLY AND INFRASTRUCTURE GRANTS PROJECT
Motion was made by Council Member Hinton and seconded by Council Member Faulkner to approve Resolution 2026-15

Authorizing the award of a Grant Engineer to provide TWDB application and project-related professional engineering/architectural/surveying services for the Texas Water Development Board Program – Water Supply and Infrastructure Grants project. Upon a vote, the motion carried unanimously.

DISCUSSION ON THE CITY OF MOUNT PLEASANT NOISE ORDINANCE
Presented by Police Chief Buhman

DISCUSSION AND POSSIBLE DIRECTIONS REGARDING CITY CHARTER REVIEW TIMELINE, PROCESS AND TOPICS FOR CONSIDERATION
Presented by City Attorney Lea Ream

DISCUSS AND CONSIDER ACCEPTANCE OF THE RESIGNATION FROM COUNCIL MEMBER MELANIE KNIGHT-TAFOYA, PLACE 2, AND CALLING A SPECIAL ELECTION TO FILL THE VACANCY OF PLACE 2
Motion was made by Council Member Hinton and seconded by Council Member Corbell to accept the resignation from Council Member Melanie Knight-Tafoya, Place 2, and call a special election to fill the vacancy of Place 2. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER RESOLUTION 2026-16 AUTHORIZING THE AMENDMENT OF THE SANITARY LANDFILL AGREEMENT BETWEEN THE CITY OF MOUNT PLEASANT AND PLEASANT OAKS LANDFILL TX, LP INCREASING COMMERCIAL GATE RATES AND OTHER FEES EFFECTIVE OCTOBER 1, 2026
Motion was made by Council Member Hinton and seconded by Council Member Faulkner to remove Resolution 2026-16 from the agenda. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER RESOLUTION 2026-17 ADOPTING THE CITY OF MOUNT PLEASANT'S PROCUREMENT POLICY.
Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve Resolution 2026-17 adopting a Procurement policy changing the amount to $100,000. Upon a vote, the motion carried unanimously.

CITY MANAGER'S REPORT

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

EXECUTIVE SESSION 6:52 PM
Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following: *Consultation with Attorney* ***(Tex. Gov't Code §551.071)*** concerning lawsuit styled Kyle Moring v. City of Mount Pleasant, Cause No. 44437, in the 76th Judicial District Court, Titus County, Texas

RECONVENE INTO THE REGULAR SESSION 7:23 PM
In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.

ADJOURN 7:24 PM

____
WESLEY LYON, MAYOR

ATTEST:

____
CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026
Staff Contact: Erin Marshall, Utilities Director
Department: Utilities

Subject: **Consider pay request #38 for Drake Construction (Southside WWTP)**

Item Summary:

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

Financial Impact:

Budgeted Amount: 45,000,000
Original Contract Amount: 40,549,300
Change Order Amount: 815,357.85
New contract Amount: 41,364,657.85
Contract start date: May 15, 2023
Original Substantial Completion: June 3, 2025
Total days of the contract: 1218 Days
Previous Payments Total: 37,766,759.77
Previous Amounts Percent: 97.59%
Current Pay Request: 583,511.85

Recommendation(s):

motion to approve consent agenda item

Attachments:

[MP160 PE No. 38]
[Southside WWTP]

PROGRESS ESTIMATE

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

Estimate No.:	**38**
Date:	July 8, 2026
Project:	Southside WWTP Improvements
Period:	From: 5/26/2026 To: 06/25/2026
Contractor:	Drake General Contractors, LLC (Heritage)
Address:	3737 Lamar Ave., Suite 700, Paris, TX 75460
Amount of Contract as Awarded:	$40,549,300.00

Notice to Proceed Date:	May 15, 2023
Contract Time:	1218 Days
% Complete (Time)	94.42%
% Complete ($)	97.59%
Project No:	MP.160

Change Orders:

# 1 $	463,357.85	# 6 $	
# 2 $	352,000.00	# 7 $	
# 3 $	0.00	# 8 $	
# 4 $	0.00	# 9 $	
# 5 $		#10 $	
Total Change Orders:			$815,357.85
Total Adjusted Contract:			$41,364,657.85

PREVIOUS PAYMENTS AUTHORIZED

#1 thru #9	14,783,654.04	#33	452,241.80
#10 thru 25	16,892,120.55	#34	440,625.30
#26	476,155.62	#35	502,131.36
#27	228,350.23	#36	623,390.00
#28	217,112.04	#37	379,420.50
#29	296,480.18	#38	
#30	1,120,888.45	#39	
#31	847,436.31	#40	
#32	506,753.39	#41	
Total Payments Previously Authorized:			$37,766,759.77

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price ($)	Value of Completed Work ($)
SCHEDULE 1.0 - BASE BID								
1.01	Mobilization, Insurance, and Bonds	LS	1	1.00		1.00	$1,900,000.00	$1,900,000.00
1.02	Stormwater Pollution Prevention	LS	1	1.00		1.00	$15,000.00	$15,000.00
1.03	Headworks Facility							
1.03A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	$290,000.00	$290,000.00
1.03B	Concrete	LS	1	1.00		1.00	$250,000.00	$250,000.00
1.03C	Pipe & Valves	LS	1	1.00		1.00	$750,000.00	$750,000.00
1.03D	Major Equipment	LS	1	1.00		1.00	$1,400,000.00	$1,400,000.00
1.04	Aeration System							
1.04A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	$900,000.00	$900,000.00
1.04B	Drilled Piers	LS	1	1.00		1.00	$600,000.00	$600,000.00
1.04C	Concrete	LS	1	1.00		1.00	$1,100,000.00	$1,100,000.00
1.04D	Pipe & Valves	LS	1	1.00		1.00	$900,000.00	$900,000.00
1.04E	Major Equipment	LS	1	1.00		1.00	$1,200,000.00	$1,200,000.00
1.05	Final Clarifiers 1, 3 & 4							
1.05A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	$515,000.00	$515,000.00
1.05B	Drilled Piers	LS	1	1.00		1.00	$375,000.00	$375,000.00
1.05C	Concrete	LS	1	1.00		1.00	$1,000,000.00	$1,000,000.00
1.05D	Pipe & Valves	LS	1	1.00		1.00	$750,000.00	$750,000.00
1.05E	Major Equipment	LS	1	0.85	0.10	0.95	$1,200,000.00	$1,140,000.00
1.06	RAS/WAS Pump Station	LS	1	1.00		1.00	$703,000.00	$703,000.00
1.07	Tertiary Filter Improvements	LS	1	1.00		1.00	$530,600.00	$530,600.00
1.08	Disinfection System							
1.08A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	$368,000.00	$368,000.00
1.08B	Concrete	LS	1	1.00		1.00	$1,100,000.00	$1,100,000.00
1.08C	Pipe, Valves, & Appurtenances	LS	1	1.00		1.00	$100,000.00	$100,000.00
1.08D	Major Equipment	LS	1	0.90		0.90	$600,000.00	$540,000.00
1.09	Effluent Lift Station							
1.09A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	$271,000.00	$271,000.00
1.09B	Concrete	LS	1	1.00		1.00	$600,000.00	$600,000.00
1.09C	Pumps, Pipe, & Valves	LS	1	1.00		1.00	$200,000.00	$200,000.00
1.10	Outfall Pipeline	LS	1	1.00		1.00	$6,207,000.00	$6,207,000.00
1.11	Sludge Dewatering Building	LS	1	1.00		1.00	$773,000.00	$773,000.00

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price ($)	Value of Completed Work ($)
1.12	Yard Piping and Plant Drain Lift Station							
1.12A	Yard Piping	LS	1	1.00		1.00	$853,472.00	$853,472.00
1.12B	Plant Drain Lift Station: Excavation, Embedment & Backfill	LS	1	1.00		1.00	$100,000.00	$100,000.00
1.12C	Plant Drain Lift Station: Concrete	LS	1	1.00		1.00	$200,000.00	$200,000.00
1.12D	Plant Drain Lift Station: Major Equipment	LS	1	1.00		1.00	$200,000.00	$200,000.00
1.13	Sitework							
1.13A	Demolition & Disposal	LS	1	1.00		1.00	$129,000.00	$129,000.00
1.13B	Trucking & Stockpiling	LS	1	1.00		1.00	$685,000.00	$685,000.00
1.13C	Fence & Gate	LS	1	0.00		0.00	$75,000.00	$0.00
1.13D	Miscellaneous Metals	LS	1	1.00		1.00	$340,000.00	$340,000.00
1.13E	Pavement	LS	1	0.15		0.15	$400,000.00	$60,000.00
1.14	SCADA and Power System Study Allowance	AL	1	1.00		1.00	$200,000.00	$200,000.00
1.15	Electrical and Controls							
1.15A	Temporary Power & Dewatering	LS	1	1.00		1.00	$440,000.00	$440,000.00
1.15B	MCC Improvements	LS	1	0.97	0.01	0.98	$1,850,000.00	$1,813,000.00
1.15C	Generator & ATS	LS	1	1.00		1.00	$1,350,000.00	$1,350,000.00
1.15D	Above Ground Wiring & Conduits	LS	1	0.99		0.99	$1,500,000.00	$1,485,000.00
1.15E	Below Grade & Ductbanks	LS	1	0.99		0.99	$1,800,000.00	$1,782,000.00
1.15F	Lighting	LS	1	0.95	0.02	0.97	$500,000.00	$485,000.00
1.15G	Devices, Panels, Flow Meters & Fire Alarm	LS	1	0.95	0.01	0.96	$1,000,000.00	$960,000.00
1.16	Trench and Excavation Safety	LS	1	1.00		1.00	$5,500.00	$5,500.00
1.17	Miscellaneous Allowance	AL	1	0.00		0.00	***14 $7,430.88**	$0.00
1.18	Tertiary Filter Allowance	AL	1	1.00		1.00	$1,362,333.00	$1,362,333.00
1.19	Care of Water During Construction	LS	1	1.00		1.00	$1,142,095.00	$1,142,095.00
SCHEDULE 2.0 - BID ALTERNATES								
2.01	Clarifier No. 2 Rehabilitation	LS	1	0.05	0.55	0.60	$345,300.00	$207,180.00
2.02	Bar Screens No. 1 and No. 2	LS	1	0.00	0.60	0.60	$476,000.00	$285,600.00
2.03	Dewatering Press No. 2	LS	1	1.00		1.00	$498,000.00	$498,000.00
FIELD WORK ORDER No. 1								
*WO1.1	Temporary Electric Conduit Reroute for Sludge Valves	LS	1	1.00		1.00	$5,424.41	$5,424.41
FIELD WORK ORDER No. 2								
*[2]WO2.1	Dewatering Press Modifications to Add a Circuit and Booster	LS	1	1.00		1.00	$5,117.00	$5,117.00
FIELD WORK ORDER No. 3								
*[3]WO3.1	Blower Building a Adjustment to avoid existing electrical conduits	LS	1	1.00		1.00	$10,607.47	$10,607.47
FIELD WORK ORDER No. 4								
*[4]WO4.1	Remove and replace existing screw pumps with new screw pumps, bypass pumping, gearbox modification for new pumps, commissioning and start up	LS	1	1.00		1.00	$119,890.00	$119,890.00
FIELD WORK ORDER No. 5								
*[5]WO5.1	Add approximately 1,000 LF o new fiber and upsize fiber conduits	LS	1	1.00		1.00	$11,638.00	$11,638.00
FIELD WORK ORDER No. 6								
*[6]WO6.1	Add Screw Pump Rehabilitation (Evoqua) Additional Cost, Contractor's fee, and Bond	LS	1	1.00		1.00	$173,418.71	$173,418.71
FIELD WORK ORDER No. 7								
*[7]WO7.1	Add (3) 3 Pole 30-amp Circuits for Actuating Valves on the Blowers for both Train 1 and Train 2 including Labor and Material	LS	1	1.00		1.00	$21,218.53	$21,218.53
FIELD WORK ORDER No. 8								
*[8]WO8.1	Replace cone section of four (4) manholes with a flat top section	LS	1	1.00		1.00	$2,386.00	$2,386.00

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price ($)	Value of Completed Work ($)
FIELD WORK ORDER No. 9								
*[9]WO9.1	Increase Breaker Terminals from 4 to 6, Add Extra Conduits, and Increase Grounding Conductor	LS	1	1.00		1.00	$18,110.00	$18,110.00
FIELD WORK ORDER No. 10								
*[10]WO10.1	Add 20A/3P Circuit Breaker to PDP-7200. Install 30A/3P 316 Stainless Steel Disconnect inside Pump Building for Crane. Reoutn 4#12 - 0.75"C from PDP-7200 to the Crane Disconnect and to Crane	LS	1	1.00		1.00	$7,293.00	$7,293.00
FIELD WORK ORDER No. 11								
*[11]WO11.1	Relocate Utility Transformer to Side of MCC Building-Reroute Existing Conduite towards New Location of Transformer via Sweeping Rigid 90's Inside of the Duct Bank. Dig New Ditch for Secondary Side of Transformer, includes Digging Underneath Existing Duct Bank for the Primary and secondary Side of the Transformer. Back Fill Existing Ditch. Cooordination with SWEPCO for new Transformer Location	LS	1	1.00		1.00	$44,780.00	$44,780.00
FIELD WORK ORDER No. 12								
*[12]WO12.1	Relocate Gates at Headworks-Relocate Gates to the Other Side of the Weir Walls	LS	1	1.00		1.00	$17,478.00	$17,478.00
FIELD WORK ORDER No. 13								
*[13]WO13.1	Install Circuits to Q-Press Ancilliary Ewipment (CMR-021)	LS	1	0.00	1.00	1.00	$8,601.00	$8,601.00
*[13]WO13.2	Install Circuits to Sludge Pumpe Aerators (CMR-022)	LS	1	0.00	1.00	1.00	$39,482.00	$39,482.00
FIELD WORK ORDER No. 14								
*[14]WO14.1	Temporary Power for Blower and Control Building (CMR-025)	LS	1	0.00	1.00	1.00	$7,125.00	$7,125.00
Change Order No. 1								
^CO 1.1	Refurbishment of Two (2) Existing 60-in Diameter Internalift Screw Pumps (Evoqua)	LS	1	1.00		1.00	$463,357.85	$463,357.85
Change Order No. 2								
^^CO 2.1	Existing Train #1 Screw Pump Rehab with Bypass Pumping and New Pump Rehab	LS	1	1.00		1.00	$352,000.00	$352,000.00

***Per FWO No. 1; *[2] Per FWO No. 2; *[3]Per FWO No. 3; *[4] Per FWO No. 4; *[5] Per FWO No. 5; *[6] Per FWO No. 6; *[7]Per FWO No. 7; *[8]Per FWO No. 8;**
[*9]Per FWO No. 9; [*10] Per FWO No. 10; [*11] Per FWO No. 11; [*12] Per FWO No. 12; [*13] Per FWO No. 13; [*14] Per FWO No. 14
^Per Change Order No. 1; ^^Per Change Order No. 2; ^^^ Per Change Order No. 3, ^^^^Per Change Order No. 4

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

KSA ENGINEERS, INC.

By ____________________

Date 07/09/2026

Approved: **CITY OF MOUNT PLEASANT**

By ____________________

Date ____________________

Total Amount to Date	$40,368,706.97
Material on Hand	$0.00
	$40,368,706.97
Less 5% Retainage	$2,018,435.35
Net Total	$38,350,271.62
Less Previous Payments	$37,766,759.77
Amount Payable to Contractor This Estimate	**$583,511.85**

Pay Request # 38

Memorandum

TO: Mayor, Mayor Pro Tem & City Council

FROM: Erin Marshall, Utilities Director

SUBJECT: Pay Request #38 for Drake Construction (Southside WWTP)

DATE: July 21, 2026

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

STATUS OF ISSUE: The new sewer plant is up and running, the old part of the plant has been turned off and rehab has begun. Pay request #38 is in the amount of 583,511.85. This payment is for work on the old clarifiers, work on a lift station at the plant, and electrical work for both.

BUDGET:

Budgeted Amount: 45,000,000

Original Contract Amount: 40,549,300

Change Order Amount: 815,357.85

New contract Amount: 41,364,657.85

Contract start date: May 15, 2023

Original Substantial Completion: June 3, 2025

Total days of the contract: 1218 Days

Previous Payments Total: 37,766,759.77

Previous Amounts Percent: 97.59%

Current Pay Request: 583,511.85

RECOMMENDATION: We recommend a motion to pay, pay request #38 to Drake Construction for work performed on the Southside Waste Water Treatment Plant in the amount of 583,511.85

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026
Staff Contact: Rebecca Elliott, Interim Finance Director
Department: Finance

Subject: **Monthly Financial Report for Month Ended June 30, 2026**

Item Summary:

The Monthly Financial Report for the City of Mount Pleasant, Texas, for the month ended June 30, 2026, is hereby submitted.

Recommendation(s):

No Motion Needed.

Attachments:

MONTHLY FINANCIALS REPORT JUNE 2026

City of Mount Pleasant

Monthly Financial Report

For the Period End June 2026

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.

City of Mount Pleasant

General Fund

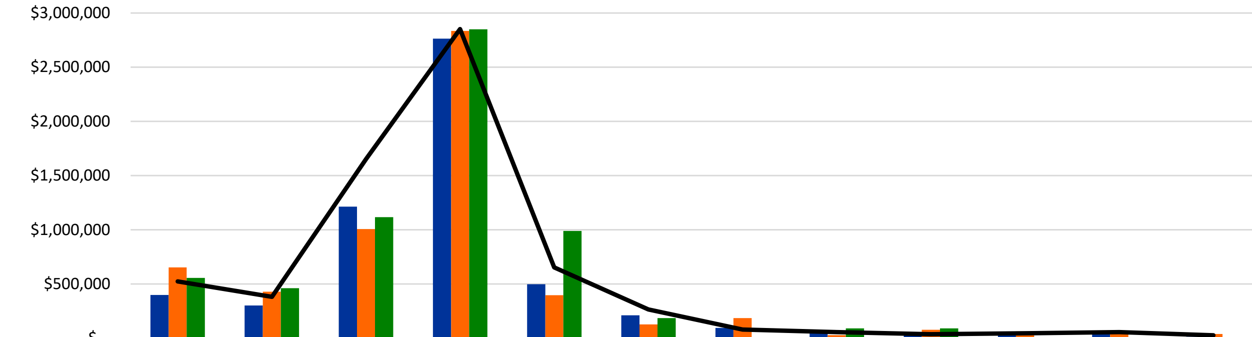
Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)

For the Period End June 2026

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget FY 2025-2026	Jun-2026 Actual	Jun-2026 % of Budget	Y-T-D Actual	Y-T-D Variance	Y-T-D % of Budget	Jun-2025 Y-T-D Actual	Y-T-D % of Budget
REVENUES								
PROPERTY TAX	$ 5,088,600	$ 63,784	1.3%	$ 4,828,531	$ 260,069	94.9%	$ 4,387,607	94.7%
PENALTIES	55,000	8,191	14.9%	53,896	1,104	98.0%	52,493	116.7%
SALES TAX	6,325,300	553,803	8.8%	5,064,931	1,260,369	80.1%	4,686,121	68.3%
LIQUOR TAX	30,000	3,569	11.9%	33,014	(3,014)	110.0%	23,560	68.7%
FINES	575,000	45,279	7.9%	478,674	96,326	83.2%	395,105	60.8%
LANDFILL FEES	1,150,000	235,020	20.4%	963,508	186,492	83.8%	704,465	56.4%
PERMITS & FEES	426,000	11,958	2.8%	298,722	127,278	70.1%	355,358	100.2%
OTHER USER FEES	389,500	39,205	10.1%	302,712	86,788	77.7%	342,681	90.4%
CONTRACT INCOME	715,000	54,167	7.6%	487,500	227,500	68.2%	487,500	75.0%
INTEREST INCOME	100,000	12,981	13.0%	102,781	(2,781)	102.8%	75,088	57.8%
GRANT INCOME	-	44,062	–	49,136	(49,136)	–	65,898	–
INTERFUND TRANSFERS	1,000,000	83,333	8.3%	750,000	250,000	75.0%	675,072	75.0%
MISC. INCOME	20,000	2,239	11.2%	6,759	13,241	33.8%	118,989	34.0%
TOTAL REVENUES	$ 15,874,400	$ 1,157,591		$ 13,420,163	$ 2,454,237	84.5%	$ 12,369,938	76.2%
EXPENDITURES								
LEGISLATIVE	$ 42,000	$ 223	0.5%	$ 43,080	$ (1,080)	102.6%	$ 28,236	67.2%
GENERAL ADMINISTRATION	712,991	60,129	8.4%	553,153	159,838	77.6%	540,389	76.7%
LEGAL	125,000	-	0.0%	237	124,763	0.2%	110,983	111.0%
TAX ASSESSMENT & COLLECTION	200,000	63,181	31.6%	168,772	31,228	84.4%	100,218	62.6%
HUMAN RESOURCES	114,941	5,634	4.9%	66,083	48,858	57.5%	102,345	79.2%
ELECTIONS	15,000	-	0.0%	-	15,000	0.0%	26,366	98.6%
TECHNOLOGY	275,000	12,589	4.6%	220,842	54,158	80.3%	224,034	80.5%
NON-DEPARTMENTAL	557,676	53,926	9.7%	702,215	(144,539)	125.9%	722,873	83.7%
MUNICIPAL COURT	364,594	21,951	6.0%	216,630	147,964	59.4%	256,872	75.1%
ANIMAL SERVICES	412,451	31,994	7.8%	262,909	149,542	63.7%	280,366	72.0%
POLICE DEPARTMENT	5,288,334	405,599	7.7%	3,834,207	1,454,127	72.5%	3,917,298	74.5%
FIRE DEPARTMENT	4,035,098	319,324	7.9%	2,838,675	1,196,423	70.3%	2,833,441	70.1%
PLANNING DEPARTMENT	298,557	20,084	6.7%	193,126	105,431	64.7%	215,594	66.6%
BUILDING & DEVELOPMENT	286,627	26,952	9.4%	205,595	81,032	71.7%	185,875	65.9%
CODE ENFORCEMENT	214,186	18,129	8.5%	130,215	83,971	60.8%	173,789	68.6%
FLEET SERVICES	547,780	45,408	8.3%	330,286	217,494	60.3%	364,363	61.5%
BUILDING MAINTENANCE	191,174	13,551	7.1%	127,830	63,344	66.9%	160,198	69.8%
PARK DEPARTMENT	1,601,032	125,123	7.8%	1,020,379	580,653	63.7%	942,425	55.1%
LIBRARY	606,006	41,931	6.9%	404,518	201,488	66.8%	421,101	68.9%
TOTAL EXPENDITURES	$ 15,888,447	$ 1,265,726		$ 11,318,753	$ 4,569,694	71.2%	$ 11,606,766	71.1%
EXCESS/ (DEFICIT)	$ (14,047)	$ (108,135)		$ 2,101,410			$ 763,172	

KEYTRENDS	
Revenues	**Expenditures**
Overall revenues are at 84.5% versus a target of 75% and higher than prior year at 76.2%. Property tax revenue should be at 95% year to date (YTD) and is if rounded at 94.9%. Sales tax revenue (80.1%) is trending higher than the straight-line (75%) for the seventh month of the fiscal year and up from May 2025 (68.3%).	Overall General Fund expenditures are on target (71.2%) in comparison to budget, from this time last year (71.1%), and in comparison to a straight-line (75%) for an overall positive trend in fund balance. There was a month to date loss of ($108,135) but a YTD positive $2.1M net change in fund balance.

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



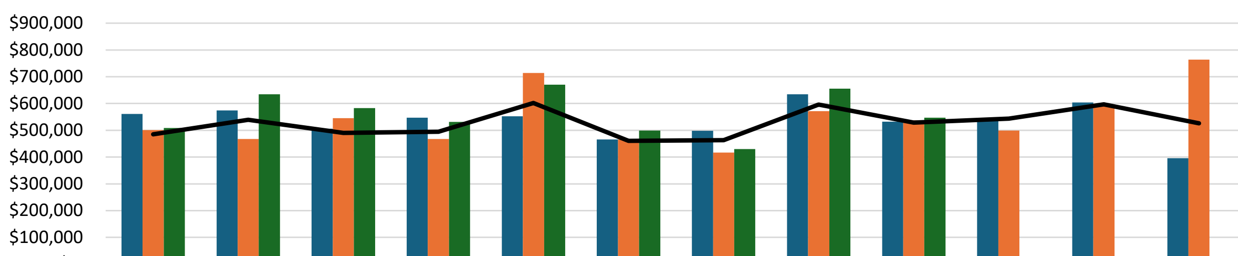
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
FY24 Actuals	$400,152	$303,036	$1,214,229	$2,763,277	$497,686	$212,462	$96,671	$54,883	$33,735	$49,306	$48,918	$12,799
FY25 Actuals	$652,843	$428,973	$1,006,316	$2,834,461	$397,322	$127,742	$185,473	$27,880	$77,486	$63,504	$53,055	$39,985
FY 26 Actuals	$556,691	$461,886	$1,117,480	$2,850,326	$991,126	$186,093	$-	$92,190	$91,581	$-	$-	$-
FY 26 Budget	$525,606	$382,431	$1,654,393	$2,851,934	$652,921	$264,990	$81,296	$55,903	$36,498	$45,152	$56,962	$27,539

PROPERTY TAX VARIANCE

Actual to Budget (%)	**-2.44%**	Current Yr to Prior Yr (%)	**10.61%**
Actual to Budget ($)	**$ (158,599)**	Current Yr to Prior Yr ($)	**$ 608,877**

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

SALES TAX
Monthly Collections Comparison



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
2023-2024 Actuals	$560,877	$573,759	$506,158	$547,142	$551,815	$465,310	$498,380	$634,375	$532,258	$537,607	$604,204	$396,063
2024-2025 Actuals	$500,917	$467,172	$544,992	$467,727	$713,690	$465,766	$416,964	$571,142	$537,752	$498,793	$593,101	$763,385
2025-2026 Actuals	$508,649	$634,161	$582,988	$531,132	$669,928	$498,605	$430,087	$655,577	$547,311	$-	$-	$-
2025-2026 Budget*	$484,608	$538,945	$490,269	$494,871	$601,859	$460,503	$463,099	$595,879	$528,929	$543,134	$597,064	$526,139

SALES TAX VARIANCE

Actual to Budget (%)	**8.57%**	Current Yr to Prior Yr (%)	**7.95%**
Actual to Budget ($)	**$ 399,476**	Current Yr to Prior Yr ($)	**$ 372,317**

City of Mount Pleasant

Utility Fund

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

For the Period End June 2026

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget FY 2025-2026	Jun-2026 Actual	Jun-2026 % of Budget	Y-T-D Actual	Y-T-D Variance	Y-T-D % of Budget	Jun-2025 Y-T-D Actual	Y-T-D % of Budget
REVENUES								
PENALTIES	$ 132,000	$ 16,101	12.2%	$ 204,262	$ (72,262)	154.7%	$ 125,842	95.3%
INTEREST INCOME	90,000.00	6,424.82	7.1%	72,656.06	17,343.94	80.7%	72,863.91	45.5%
MISC. INCOME	75,000.00	11,981.47	16.0%	90,689.63	(15,689.63)	120.9%	63,042.28	61.8%
WATER SALES	12,000,000.00	1,022,622.15	8.5%	8,820,545.13	3,179,454.87	73.5%	8,188,511.49	70.0%
SEWER CHARGES	4,500,000.00	366,855.69	8.2%	3,329,459.88	1,170,540.12	74.0%	3,134,620.48	89.7%
SOLID WASTE COLLECTION FEES	3,500,000.00	293,200.46	8.4%	2,646,071.99	853,928.01	75.6%	2,556,464.41	82.5%
TAP AND CONNECT FEES	100,000.00	6,545.73	6.5%	131,228.65	(31,228.65)	131.2%	99,127.16	66.1%
LEASES AND RENTALS	35,000.00	2,949.01	8.4%	27,341.09	7,658.91	78.1%	28,391.09	81.1%
TOTAL REVENUES	$ 20,432,000	$ 1,726,680		$ 15,322,255	$ 5,109,745	75.0%	$ 14,268,863	75.6%
EXPENDITURES								
NON-DEPARTMENTAL	$ 1,979,026	$ 118,631	6.0%	$ 1,367,640	$ 611,386	69.1%	$ 1,511,270	95.8%
UTILITY ADMINISTRATION	1,206,556.00	86,169.42	7.1%	733,220.21	473,335.79	60.8%	898,732.20	55.7%
FLEET SERVICES	553,689.00	38,406.89	6.9%	340,860.86	212,828.14	61.6%	302,354.16	59.3%
SOLID WASTE MANAGEMENT	3,183,100.00	299,168.81	9.4%	2,423,700.61	759,399.39	76.1%	2,041,222.88	64.1%
WATER TREATMENT	2,735,128.00	170,430.97	6.2%	1,941,700.22	793,427.78	71.0%	1,884,639.69	65.9%
FRESH WATER SUPPLY	1,806,561.00	145,041.35	8.0%	1,265,468.95	541,092.05	70.0%	1,352,597.49	74.9%
WASTEWATER PLANTS	1,043,793.00	55,578.87	5.3%	582,426.12	461,366.88	55.8%	487,604.09	54.9%
UTILITY DEPARTMENT	1,830,905.00	100,044.59	5.5%	1,100,591.23	730,313.77	60.1%	990,187.00	66.6%
DEBT SERVICE	5,245,327.00	-	0.0%	5,300,912.00	(55,585.00)	101.1%	4,874,189.00	98.6%
TOTAL EXPENDITURES	$ 19,584,085	$ 1,013,472		$ 15,056,521	$ 4,527,564	76.9%	$ 14,342,797	76.0%
EXCESS/ (DEFICIT)	$ 847,915	$ 713,209		$ 265,734			$ (73,934)	

KEYTRENDS	
Revenues	**Expenditures**
Overall utility revenues are budget neutral and on target (75%) and down slightly from June 2025 (75 versus 75.6%)	All categories and overall expenditures are slightly over the straight-line target (76.9% versus 75%) and slightly up from June 2025 (76.9% versus 76%). There is a month to date profit of $713,209 and a minimal YTD change of $265,734 in fund balance.

City of Mount Pleasant

Civic Center Fund

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

For the Period End June 2026

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget FY 2025-2026	Jun-2026 Actual	Jun-2026 % of Budget	Y-T-D Actual	Y-T-D Variance	Y-T-D % of Budget	Jun-2025 Y-T-D Actual	Y-T-D % of Budget
REVENUES								
INTERFUND TRANSFERS	$ -	$ -		$ -	$ -		$ 25,000	100.0%
LEASES AND RENTALS	95,000	13,990	14.7%	86,693	8,307	91.3%	72,335	62.9%
HOTEL REVENUES	700,000	66,374	9.5%	537,932	162,068	76.8%	488,523	57.1%
TOTAL REVENUES	$ 795,000	$ 80,364	10.1%	$ 624,625	$ 170,375	78.6%	$ 585,858	58.9%
EXPENDITURES								
PARK DEPARTMENT	$ 448,763	$ 33,466	7.5%	$ 345,652	$ 103,111	77.0%	$ 384,254	73.9%
COMMUNITY CENTER	17,000	706.00	4.2%	10,732	6,268.00	63.1%	10,540	58.6%
TOURISM	209,732	1,838.00	0.9%	104,126	105,606.00	49.6%	101,621	50.1%
HOTEL MOTEL	212,000	-	0.0%	155,250	56,750.00	73.2%	157,500	72.5%
TOTAL EXPENDITURES	$ 887,495	$ 36,010	4.1%	$ 615,760	$ 271,735	69.4%	$ 653,915	68.3%
EXCESS/ (DEFICIT)	$ (92,495)	$ 44,354		$ 8,865			$ (68,057)	

KEYTRENDS	
Revenues	**Expenditures**
Leases and rentals are above the straight-line target (91.3% versus 75%) Hotel occupancy revenue is positive (76.8% versus 75%) and overall revenue is a positive (78.6%) to budget and up from last year this time (58.9%).	Expenditures are below budget (69.4% versus 75% YTD) and slightly higher than June 2025 (69.4% versus 68.3%). Overall the net change in fund balance is a positive (44,354) for the month and $8.9K YTD and positive compared to budget (92.5K) and last year (68.1K).

City of Mount Pleasant
Debt Service Fund
Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)
For the Period End June 2026

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget FY 2025-2026	Jun-2026 Actual	Jun-2026 % of Budget	Y-T-D Actual	Y-T-D Variance	Y-T-D % of Budget	Jun-2025 Y-T-D Actual	Y-T-D % of Budget
REVENUES								
PROPERTY TAX	$ 1,433,000	$ 18,867	1.3%	$ 1,410,363	$ 22,637	98.4%	$ 1,243,596	99.3%
PENALTIES	15,000	2,395	16.0%	14,939	61	99.6%	14,090	117.4%
INTEREST INCOME	20,000	1,021	5.1%	14,326	5,674	71.6%	16,344	81.7%
MISC INCOME	-			823	(823)			
TOTAL REVENUES	$ 1,468,000	$ 22,283	1.5%	$ 1,440,451	$ 27,549	98.1%	$ 1,274,030	71.7%
EXPENDITURES								
CONTRACTUAL AND FEE SERVICES	$ -	$ 507		$ 6,942	$ (6,942)		$ 7,362	
PRINCIPAL	913,892	-	0.0%	795,000	118,892	87.0%	759,000	100.0%
INTEREST	945,399	-	0.0%	945,366	33	100.0%	1,012,508	100.0%
TOTAL EXPENDITURES	$ 1,859,291	$ 507	0.0%	$ 1,747,308	$ 111,983	94.0%	$ 1,778,870	100.0%
EXCESS/ (DEFICIT)	$ (391,291)	$ 21,776		$ (306,857)			$ (504,840)	

KEYTRENDS	
Revenues	**Expenditures**
Property tax exceeded the 95% general rule target for collections at 98.4%. Overall revenue is up from June 2025 (98.1% versus 71.7%).	Debt Service payments are made in November and May. Expenses are at 94% from May principal and interest payments versus 75% target. Overall the YTD has a decrease in fund balance of ($307K).

City of Mount Pleasant
Economic Development Funds
Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)
For the Period End June 2026

	Current Fiscal Year, 2025-2026						Prior Year	
	Budget FY 2025-2026	Jun-2026 Actual	Jun-2026 % of Budget	Y-T-D Actual	Y-T-D Variance	Y-T-D % of Budget	Jun-2025 Y-T-D Actual	Y-T-D % of Budget
REVENUES								
SALES TAX	$ 2,000,000	$ 182,437	9.1%	$ 1,684,028	$ 315,972	84.2%	$ 1,553,146	77.7%
INTEREST INCOME	157,196	15,501	9.9%	144,797	12,399	92.1%	166,902	111.3%
MISC. INCOME	236,660	-	0.0%	236,815	(155)	100.1%	503,054	0.0%
LEASES AND RENTALS	42,000	1,898	4.5%	1,898	40,102	4.5%	31,500	63.0%
TOTAL REVENUES	$ 2,435,856	$ 199,836	8.2%	$ 2,067,538	$ 368,318	84.9%	$ 2,254,602	43.4%
EXPENDITURES								
PAYROLL	$ 455,521	$ 36,400	8.0%	$ 316,202	$ 139,319	69.4%	$ 226,083	57.3%
OPERATIONS AND MAINTENANCE	247,600	9,041	3.7%	123,157	124,443	49.7%	241,243	56.7%
OTHER EXPENSES	1,615,000	126,968	7.9%	832,714	782,286	51.6%	3,492,857	79.0%
INTERFUND TRANSFERS	5,200	433	8.3%	3,900	1,300	75.0%	3,897	74.9%
TOTAL EXPENDITURES	$ 2,323,321	$ 172,842	7.4%	$ 1,275,973	$ 1,047,348	54.9%	$ 3,964,080	75.5%
EXCESS/ (DEFICIT)	$ 112,535	$ 26,994		$ 791,565			$ (1,709,478)	

KEYTRENDS	
Revenues	**Expenditures**
Overall revenues are positive to budget (84.9% versus 75%).	Expenditures are below budget (54.9 versus 75%) and less than last year (54.9% versus 75.5%). There is a positive trend in YTD fund balance (792K compared to 113K).

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

	Unaudited Fund Balance 9/30/2025	Year-To-Date Revenues	Year-To-Date Expenses	Transfers In/(Out)	Unaudited Fund Balance 9/30/2026
GENERAL FUNDS					
100 General	$ 3,363,110	$ 12,670,163	$ (10,874,678)	$ 305,925	$ 5,464,520
115 Streets	668,765	1,017,000	(866,014)	300,000	1,119,751
165 General Capital	(320,314)	230,872	(444,450)	449,700	(84,192)
200 Insurance	364,357	-	(209,734)	207,750	362,373
	$ 4,075,918	**$ 13,918,035**	**$ (12,394,876)**	**$ 1,263,375**	**$ 6,862,452**
PROPRIETARY FUNDS					
300 Utility	$ 34,277,426	$ 15,322,255	$ (13,802,146)	$ (1,254,375)	$ 34,543,160
335 Airport	7,975,319	984,131	(909,082)	-	8,050,368
	$ 42,252,745	**$ 16,306,386**	**$ (14,711,228)**	**$ (1,254,375)**	**$ 42,593,528**
SPECIAL REVENUE FUNDS					
500 Library Contribution	$ 22,144	$ 9,268	$ (3,651)	$ -	$ 27,761
504 Rescue Recovery	22,271	3,602	(5,960)	-	19,913
505 Cemetery	41,547	53,870	(24,480)	-	70,937
507 PEG Fees	461,603	21,502	(2,924)	-	480,181
510 Firemen's Relief	33	-	(375)	375	33
511 Fire Donation	-	1,500	(999)	-	501
518 Booker T Washington	2,263	-	-	-	2,263
520 Police Escrow	-	-	(39,622)	-	(39,622)
525 Animal Shelter Donation	22,259	2,549	(100)	-	24,708
541 Court Special Revenue	257,811	15,679	(33,002)	-	240,488
550 Police Donation	4,962	2,008	(1,140)	-	5,830
553 Police Shop with a Cop	22,449	19,510	(15,267)	-	26,692
570 Civic Center	(158,335)	624,525	(610,285)	(5,475)	(149,570)
595 Law Enforcement Education	9,090	6,945	(5,059)	-	10,976
596 Tobacco Enforcement	24,223	6,750	-	-	30,973
	$ 732,320	**$ 767,708**	**$ (742,864)**	**$ (5,100)**	**$ 752,064**
GRANT FUNDS					
402 CDBG Light / Sidewalk Grant	$ (112,314)	$ -	$ -	$ -	$ (112,314)
408 Library Grants	20,350	27,250	(17,257)	-	30,343
411 STEP Comprehensive	1,074	-	-	-	1,074
413 Police Seizure Proceeds	3,411	24,736	(22,582)	-	5,565
437 TXDOT Ramp Grant	89,740	80,716	(86,930)	-	83,526
467 AG Investigator Grant	99	-	-	-	99
	$ 2,360	**$ 132,702**	**$ (126,769)**	**$ -**	**$ 8,293**
CAPITAL PROJECT FUNDS					
605 Water Construction	$ 3,545,376	$ 377,194	$ (8,025,998)	$ -	$ (4,103,428)
606 Logic 2024 General Bond	7,891,349	305,354	(210,904)	-	7,985,799
607 Logic 2024 Utility Bond	(5,042,476)	603,167	(99,975)	-	(4,539,284)
610 Water Development Board	3,172,686	-	-	-	3,172,686
680 Community Center	98,526	2,122	-	-	100,648
681 Construction Bond 2017	45,630	-	-	-	45,630
	$ 9,711,091	**$ 1,287,837**	**$ (8,336,877)**	**$ -**	**$ 2,662,051**
INTERNAL SERVICE FUNDS					
800 General Long-Term Debt	$ (1,564,126)	$ -	$ -	$ -	$ (1,564,126)
900 Fixed Assets	9,279,972	-	-	-	9,279,972
	$ 7,715,846	**$ -**	**$ -**	**$ -**	**$ 7,715,846**
DEBT SERVICE FUND					
851 Debt Service	$ 371,049	$ 1,440,451	$ (1,747,308)	$ -	$ 64,192
	$ 371,049	**$ 1,440,451**	**$ (1,747,308)**	**$ -**	**$ 64,192**
ECONOMIC DEVELOPMENT FUNDS					
750 Economic Development	$ 12,526,309	$ 2,061,424	$ (1,272,074)	$ (3,900)	$ 13,311,759
755 Rural Development Loan	252,013	6,114	-	-	258,127
855 Economic Development Debt	493,541	-	-	-	493,541
	$ 13,271,863	**$ 2,067,538**	**$ (1,272,074)**	**$ (3,900)**	**$ 14,063,427**
TOTAL ALL FUNDS	**$ 78,133,192**	**$ 35,920,657**	**$ (39,331,996)**	**$ -**	**$ 74,721,853**

City of Mount Pleasant

Budget Amendments Summary

For the Period End June 2026

FUND TYPE	FUND	DETAILS	APPROVAL
GENERAL FUNDS			
1/30/2026	100 - General	Transfer allocations from Library Data Processing to Library Contractual to cover increased service cost.	Approved by Finance & 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 Finance & 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 Finance & City Manager's Office.
6/9/2026	100 - General	Transfer $3,000 from Fire Contractual & Fee Service to Uniforms & Clothing.	Approved by Finance & City Manager's Office.
6/17/2026	100 - General	Transfer $1,500 from Library books to office supplies.	Approved by Finance & City Manager's Office.
6/25/2026	100 - General	Transfer $2,000 from for Fire from minor tools and apparatus to uniforms & clothing.	Approved by Finance & City Manager's Office.
PROPRIETARY FUNDS			
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
SPECIAL REVENUE FUNDS			
12/16/2025	520 - Police Escrow	Increase allocations for $35,296 for Default Judgements from Titus Co District Court.	Approved by City Council
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
GRANT FUNDS			
11/18/2025	408 - Library Grants	Increase allocations for $16,000 grant received from Ladd and Katherine Hancher Library Foundation.	Approved by City Council
12/2/2025	408 - Library Grants	Increase allocations for $500 grant received from Flight Path Campaign Grant.	Approved by City Council
12/16/2025	408 - Library Grants	Increase allocations for $10,000 grant received from Infinite Summs Grant.	Approved by City Council
12/16/2025	408 - Library Grants	Increase allocations for $20,000 grant received in the prior year.	Approved by City Council
12/16/2025	413 - Police Forfeitures	Increase allocations for $24,707 for Default Judgements from Titus Co District Court.	Approved by City Council
6/17/2026	500 - Library Contributions	Transfer $7,500 from donations from Capital Outlay - Library Books to Other supplies for summer programs.	Approved by Finance & City Manager's Office.
CAPITAL PROJECT FUNDS			
		No Amendments	
INTERNAL SERVICE FUNDS			
		No Amendments	
DEBT SERVICE FUND			
		No Amendments	
ECONOMIC DEVELOPMENT FUNDS			
		No Amendments	

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026

Staff Contact: Rebecca Elliott, Interim Finance Director

Department: Finance

Subject: **Quarterly Investment Report for Quarter Ended June 30, 2026**

Item Summary:

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

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

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

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

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

Financial Impact:

The Guaranty accounts earned a quarterly interest of $56,448 and a year-to-date total interest of $148,138.

The Texpool account earned a quarterly interest of $23,550 and a year-to-date total interest of $72,480.

The Logic accounts earned a quarterly interest of $315,367 and a year-to-date total interest of $1,062,268.

Texas Range accounts earned quarterly interest of $26,992 and a year-to-date total interest of $83,188.

Recommendation(s):

Approve the Quarterly Investment Report for the Quarter ended June 30, 2026

Attachments:

3rd Qtr Investment Report Summary Page Signed

City of MOUNT PLEASANT

The Quarterly Investment Report for the City of Mount Pleasant, Texas, for the quarter ending June 30, 2026, is hereby submitted.

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

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

The City maintains six (6) Logic Investment Accounts primarily consisting of capital improvements, reserve funds and debt funds. Those accounts include the General Fund, Capital Improvement Funds and include the 2021 Bonds, 2024 Bonds.

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

The Guaranty accounts earned ~~a~~ quarterly interest of $56,448. These depository accounts are partially insured by FDIC insurance and pledged securities with coverage at least 100%.

The TexPool account earned ~~a~~ quarterly interest of $23,550. Average monthly TexPool interest rates for the quarter were 3.66%, 3.62% and 3.65% with average weighted maturity at 45, 46 and 50 days.

The Logic accounts earned ~~a~~ quarterly interest of $315,367. The average monthly interest rates for the quarter were 3.77%, 3.75% and 3.75% with average weighted maturity at 55, 55, and 54 days.

TexasRange accounts earned quarterly interest of $26,992. Average monthly interest rates for the quarter were 3.65%, 3.65%, and 3.64%. The current yield of the portfolio may, from time to time, be quoted in reports, literature and advertisements published by the Program. The current yield, which is also known as the current annualized yield or current seven-day yield, represents the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical account with a balance of one share (normally $1.00 per share) over a seven-day base period expressed as a percentage of the value of one share at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by 365 and dividing the result by 7.

	March 31, 2026		June 30, 2026	
Portfolio	**Book Value**	**Market Value**	**Book Value**	**Market Value**
Cash - Super Now Accounts	$15,639,889	$15,639,889	$14,157,663	$14,157,663
Investment Pools	$39,591,936	$39,591,936	$38,440,228	$38,440,228
Total Investments and Cash	**$55,231,825**	**$55,231,825**	**$52,597,891**	**$52,597,891**

Quarterly Investment Income	**$ 440,094**	**$ 422,357**
Fiscal YTD Investment Income	**$ 943,717**	**$ 1,366,074**

Rebecca Elliott 7/8/2024

Interim Finance Director, Investment Officer Date

Candace Webster 07/09/2024

City Secretary/Assistant City Manager, Investment Officer Date

This report complies with the City of Mount Pleasant's Investment Policy and the Public Funds Investment Act (PFIA), Texas Government Code, Section 2256.005(n). This report is intended for Council review only and is not intended for external use. Ending cash balances on bank

	1st Quarter	2nd Quarter	3rd Quarter			
Balance 10/1/2025	**Balance**	**Balance**	**Deposits**	**Withdrawals**	**Interest**	**Balance**
8,869	9,115	9,141	3,152,032	(2,698,687)	282	462,768
3,024	2,710	17,109	25,200	(41,000)	47	1,356
744,351	536,705	1,984,118	1,170,000	(2,608,610)	8,332	553,840
310,106	319,034	326,272	1,260	(66,255)	210	261,488
654,945	975,608	14,918	30,000	-	23	44,940
9,425	36,754	446,580	1,231,838	(1,635,060)	1,426	44,784
7,061	24,075	7,399	-	(1,661)	5	5,742
192,276	196,784	201,402	4,413	-	153	205,968
141,294	117,153	106,108	1,237	-	469	107,813
187,384	188,355	184,566	-	-	138	184,704
66,817	39,831	36,595	-	-	27	36,622
3,631	3,634	3,637	-	-	3	3,639
22,449	26,866	26,886	-	-	20	26,906
28,803	28,826	28,848	-	-	22	28,869
2,293,775	2,532,429	2,534,302	1,898	(10)	1,896	2,538,086
114,501	122,778	136,935	11,120	-	108	148,163
413,677	161,689	1,277,634	121,798	(981,445)	6,205	424,193
4,476	11,299	14,724	420,369	(434,000)	163	1,256
7,059,820	6,127,100	8,282,717	12,394,518	(11,637,630)	36,920	9,076,525
12,266,683	**11,460,744**	**15,639,889**	**18,565,683**	**(20,104,357)**	**56,448**	**14,157,663**
11,599,720	6,037,680	3,430,274	-	(1,456,011)	27,640	2,001,903
7,522,650	7,849,312	7,849,214	-	(58,072)	73,725	7,864,867
20,809,072	20,602,129	20,752,325	-	(3,535)	195,136	20,943,927
1,629,616	1,646,491	1,662,045	-	-	15,629	1,677,675
267,718	270,490	273,045	-	-	2,568	275,613
69,723	70,445	71,110	-	-	669	71,779
2,905,033	2,934,267	2,961,083	-	-	26,921	2,988,004
7,594	7,670	7,740	-	-	70	7,811
2,536,169	2,561,734	2,585,099	-	-	23,550	2,608,649
47,347,295	**41,980,217**	**39,591,936**	**-**	**(1,517,618)**	**365,910**	**38,440,228**
59,613,978	**53,440,961**	**55,231,825**	**18,565,683.46**	**(21,621,975.30)**	**422,357.46**	**52,597,891.08**

Interest	**Quarter**	**YTD**
Guaranty	**56,448**	**148,138**
Logic	**315,367**	**1,062,268**
Texas Range	**26,992**	**83,188**
Texpool	**23,550**	**72,480**
TOTALS	**422,357**	**1,366,074**

Fund/Acct #	Investment/Fund Name		Yield to Maturity	Purchase Date	Maturity Date	Days to Maturity	Book Value 03/31/2026	Market Value 03/31/2026	Deposits/ Purchases	Withdrawals/ Maturities	Interest for this quarter	Book Value 06/30/2026	Market Value 06/30/2026
General Fund													
110-11300-000	Guaranty-MP Payroll	1225	1.76%	3/31/2026	3/31/2026	31	9,141	9,141	3,152,032	(2,698,687)	282	462,768	462,768
110-11560-000	Guaranty-MP Online MC Pay	1209	1.76%	3/31/2026	3/31/2026	31	17,109	17,109	25,200	(41,000)	47	1,356	1,356
							26,250	**26,250**	**3,177,232**	**(2,739,687)**	**329**	**464,125**	**464,125**
Utility Fund													
300-11060-000	Guaranty-MP I & S Revenue(\	5657	1.76%	3/31/2026	3/31/2026	31	1,984,118	1,984,118	1,170,000	(2,608,610)	8,332	553,840	553,840
300-11070-000	Guaranty-MP Water Meter De	1241	1.76%	3/31/2026	3/31/2026	31	326,272	326,272	1,260	(66,255)	210	261,488	261,488
300-11080-000	Guaranty-MP TWDB (Debt)	1401	1.76%	3/31/2026	3/31/2026	31	14,918	14,918	30,000	-	23	44,940	44,940
300-11560-000	Guaranty-MP Online Utility P	1217	1.76%	3/31/2026	3/31/2026	31	446,580	446,580	1,231,838	(1,635,060)	1,426	44,784	44,784
300-12030-000	Texas Range-Utility Reserve	1306-03		3/31/2026	3/31/2026	53	7,740	7,353	-	-	70	7,423	7,423
							2,779,628	**2,779,241**	**2,433,098**	**(4,309,925)**	**10,061**	**912,475**	**912,475**
Restricted													
413-11040-000	Guaranty-MP PD Forfeitures(	1297	1.76%	3/31/2026	3/31/2026	31	7,399	7,399	-	(1,661)	5	5,742	5,742
507-11040-000	Guaranty-MP PEG Fees	1281	1.76%	3/31/2026	3/31/2026	31	201,402	201,402	4,413	-	153	205,968	205,968
520-11010-000	Guaranty-MP PD Escrow	1249	1.76%	3/31/2026	3/31/2026	31	106,108	106,108	1,237	-	469	107,813	107,813
541-11600-000	Guaranty-MP Building Securi	1257	1.76%	3/31/2026	3/31/2026	31	184,566	184,566	-	-	138	184,704	184,704
541-11610-000	Guaranty-MP Technology Fe	1289	1.76%	3/31/2026	3/31/2026	31	36,595	36,595	-	-	27	36,622	36,622
550-11040-000	Guaranty-MP PD Donation	1313	1.76%	3/31/2026	3/31/2026	31	3,637	3,637	-	-	3	3,639	3,639
553-11040-000	Guaranty-MP Shop With A Co	1417	1.76%	3/31/2026	3/31/2026	31	26,886	26,886	-	-	20	26,906	26,906
851-11010-000	Guaranty-MP I & S Debt(GF)	5649	1.76%	3/31/2026	3/31/2026	31	1,277,634	1,277,634	121,798	(981,445)	6,205	424,193	424,193
							1,844,226	**1,844,226**	**127,448**	**(983,106)**	**7,019**	**995,587**	**995,587**
Capital Project Funds													
605-12040-000	Logic-2020 Bonds	7080		3/31/2026	3/31/2026	53	3,430,274	3,430,274	-	(1,456,011)	27,640	2,001,903	2,001,903
606-12040-000	Logic-2024 General Bonds			3/31/2026	3/31/2026		7,849,214	7,849,214	-	(58,072)	73,725	7,864,867	7,864,867
300-12200-000	Logic-Bond Payments	7050		3/31/2026	3/31/2026	53	1,662,045	1,662,045	-	-	15,629	1,677,675	1,677,675
680-12040-000	Logic-Park Construction	7085		3/31/2026	3/31/2026	53	71,110	71,110	-	-	669	71,779	71,779
680-11040-000	Guaranty-MP Community Pro	1337	1.76%	3/31/2026	3/31/2026	31	28,848	28,848	-	-	22	28,869	28,869
607-12200-000	Logic-2024 Utility Bonds			3/31/2026	3/31/2026	53	20,752,325	20,752,325	-	-	195,136	20,947,462	20,947,462
							33,793,816	**33,793,816**	**-**	**(1,514,083)**	**312,821**	**32,592,554**	**32,592,554**
Pool Accounts													
Multi accts	TexPool-Central Account	00001		3/31/2026	3/31/2026		2,585,099	2,585,099	-	-	23,550	2,608,649	2,608,649
Multi accts	Guaranty-MP Central Checki	1233	1.76%	3/31/2026	3/31/2026	1	8,282,717	8,282,717	12,394,518	(11,637,630)	36,920	9,076,525	9,076,525
Multi accts	Guaranty-MP Central Checki	1269	1.76%	3/31/2026	3/31/2026	1	14,724	14,724	420,369	(434,000)	163	1,256	1,256
Multi accts	Logic-Central Account	7010		3/31/2026	3/31/2026	1	273,045	273,045	-	-	2,568	275,613	275,613
							11,155,585	**11,155,585**	**12,814,887**	**(12,071,630)**	**63,201**	**11,962,043**	**11,962,043**
Industrial Development Corporation													
750-12030-000	Texas Range-IDC Reserve	1306-05		3/31/2026	3/31/2026	1	2,934,267	2,934,267	-	-	26,921	2,961,188	2,961,188
750-11040-000	Guaranty-MP IDC	1305	1.76%	3/31/2026	3/31/2026	1	2,532,429	2,532,429	1,898	(10)	1,896	2,536,212	2,536,212
755-11040-123	Guaranty-MP Revolving Loan	1457	1.76%	3/31/2026	3/31/2026	1	122,778	122,778	11,120	-	108	134,006	134,006
							5,589,474	**5,589,474**	**13,018**	**(10)**	**28,925**	**5,631,407**	**5,631,407**
							55,188,979	**55,188,591**	**18,565,683**	**(21,618,440)**	**422,357**	**52,558,192**	**52,558,192**

Interest earned for quarter	
Guaranty	56,448
Checking Accounts	**56,448**

Logic	315,367
Texas Range	26,992
TexPool	23,550
Pool Investments	**365,910**

Total	**422,357**

Quarterly Investment Report

Quarter Ended September 30, 2026

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026
Department:

Subject: **Consider Ordering a Special Election to fill the Unexpired Term of Council Member Place 2.**

Item Summary:

Last Day to Register to vote: October 5, 2026
First Day of Early Voting: October 19, 2026
Last Day of Early Voting: October 30, 2026

Financial Impact:

around $15K

Recommendation(s):

Motion to order a special election for November 3, 2026

Attachments:

ORDER OF SPECIAL ELECTION FOR MUNICIPALITIES2

1-8
Prescribed by Secretary of State
Sections 3.004, 3.006, 85.004, 85.007, 201.054 Texas Election Code
9/2023

ORDER OF SPECIAL ELECTION FOR MUNICIPALITIES
(ORDEN DE ELECCIÓN ESPECIAL PARA MUNICIPIOS)

An election is hereby ordered to be held on 11 / 03 / 2026 (date) for the purpose of voting on:
(Por la presente se ordena celebrar una elección el 11 /03 /2026 *(fecha) con el propósito de votar sobre.)*

Applications for a place on the ballot shall be filed by: 08 / 17 / 2026 at 5 p.m.
A deadline is required to be stated in the order for a special election.
(Solicitudes para un lugar en la boleta serán presentadas por: 08 /17 /2026 *a las* 5 *p.m.)*
(De acuerdo con la orden de elección especial se requiere una fecha límite)

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

Council Member Place 2

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

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

Location *(sitio)*	Hours *(horas)*
Titus County Elections Office	Monday Thur Friday 8 am to 5 PM

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

Location *(sitio)*	Hours *(horas)*
Titus County Elections Office	Oct 19-23 8:00am - 5:00pm
110 S. Madison, Mt. Pleasant, TX 75455	Oct 26-28 8:00am - 5:00pm
	Oct 29-30 7:00am - 7:00pm

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

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

Location *(sitio)*	Hours *(horas)*
Titus County Elections Office	Monday Thur Friday 8 am to 5 PM

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

Location *(sitio)*	Hours *(horas)*
Titus County Elections Office	Oct 24 7:00am - 7:00pm
110 S. Madison, Mt. Pleasant, TX 75455	Oct 25 12:00pm - 6:00pm

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

Titus County Elections Administrator

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

110 S. Madison

Address *(Dirección)*

Mt. Pleasant

City *(Ciudad)* Zip Code *(Código Postal)*

(903) 575-0902

Telephone Number *(Número de teléfono)*

elections@co.titus.tx.us

Email Address *(Dirección de Correo Electrónico)*

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

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

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

10 / 23 / 2026 .
(date)*(fecha)*

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

10 / 19 / 2026 .
(date)*(fecha)*

Issued this 21 (day) day of 07 (month), 20 26 (year).

(Emitida este día 21 (día) de 07 (mes), 20 26 (año).)

Signature of Mayor (Firma del Alcalde)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma de Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma de Concejal)

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: **Discuss and consider Resolution 2026-18 Designating signatory authorities and authorizing the submittal of a Water Supply and Infrastructure Grant (WSIG) to Texas Water Development Board.**

Item Summary:

House Bill 500, passed during the 89th Legislative Session, appropriated $1.038 billion in funds for water supply and infrastructure projects to the Texas Water Development Board. This is a one-time opportunity for a limited number of Texas communities to receive grant funding to implement water supply/water infrastructure projects.

The City has hired Traylor & Associates, grant administration firm, and Pape Dawson, engineering firm, to assist with the grant application and project design and administration, if the grant is funded. The timeline for the grant, if funded, would start the summer of 2027 and be completed by 2031.

The proposed improvements consist of the removal and replacement of approximately 35,000 LF of raw water transmission main that was originally constructed in 1973, improvements to the Tankersley Pump Station, and miscellaneous items of construction.

Financial Impact:

100% percent grant. No match is required.

Recommendation(s):

Motion to approve Resolution 2026-18 Designating the mayor and city manager as authorized signatories and authorizing the submission of the grant application to the TWDB.

Attachments:

Resolution 2026-18 TWDB-0201A - Application
TWDB-0201D - Signatory Delegation - Mount Pleasant
TWDB-0201 - Application Affidavit - Mount Pleasant
TWDB-0201B - Application Resolution - Certificate of Secretary - Mount Pleasant

TWDB-0201A
Rev 11/16

Application Filing and Authorized Representative Resolution 2026-18

A RESOLUTION by the City Council of the City of Mount Pleasant requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE City Council OF THE City of Mount Pleasant:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed $21,000,000 to provide for the costs of water improvements through the Water Supply and Infrastructure Grant (WSIG) program.

SECTION 2: That the Mayor and City Manager be and is hereby designated the authorized representative of the City of Mount Pleasant for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City of Mount Pleasant before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: N/A

Engineer: Pape-Dawson

Bond Counsel: N/A

PASSED AND APPROVED, this the 21st day of July, 2026.

ATTEST: ______________________ By: ______________________

(Seal)

TEXAS WATER DEVELOPMENT BOARD

TWDB-0201D

Water Supply & Infrastructure Grant
SIGNATORY AUTHORITY DELEGATION

This form must be submitted to TWDB attached to the official action taken by the governing body of the Applicant when requesting TWDB Water Supply and Infrastructure Grant funds.

The following positions have been delegated the authority by the governing body of the City of Mount Pleasant:

Mayor and City Manager

to approve, sign, execute, or certify the following documents through the life of the

Water Supply and Infrastructure Grant Water Improvements project

Document Type	Responsible Position(s) (Titles Only- not individuals' names) Authorized to Approve/ Sign/ Execute/ Certify Each Document
Paying Agent Agreement	Mayor and/or City Manager
Escrow Agreement	Mayor and/or City Manager
Funding Release Requests	Mayor and/or City Manager
Engineering Contract(s)	Mayor and/or City Manager
Other Professional Services Contracts	Mayor and/or City Manager
Project Budget Changes	Mayor and/or City Manager
Construction Contract(s)	Mayor and/or City Manager
Construction Contracts Change Orders	Mayor and/or City Manager
Environmental Affidavit (TWDB-0802)	Mayor and/or City Manager
Monthly US Iron & Steel Certifications (TWDB-1105-A)	Mayor and/or City Manager
Final US Iron & Steel Certifications (TWDB-1105-B)	Mayor and/or City Manager
Final Construction Work Acceptance	Mayor and/or City Manager

If any of these delegations change during the course of the project, the governing body agrees to inform TWDB in writing of the change(s) within five business days of their occurrence.

Signed by (type name and title): Robert Vine, CPM, City Manager

Signature ______________________________ Date: 7/21/2026

Application Affidavit

THE STATE OF TEXAS §

COUNTY OF TITUS §

APPLICANT CITY OF MOUNT PLEASANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Robert Vine as the Authorized Representative of the City of Mount Pleasant, who being by me duly sworn, upon oath says that:

1. The decision by the city (authority, city, county, corporation, district) to request financial assistance from the Texas Water Development Board ("TWDB") was made in a public meeting held in accordance with the Open Meetings Act (Government Code, §551.001, et seq,) and after providing such notice as required by such Act as is applicable to the city (authority, city, county, corporation, district).

2. The information submitted in the application is true and correct according to my best knowledge and belief.

3. The city (authority, city, county, corporation, district) has no litigation or other proceedings pending or threatened against it that would materially adversely affect its financial condition or ability to issue debt.

4. The city (authority, city, county, corporation, district) has no pending, threatened, or outstanding judgments, orders, fines, penalties, taxes, assessment or other enforcement or compliance issue of any kind or nature by the Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Comptroller, Texas Secretary of State, or any other federal, state or local government, except for the following (if no such outstanding compliance issues, write in "none"): none.

5. The city (authority, city, county, corporation, district) warrants compliance with the representations made in the application in the event that the TWDB provides the financial assistance.

6. The city (authority, city, county, corporation, district) is or will become in compliance with all of its material contracts.

7. The city ______ (authority, city, county, corporation, district) will comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and regulations of the TWDB.

______

Official Representative

Title: City Manager

SWORN TO AND SUBSCRIBED BEFORE ME, by ______,

on this ______ day of July ______, 20 26.

(NOTARY'S SEAL)

______

Notary Public, State of Texas

TWDB-0201B
Rev 11/16

Application Resolution - Certificate of Secretary

THE STATE OF TEXAS §
COUNTY OF TITUS §
APPLICANT CITY OF MOUNT PLEASANT §

I, the undersigned, Secretary of the City of Mount Pleasant Texas, DO HEREBY CERTIFY as follows:

1. That on the 21st day of July, 2026, a regular/special meeting of the City of Mount Pleasant was held; the duly constituted members of the City Council being as follows:
Wesley R. Lyon, II, Carl Hinton, Jonathan Hageman, Kelly Redfeam, and Melanie Knight

all of whom were present at the meeting, except the following:

______

Among other business considered at the meeting, the attached resolution entitled:

"A RESOLUTION by the City Council of the City of Mount Pleasant requesting financial participation from the Texas Water Development Board; authorizing the filing of an application for financial participation; and making certain findings in connection therewith."

was introduced and submitted to the City Council for passage and adoption. After presentation and consideration of the resolution, and upon a motion made by ______ and seconded by ______, the resolution was passed and adopted by the City of Mount Pleasant by the following vote:

_____voted "For" _____voted "Against" _____ abstained

all as shown in the official minutes of the City for this meeting.

2. That the attached resolution is a true and correct copy of the original on file in the official records of the City of Mount Pleasant; the qualified and acting members of the City Council on the date of this meeting are those persons shown above and, according to the records of my office, advance notice of the time, place, and purpose of meeting was given to each member of the City Council; and that the meeting, and the deliberations of the public business described above, was open to the public and written notice of the meeting, including the subject of the resolution described above, was posted and given in advance of the meeting in compliance with the provisions of Chapter 551 of the Texas Government Code.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City of Mount Pleasant, this the 21st day of July, 2026.

______
Secretary

(SEAL)

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: **Hold a public hearing and consider Ordinance 2026-17 to approve a request from Jerry Hearron, on behalf of Tennison United Methodist church and Mt Pleasant Community Fund, property owners, to rezone an existing church and office building at Mount Pleasant City Block 166, Lots 4R-1 and 4R-2, from Single Family Two (SF-2) to Neighborhood Services (NS) and addressed as 307 E 5th Street. Z-2026-03**

Item Summary:

The applicant, Jerry Hearron, representing both Tennison United Methodist Church and the Mt. Pleasant Community Fund, which own the properties, is requesting that the rezoning occur because the Community Fund building, which once was church property, is now non-compliant in zoning for its current use as an office. Churches are an allowed use in almost all zoning districts either by right or with a Specific Use Permit, however the existing use on the property as an office that is not owned by the church lands it out of zoning compliance. In order to rezone, the property is required to be contiguous to an equal or higher zoning use category, and the church does own an adjacent lot zoned General Retail. This makes the request to rezone to Neighborhood Services satisfy the office use issue while still allowing the basic church use on the contiguous property, as well.

The Planning and Zoning Commission voted to recommend the zoning change at its July 14th meeting. Staff has received one notice representing two properties in favor of the zoning change and zero notices in opposition to the change.

Financial Impact:

There is no budgetary impact.

Recommendation(s):

Motion to approve the Z-2026-03 to rezone the subject properties Neighborhood Services.

Memorandum

TO: Council Member

FROM: Lynn Barrett

DATE: City Council - Jul 21 2026

SUBJECT:

Zoning Change: From SF2 (Single Family 2 Zoning District) to NS (Neighborhood Services District)

BACKGROUND:

An application has been submitted by Jerry Hearron, on behalf of Tennison United Methodist Church and Mt Pleasant Community Fund, property owners, to rezone an existing church and office building at Mount Pleasant City Block 166, Lots 4R-1 and 4R-2, from Single Family Two (SF-2) to Neighborhood Services (NS) and addressed as 307 E 5th Street.

The subject property on two lots is used as a church with an office building now under different ownership than the actual church. A church is an allowed use in a Single Family district; however, an office building is not.. The community fund is requesting a Certificate of Occupancy in order to obtain a valid Fire Inspection, however the zoning is incorrect for the use, so the solution is to rezone the property to allow that use. The church's property, a portion of which borders an existing General Retail zoning district, will be required to be rezoned as well in order to avoid "spot zoning".

Staff is supporting the rezoning to allow the office use to continue in the existing building there, as it is will be adjacent to compliant non-residential district. The rezoning does not affect the church property or use as a church is allowed in a Neighborhood Services zoning district also.

On June 24, 2026, staff mailed 24 public hearing notices to property owners within 200 feet of the subject property. Additionally, the notice was published in the Mount Pleasant Tribune as required by state statute. As of July 7, 2026,

BUDGET:

N/A

OPTIONS:

N/A

RECOMMENDATION:

The Planning and Zoning Commission voted to recommend the zoning change at its July 14th meeting.

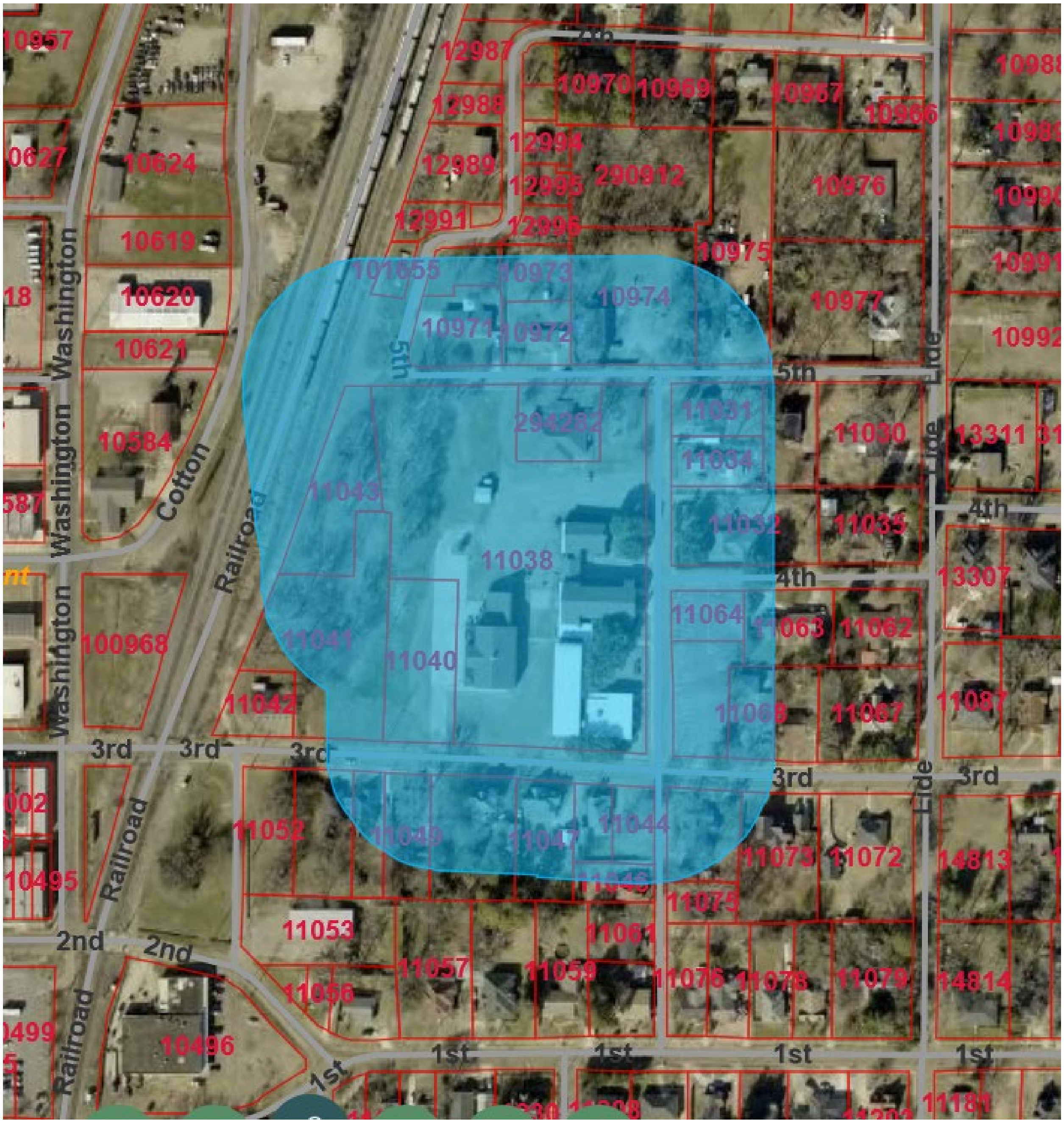
Attachments:

CASE MAP OF Z-2026-03
Notification Buffer map

CASE MAP


101655
12997
10973
10975
10974
10971
10972
5th
Railroad
11031
294282
11034
11043
11032
11038
11064
11041
11040
11065
3rd
Church
Add Data
11044
11074

BUFFER MAP



10957
12987
10970
10969
10967
10966
12988
12994
10624
12989
12995
290912
10976
12991
12996
10619
10975
101655
10973
10974
10977
10620
10971
10972
10992
10621
Washington
5th
Lide
11031
294282
11030
10584
Cotton
11034
11043
4th
Railroad
11032
11035
11038
13307
11064
11063
11062
100968
11041
11040
11087
11042
11068
11067
3rd
11052
11049
11047
11044
11073
11072
14813
10495
11046
11075
11053
11061
2nd
11057
11059
11056
11076
11078
11079
14814
10496
1st
11181

City of MOUNT PLEASANT

Public Notice

The City of Mount Pleasant Planning and Zoning Commission will hold a public hearing on **Tuesday, July14, 2026, at 5:30 p.m.** and the City Council will hold a public hearing on **Tuesday, July 21, 2026, at 6:00 p.m.** in the Council Chambers at Mount Pleasant City Hall, 501 N Madison, Mount Pleasant, Texas to consider the following item(s):

Case No: Z-2026-03:

Hold a public hearing and consider a request from Jerry Hearron, on behalf of Tennison United Methodist Church and Mt Pleasant Community Fund, property owners, to rezone an existing church and office building at Mount Pleasant City Block 166, Lots 4R-1 and 4R-2, from Single Family Two (SF-2) to Neighborhood Services (NS) and addressed as 311 N Church St. and 307 E 5th Street.

As an interested property owner within 200 feet of the subject property, you are invited to attend this meeting and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission and/or the City Council please return the completed form below no later than **July 21st, 2026.**

Lynn Barrett, AICP, CPM
Director of Development Services
500 N Madison
Mount Pleasant, TX 75455

Email: lbarrett@mtpleasanttx.gov
Phone: (903) 575-4149

(Please return portion of form below the dotted line)

Case number: Z-2026-03

Please place a check mark on the appropriate line below:

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

____ I am opposed to the request for the reasons listed below

Comments:

Name: Omar A. Jaime

Signature: [signature]

Address: 1429 W. 16th St. Mt. Pleasant, Tx 75455

owner: 405 E. 3rd & 402 E. 4th St.

CITY OF MOUNT PLEASANT

ORDINANCE 2026-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, AMENDING THE CODE OF ORDINANCES CHAPTER 155 ZONING CODE OF THE CITY OF MOUNT PLEASANT, AS HERETOFORE AMENDED FROM SF2 (SINGLE FAMILY 2 DISTRICT) TO NS (NEIGHBORHOOD SERVICES DISTRICT) ON .TWO LOTS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS , the City has received a request from Jerry Hearron, applicant, on behalf of owners Tennison United Methodist Church and Mt. Pleasant Community Fund, for a zoning change from SF-2 (Single Family 2)) to NS (Neighborhood Services) on approximately 4.7 acres, site of an existing church and an office building on two lots, Mount Pleasant City Block 166, Lots 4R-1 and 4R-2, generally located on the north side of 3rd Street, south of 5th Street and west of Church Street, east of the railroad tracks and being more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the Subject Property and incorporated by reference herein; and

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

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

SECTION 1. That the Subject Property shall be used only in the manner and for the purposes authorized by the Mount Pleasant Code of Ordinances Chapter 155, Zoning Code, and the land uses specifically defined in Section 155.26 NS – Neighborhood Services District, as heretofore amended, and as amended herein, by granting this zoning change, and as maybe amended in the future;

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Hundred Dollars* ($200.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Code of Ordinances and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Mount Pleasant in conflict with the provisions of this ordinance be, and the same hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED BY AN AFFIRMATIVE VOTE OF THE CITY COUNCIL, GOVERNING BODY OF THE CITY OF MOUNT PLEASANT, TEXAS, THIS 21ST DAY OF JULY 2026.

____

Wesley Lyon II, Mayor

ATTEST:

____

Candias Webster, City Secretary

APPROVED AS TO FORM AND LEGALITY:

____

Lea Ream, City Attorney

EXHIBIT A

10974
10971
10972
5th
5th
294282
11031
11034
11043
11038
4th
11064
11041
11040
11042
11065
3rd
3rd
Church

Zoning Map

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026
Staff Contact: Kevin Carter, Executive Director
Department: IDC

Subject: **Discuss and consider action on criteria and guidelines for MPEDC's incentive policy.**

Item Summary:

Criteria and Guidelines for MPEDC's incentive policy.

Recommendation(s):

MPEDC board approved on July 9th meeting.

Attachments:

MPEDC-Comprehensive-Guidelines-2026

COMPREHENSIVE GUIDELINES AND CRITERIA FOR ECONOMIC DEVELOPMENT INCENTIVES

I. INTRODUCTION

The Mt. Pleasant Economic Development Corporation (Mt. Pleasant EDC) is dedicated to promoting primary business expansion in the greater Mt. Pleasant area to build a stronger, more diversified economy which increases the economic vitality and wealth of the community.

The Mt. Pleasant EDC is the main economic engine of the City of Mt. Pleasant (City) and works proactively to invest in the future and growth of the community. Mt. Pleasant offers many competitive advantages such as location, workforce and available infrastructure, but when the need arises and when utilized with growing companies with solid business foundations, local incentives can be the key to successful economic growth.

The Mt. Pleasant EDC Comprehensive Guidelines and Criteria for Economic Development Incentives (Guidelines) are not all-inclusive, nor are they intended to provide strict interpretations of economic development incentive offerings; rather, they provide an overview of economic development incentive offerings. These Guidelines are not a contract, expressed or implied, and do not guarantee economic inducement from the Mt. Pleasant EDC or any other offering entity and/or agency in any way.

The Mt. Pleasant EDC, in its sole discretion, reserves the right to unilaterally revise, suspend, revoke, terminate or change any of the Guidelines, in whole or in part, whether described within the Guidelines or elsewhere. These Guidelines supersede and replace all policies and/or manuals previously distributed, made available or applicable to interested parties.

THE MATERIAL PROVIDED BELOW IS FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE INTERPRETED AS A COMMITMENT FROM ANY OFFERING ENTITY AND/OR AGENCY. THE MT. PLEASANT EDC DOES NOT CONTROL THE ELIGIBILITY REQUIREMENTS OF SAID OFFERING ENTITIES AND/OR AGENCIES.

IN THE EVENT A CONFLICT ARRISES BETWEEN THESE POLICIES AND CHAPTERS 501 AND 504 OF THE TEXAS LOCAL GOVERNMENT CODE, TEXAS LOCAL GOVERNMENT CODE SHALL GOVERN.

II. CRITERIA FOR ECONOMIC DEVELOPMENT INCENTIVES

Chapter 501, Subchapter C, Sections 501.101 through 501.108 of the Texas Local Government Code prescribe what projects are authorized uses of funds by the Mt. Pleasant EDC. The most relevant sections for the Mt. Pleasant community include the following:

Section 501.101 – Projects Related to Creation or Retention of Primary Jobs

- Crop Production
- Animal Production
- Forestry and Logging
- Commercial Fishing
- Support Activities for Agriculture and Forestry
- Mining
- Utilities
- Manufacturing
- Information (excluding motion picture theaters and drive-in motion picture theaters)
- Securities, Commodity Contracts, and other Financial Investments and Related Activities; Insurance Carriers and Related Activities; Funds, Trusts and other Financial Vehicles
- Architectural, Engineering, and Related Services; Computer System Design and Related Services; Management, Scientific and Technical Consulting Services; Scientific Research and Development Services; Other Professional, Scientific, and Technical Services
- Management of Companies and Enterprises
- Telephone Call Centers
- Correctional Institutions
- National Security, for the corresponding index entries for Armed Forces, Army, Navy, Air Force, Marine Corps and Military Bases
- Transportation and Warehousing
- Wholesale Trade

A project must also be found suitable by the Mt. Pleasant EDC Board of Directors (Board) and the Mt. Pleasant City Council for the development, retention or expansion of the following:

- Manufacturing and Industrial Facilities
- Research and Development Facilities
- Military Facilities, including Closed or Realigned Military Bases
- Distribution Centers
- Small Warehouse Facilities Capable of Serving as Decentralized Storage and Distribution Centers
- Primary Job Training Facilities for Use by Institutions of Higher Education
- Regional or National Corporate Headquarter Facilities

Section 501.102 – Projects Related to Certain Job Training

In this Section, "project" includes job training required or suitable for the promotion of development and expansion of business enterprises only if the enterprises commit in writing to 1) create new jobs that pay wages at least equal to the prevailing wage for the applicable occupation in the Mt. Pleasant labor market area; and 2) increase its payroll to pay wages at least equal to the prevailing wage for the applicable occupation in the Mt. Pleasant labor market area.

The Mt. Pleasant EDC may provide economic development incentives for job training offered through a business enterprise only if the business enterprise has committed in writing to 1) create new jobs that pay wages that are at least equal to the prevailing wage for the applicable occupation in the local labor market area; or 2) increase its payroll to pay wages that are at least equal to the prevailing wage for the applicable occupation in the local labor market area.

Section 501.103 – Certain Infrastructure Improvement Projects

In this Section, "project" includes expenditures found suitable by the Mt. Pleasant EDC's Board for infrastructure necessary to promote or develop new or expanded business enterprises, limited to 1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements and related improvements; and 2) telecommunications and internet improvements.

III. VALUE OF ECONOMIC DEVELOPMENT INCENTIVES PROVIDED

Economic development incentives include a variety of tools intended to stimulate investment and job creation in a community. These tools help bridge gaps for individuals and industry by assisting businesses of all sizes. Incentives are not just for recruiting new businesses to the community. They also aid existing businesses and new startup companies. Incentives come in a variety of shapes and sizes, but they are typically allocated to primary businesses. A primary business is defined as a company for which most of its products and/or services are ultimately exported to regional, statewide, national or international markets, thereby introducing new monies into the local economy and creating wealth. Primary businesses have significant multiplier impacts and create the most economic impact.

Incentives of Monetary Value

Incentives may be provided to qualifying entities engaging in capital investment and primary job creation within the community. A primary job is defined as a position available at a business for which most of its products and/or services are ultimately exported to regional, statewide, national or international markets thereby infusing new dollars into the local economy. Traditional incentives may take the form of cash, land and improvements, infrastructure development and workforce training assistance. Incentives may be tailored so they provide up-front direct assistance or long-term, ongoing benefits.

Funding commitments by the Mt. Pleasant EDC are based on several factors including capital investment and the number and wage of the primary jobs to be created/retained because of the project. The following provides information related to the level of funding a project may receive given its level of investment and job creation/retention:

CAPITAL INVESTMENT	+	FULL-TIME PRIMARY FTE'S CREATED/RETAINED	+	AVERAGE GROSS WAGE PER FTE	=	INCENTIVE PER FTE
≥ $250,000		≥ 5		≥ $30,000		Up to $7,5000
≥ $500,000		≥ 5		≥ $40,000		Up to $10,000
≥ $1,000,000		≥ 10		≥ $50,000		Up to $12,500
≥ $2,000,000		≥ 10		≥ $60,000		Up to $15,000

IV. PROCEDURAL GUIDELINES

Any applicant desiring the Mt. Pleasant EDC to consider providing economic development incentives to encourage location or expansion within the Mt. Pleasant area shall be required to comply with the following procedural guidelines. Nothing within these guidelines shall imply or suggest the Mt. Pleasant EDC is under obligation to provide any incentive to any applicant.

A. Application

To apply for economic development incentives complete "Mt. Pleasant EDC Application for Economic Development Incentives" attached to this policy as Exhibit A and available via the Mt. Pleasant EDC's website, www.MPEDC.org. The application must be submitted to the Mt. Pleasant EDC and any person or company requesting economic development incentives shall comply with the following procedure:

1. The applicant will submit a completed application for the requested incentives utilizing the application outline provided by the Mt. Pleasant EDC and attached to this policy as Exhibit A, and available at the website above.
2. The applicant will address all applicable criteria set forth in this policy and the application.
3. The applicant will provide a plat, map or survey showing the location of the property and the proposed project.
4. The applicant will provide a legal description of the property; the name, address, phone number, of the owner of the property; the tenants or proposed tenants, if any; and state whether the property is to be owner occupied or leased.

5. The applicant will describe in detail the proposed project and the type of economic development incentives requested.
6. The application will be submitted by mail or hand delivery to 302 N. Jefferson, Suite 101, Mt. Pleasant, TX 75455 or via email.
7. The Mt. Pleasant EDC will review the economic development incentive request and may request additional information from the applicant prior to considerations by the Mt. Pleasant EDC Board and Mt. Pleasant City Council. Failure to timely submit any additionally requested information will cause the application to be rejected and will be deemed withdrawn by the applicant without further action by Mt. Pleasant EDC.
8. The Mt. Pleasant EDC Board and Mt. Pleasant City Council will review the requested incentive request pursuant to this policy and recommendations by the Mt. Pleasant EDC staff.
9. When necessary, under this policy the Mt. Pleasant EDC Board and Mt. Pleasant City Council will, at a regular meeting and when allowed by law at a special meeting, consider proposed economic development incentive agreement.
10. Information submitted by the applicant regarding the requested incentive is confidential to the extent allowed by law.

B. Application Review

1. All information submitted as detailed above will be reviewed by the Mt. Pleasant EDC for completeness, accuracy and the rationale for projections made. Additional information may be requested as needed.
2. If applicable, the application will be distributed to the appropriate departments for internal review and comments. Additional information may be requested as needed.
3. If necessary, copies of the complete application package will be provided to the other appropriate taxing entities.

C. Consideration of the Application

1. After review by the Mt. Pleasant EDC, staff may then meet with the applicant to negotiate terms of the incentives that may be offered.
2. Prior to approval of an economic development incentive agreement, the economic incentive request may be scheduled for review by the Mt. Pleasant EDC Board and Mt. Pleasant City Council in an executive session meeting. All necessary legal documents will be considered for approval following evaluation of all relevant staff and review team recommendations and reports.

For tax abatements, additional steps, including a public hearing, must be incorporated into the process. These procedures are mandated by Texas law and are detailed in the Property Redevelopment and Tax Abatement Act.

V. AGREEMENTS

Any agreement relating to a project must be for the benefit of the Mt. Pleasant EDC and must provide that if a default occurs in the payment of the principal of or the interest or premium on the bonds or in the performance of any agreement contained in a proceeding, mortgage or instrument, the payment or performance may be enforced by
1) mandamus; or 2) the appointment of a receiver in equity with the power to A) charge and collect rents, purchase price payments and loan payments; and B) apply the revenue from the project in accordance with the resolution, mortgage or instrument.

The Mt. Pleasant EDC may not provide a direct incentive to, or make an expenditure on behalf of, a business enterprise under a project unless it enters into a performance agreement with the business enterprise. The performance agreement must 1) provide, at a minimum, for a schedule of additional payroll or jobs to be created or retained and capital investment to be made as consideration for any direct incentives provided or expenditures made under the agreement; and
2) specify the terms under which repayment must be made if the business enterprise does not meet the performance requirements specified in the agreement.

VI. IMPACT ANALYSIS

The Mt. Pleasant EDC reserves the right to perform an economic impact analysis for any project to determine the impact the project will have on the community. If deemed necessary, this analysis will be made before an economic development incentive is offered to the applicant.

VII. NEGOTIATION PROCESS

The initial contact and preliminary discussions relating to available economic development incentives is to be between the authorized representatives of the applicant and the Mt. Pleasant EDC.

All negotiations for economic development incentives shall be between the authorized representative(s) of the applicant and the Mt. Pleasant EDC, and other city and county officials, if applicable.

The EDC Board and Mt. Pleasant City Council's decision shall be based upon an evaluation of the criteria that each applicant has addressed in narrative format in their application.

INDEX OF ECONOMIC DEVELOPMENT TOOLS

Local Organization Tools

The Mt. Pleasant area has many other incentives offered by a myriad of partner entities who all play a vital role in the growth and development of the community. These development partners include the City of Mt. Pleasant, Titus County, Public School Districts and Northeast Texas Community College and select special governmental districts within the immediate area.

Ad Valorem Tax Abatement & Exemptions (Chapter 312)

Chapter 312 of the Texas Local Government Code allows cities and counties to provide tax abatement and ad valorem limitation on the value of the project. Taxing entities in the Mt. Pleasant area are able to consider tax abatements on a case-by-case basis. The Mt. Pleasant EDC will guide the applicant through the process with each taxing entity.

Ad Valorem Tax Value Limitation

Chapter 403 of the Texas Tax Code allows Texas school districts to cap the taxable value of property for 10 years. The cap applies only to the maintenance and operations (M&O) portion of school taxes (the cap does not apply to the portion of the school tax rate that goes toward debt).

Chapter 380/381 Agreements

Chapter 380/381 of the Texas Local Government Code allows cities and counties, to provide incentives encouraging developers to build in their jurisdictions. A city and/or county may administer and develop a program to make loans and incentives of public money to promote state or local economic development and to stimulate, encourage, and develop business location and commercial activity in their county. The Mt. Pleasant EDC will guide the applicant through the process with each taxing entity.

Texas Enterprise Zone (EZ) Program

The EZ program not only applies to the City of Mt. Pleasant but also other governmental entities including Titus County and Northeast Texas Community College.

State of Texas – Office of the Governor, Economic Development & Tourism Tools

Texas Enterprise Fund (TEF)

The TEF is a cash grant used as a financial incentive tool for projects that offer significant projected job creation and capital investment where a single Texas site is competing with another viable out-of-state option.

Governor's University Research Initiative (GURI)

The GURI grant program was enacted in 2015 with a goal to bring the best and brightest distinguished researchers in the world to Texas. The GURI grant program is a matching grant program that assists eligible institutions of higher education in recruiting distinguished researchers.

Product Development and Small Business Incubator Fund (PDSBI)

The PDSBI is a revolving loan program financed through original bond issuances that aids in the development, production and commercialization of new or improved products and fosters and stimulate small business in Texas. Loan proceeds can be used for a broad range of capital and operating expenditures including property, plant, and equipment which can be amortized over the life of the asset.

State of Texas – Texas Workforce Commission Tools

Skills Development Fund

The Skills Development Fund provides local customized training opportunities for Texas businesses and workers to increase skill levels and wages of the Texas workforce. The Texas Workforce Commission (TWC) funds for the program. Funds are best used when there is collaboration among businesses, public community and technical colleges, Workforce Development Boards and economic development partners.

Skills for Small Business Program

Skills for Small Business finances the design and implementation of customized job training programs for newly hired employees of small businesses. Administered by the TWC, the Skills for Small Business program supports businesses with fewer than 100 employees, emphasizes training for new workers, and helps upgrade the skills of incumbent workers.

The Self Sufficiency Fund

The Self Sufficiency Fund provides community and technical colleges access to training dollars to support high-quality customized training projects statewide. Colleges strengthen their position as economic development assets, businesses gain a more highly trained workforce, workers upgrade their skills, and the Texas economy grows more competitive. The Self-Sufficiency Fund supports training primarily for low-income individuals and those receiving public assistance achieve self-sufficiency and independence.

State of Texas – Other Organizational Tools

Texas Capital Fund Infrastructure / Real Estate Programs

The Texas Capital Fund Infrastructure / Real Estate Programs are economic development tools designed to provide financial resources to non-entitlement communities. Funds can be utilized for public infrastructure needed to assist a business that commits to create and/or retain permanent jobs, primarily for low - moderate income persons.

The Capital Access Program

The Capital Access Program was established to increase the availability of financing for businesses and nonprofit organizations that face barriers in accessing capital or fall outside the guidelines of conventional lending. Use of proceeds may include working capital or the purchase, construction, or lease of capital assets, including buildings and equipment.

Texas Historic Preservation Tax Program

The state historic tax credit offers applicants a credit of up to 25% of eligible rehabilitation costs for buildings listed in the National Register of Historic Places, the Recorded Texas Historic Landmarks, and Texas State Antiquities Landmarks registries. The program is administered jointly by the Texas Historical Commission in cooperation with the Texas Comptroller of Public Accounts. The Federal Historic Preservation Tax Incentive Program also offers a 20% tax credit for rehabilitation of historic buildings.

Federal Tools

Health Resources and Services Administration – Rural Health Grants

The Health Resources and Services Administration provides rural health grants to fund rural hospitals, health centers, and local clinics for underserved people.

US Department of Housing and Urban Development (HUD)

HUD supports childcare facilities near or within public housing.

National Endowment for the Arts

The National Endowment for the Arts offers many incentives for art projects. Funding is specifically for projects, which can consist of one or more specific events or activities. Projects can be new or existing and range in size. Their programs include Art Works, Challenge America, and Our Town.

US Department of Health and Human Services

The Office of Child Care has several funding programs for child care facilities.

US Department of Energy Grants

The US Department of Energy supports a number of grant, loan, and financing programs that support businesses. These programs are not limited to energy-related projects and include a range of small business and other support programs.

US Economic Development Administration (EDA) Grants

The EDA accepts applications from rural and urban areas to provide investments that support construction, non-construction, technical assistance, and revolving loan fund projects under EDA's Public Works and Economic Adjustment Assistance programs. Incentives under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches.

US Department of Commerce – Market Developer Cooperator Program – International Trade Administration

This program is designed to build partnerships by providing federal assistance to organizations involved in export promotion. The program can support tourism initiatives to promote international visitors in communities outside of federal lands.

US Department of Agriculture (USDA) – Community Facilities Direct Loan & Grant Program

This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial, or business undertakings.

USDA – Resource Conservation and Development Program

This program provides technical and limited financial assistance to Resource Conservation & Development Councils with development projects, including heritage tourism and related business development.

USDA – Rural Microentrepreneur Assistance Program

This program provides loans and incentives to Microenterprise Development Organizations to microenterprise startups and growth through a Rural Microloan Revolving Fund as well as provides training and technical assistance to microloan borrowers and microentrepreneurs.

USDA – Rural Development Incentives

Community Programs provide incentives to assist in the development of essential community facilities in rural areas and towns of up to 20,000 population.

City of Mt. Pleasant Incentives for Growth

Section 1.
Introduction & Goals

It is the intent of this Policy to provide guidelines and criteria, requirements, and procedures to evaluate and approve any Incentives deemed necessary by the City for the furtherance of its economic development and community goals.

This Policy shall include provisions for Tax Abatement or sales tax rebates, as well as use of sales tax funds, general funds of the City, and any other resources as approved by the Council. Incentives may be considered for both new facilities and for the Expansion or Modernization of existing Facilities and structures.

Nothing herein shall imply or suggest that the City is under any obligation to provide any Incentive to any Applicant. The Council retains the right to evaluate applications and grant Incentives, if any, as deemed appropriate on a case-by-case basis without the necessity of amending any contrary provisions of this Policy. Following are the goals of this Policy:

1.1. When in the best interests of the City, provide Incentives to existing businesses that will enhance the commercial viability and sustainability of existing commercial properties in the City;

1.2. When in the best interests of the City, provide Incentives to the extent necessary to attract desired businesses or developers to invest in the City;

1.3. Encourage development and / or redevelopment of targeted areas in the City;

1.4. Create employment opportunities for residents of the City;

1.5. Increase the non-residential ad-valorem tax and / or sales and use tax revenue base for the City; and

1.6. Ensure that all policies, procedures and any resulting Performance Agreements related to the provision of Incentives to stimulate economic development shall comply with all applicable state statutes.

Section 2.
Definitions

The following definitions shall apply to the terms used in this Policy. Agreement:

Shall mean a Performance Agreement as defined herein.

Agreement in Principle (AIP): Shall mean a non-binding draft of performance requirements of a Project and any Incentives to be offered by the City.

Applicant: Shall mean the Property owner or business occupant signing the Incentives Application.

Application: Shall mean the Incentives Application as maintained by Staff.

Appraisal District: Shall mean the Titus County Appraisal District.

Base Year Value: Shall mean the assessed value of the Facility on the 1st of January preceding the execution of a Performance Agreement.

Benefits: Any combination of group benefits for health care, dental care, vision care, disability insurance, or life insurance.

Code Violations: Shall be as defined in the City's adopted building or zoning codes.

Construction Costs: The cost of permits, fees, construction materials, and installation labor. All other associated costs are deemed excluded, including, but not exclusively, the following costs: design, engineering, construction document preparation, bidding, and construction financing.

Council: The City Council of the City. County:

Shall mean Titus County, Texas.

City Manager: Shall mean the City Manager or his or her designee.

Effective Date: The date this Policy was approved by the Council.

Employee, Full-Time: Shall mean any employee of the company that regularly works a minimum of thirty (30) hours per week.

Employee, Part-Time: Shall mean any employee that regularly works less than thirty (30) hours a week.

Employees, Full-Time Equivalent (FTE): Shall mean the number of employees equivalent to full-time employees, e.g. two part-time employees working 20 hours each is equal to one full-time employee.

Expansion: Shall mean the addition of buildings, structures, fixed equipment or machinery for the purpose of increasing production capacity.

Facility: Shall mean the Property, building and Improvements.

Grants: Funds provided by the City for a particular Project in accordance with this Policy.

Impact Fees: Fees (if any) adopted by the City in accordance with Chapter 395 of the Texas Local Government Code.

Improvements: Shall mean the New Construction or Modernization of buildings, interiors, site work, Public Works Improvements, parking and drives, landscaping, irrigation, lighting and specifically excluding land and / or Business Personal Property.

Incentives: Shall be as defined in Section 5 herein.

Minimum Performance Requirements: Shall be as defined in Section 6 herein.

Modernization: Shall mean the replacement and upgrading of existing facilities which increases the productive input or output, updates the technology, or substantially lowers the unit cost of the operation, and extends the economic life of the Facility. This shall not include reconditioning, refurbishing, repairing or completion of deferred maintenance on the Facility or its equipment.

New Construction: Shall mean the first-time construction of Improvements utilizing newly purchased materials, and specifically excluding any remodeling or renovations undertaken after issuance of the first Certificate of Occupancy.

Payroll: The company's total expenditures for all employees for the month immediately preceding the Application, multiplied by twelve (12).

Performance Agreement: Shall mean a written agreement summarizing the performance requirements of a business or developer and the Incentives to be provided by the City upon fulfillment of those performance requirements (e.g Tax Abatement Agreement, Chapter 380 Agreement).

Policy: Shall mean this Incentives Policy.

Project: The initiative or investment to be provided in accordance with the performance standards of any Performance Agreement providing Incentives.

Property: Shall mean the physical parcel of land for which Incentives are being granted.

Property – Business Personal: Shall mean the tangible and movable items used in the course of business not permanently affixed to, or part of, the real estate. Examples of Business Personal Property (BPP) include: furniture, machinery and equipment, computers, vehicles, inventory and supplies.

Property - Real: Shall mean the Property and the Improvements constructed on the Property.

Public Works Improvements: Shall mean improvements that upon completion and acceptance shall be owned and maintained by the City. (e.g. water, sewer, streets, drainage)

Recapture (aka Claw-back): A provision in a Performance Agreement that states how and to what extent any Incentives provided must be paid back to the City if the required performance criteria are not met.

Staff: The City Manager or his/her designee.

Tax Abatement: Shall mean the full or partial exemption from paying ad valorem taxes on real property or tangible personal property in accordance with provisions of Chapter 312 of the Texas Tax Code.

Tax Abatement Agreement: Shall mean an agreement to provide Tax Abatement as authorized by Chapter 312 of the Texas Tax Code. It may also be referenced herein as a Performance Agreement.

Tax Increment Reinvestment Zone (TIRZ): Shall mean those zones allowed under Chapter 311 of the Texas tax code that may be created by the city to use the increased tax value of lard from development toward financing public improvements in the reinvestment zone an must meet set criteria defined by law and with agreements with other entities for participation, if any and governed by a TIF Board..

Section 3.
General Eligibility

The following shall establish the minimum eligibility for receiving Incentives identified in this Policy.

3.1. Properties: Only properties meeting the following requirements at the time an Application is submitted shall be eligible to receive Incentives outlined by this Policy.

3.1.1. Within the City: Property must be located within the City's municipal boundaries unless provisions for annexation into the City are part of the Performance Agreement.

3.1.2. Zoning: Property must be zoned for the proposed uses or will be prior to approval.

3.1.3. Taxes: Property shall be in good standing as it relates to taxes due to the City.

3.1.4. Liens: Property shall be in good standing as it relates to any liens held by the City.

3.1.5. Ownership: Property owners must provide sufficient proof of ownership.

3.1.6. Code Violations: Property must not have any outstanding code violations with the City.

3.1.7. Construction Commencement: Construction for the Facility must not have commenced prior to the approval of a Performance Agreement.

3.2. Businesses: Only businesses meeting the following requirements shall be eligible to receive Incentives outlined by this Policy.

3.2.1. Taxes: The business shall be in good standing as it relates to taxes due to the City.

3.2.2. Property Owner Approval: Businesses, if not the owner of the property to be occupied, must provide a copy of their lease agreement and support of the Incentives Application from the Property owner prior to City approval of the Application.

3.2.3. Length of Operations: Existing businesses must have maintained operations in the City for two (2) years consecutively in order to receive Incentives.

3.3. Statutory Limitations: It is the intent of the City to comply with all statutory limitations on the use of any public funds for the purposes identified herein.

Section 4.
Priorities

The City has determined that the following are priorities for the Incentives potentially granted pursuant to this Policy. The evaluation of the merits of any Application shall take into consideration whether or not the Application also meets these priorities.

4.1. Geographic Areas: The following are the City's preferences for providing Incentives in geographic areas of the City.

4.1.1. High Priority:

A. Properties within any of the City's Tax Increment Reinvestment Zones, Downtown or corridor overlays.

4.2. Businesses: The following are the City's preferences for providing Incentives to certain types of businesses in the City.

4.2.1. High Priority:

A. High quality full-service restaurants and hotels;

B. Experiential retail that is family-friendly and will attract visitors to Mount Pleasant to enjoy a unique experience;

C. Small employers with high-paying jobs;

D. Businesses that generate high-paying jobs;

E. Businesses that have a limited impact on the natural environment;

F. Technology services;

G. igh sales tax generators; and

H. Specialized Medical/Health Serices.

Section 5.
Incentives

Following are Incentives that the City, on a case-by-case basis, could consider granting for specific Projects depending on the merits of the Project. Incentives, including Tax Abatement, are available to new Facilities and structures and the Expansion and Modernization of existing Facilities and structures. This shall include the redevelopment of existing properties. Any Incentives provided pursuant to this Policy shall not reduce the Base Year Value of the Facility.

5.1. <u>Financial – Ad Valorem Taxes</u>: The City may consider granting the following Incentives relative to Ad Valorem Taxes.

5.1.1. <u>Real Property Tax</u>: The City may consider abating the taxes on Real Property by approval of a Tax Abatement Agreement or by approval of a Performance Agreement granting back Real Property taxes paid to the City.

5.1.2. <u>Business Personal Property Tax</u>: The City may consider abating the taxes on Business Personal Property by approval of a Tax Abatement Agreement or by approval of a Performance Agreement granting back Business Personal Property taxes paid to the City.

5.1.3. <u>Tax Stabilization / Incremental Increase</u>: In a situation where an existing Facility may be Expanded or Modernized, the City may consider stabilizing the ad valorem taxes collected as of the date of completion and / or an incremental yearly increase to market rates. This shall be accomplished by granting back the increase in taxes paid to the City.

5.1.4. <u>Agricultural Exemption</u>: The City may consider granting back all or a portion of the Ag Exemption City taxes due at the time of development.

5.2. <u>Financial – Sales Tax Grants / Reimbursements</u>: Through approval of a Performance Agreement, the City may provide Grants of all or a portion of the following sales and use taxes. Where the Project is a retail development, for the purposes of evaluating and granting incentives in accordance with this Policy, sales and use taxes shall be measured net of any business relocations occurring within the City. i.e. if a retail business is currently operating in the City, and relocates to the new development, its current sales taxes shall be excluded from the calculation of new sales taxes generated.

5.2.1. <u>General Fund Sales Tax</u>: The sales and use taxes going to the City's General Fund.

5.3. <u>Financial - Fee Reductions / Credits</u>: The City may consider the reduction, credit or reimbursement of all or a portion of the following fees. This shall not include any charges by third-parties assisting the City with implementation of services provided by the fees unless so provided in an approved

Performance Agreement.

5.3.1. Park Dedication Fee: Fee, if any, charged for the improvement of park systems in the City.

5.3.2. Building Permit Fee: Fee, if any, related to the review of non-Public Works construction plans and building plans required for the issuance of a building permit.

5.3.3. Plan Review Fee: Fee, if any, related to the review and administrative processing of construction plans for Improvements

5.3.4. Inspection Fee: Fee, if any, related to the inspection of the Improvement

5.3.5. Sales, Lease or Exchange of Land or Buildings: The City recognizes that the sale and conveyance, lease, or exchange of certain property owned by the City may meet the objectives identified in this Policy. In accordance with State Law, the City may consider the sale, lease or exchange of land without the necessity of accepting written bids pursuant to a published notice and at or below market value to further the objectives identified herein.

5.3.6. Free / Reduced-Cost Land: Any provision where the City provides free or reduced-cost lands to the Applicant.

5.3.7. Free / Reduced-Cost Building: Any provision where the City provides a free or reduced-cost building to the Applicant.

5.3.8. Land Lease: Any provision where the City leases rights to City-owned land to the Applicant to allow construction of their Facility.

5.4. Infrastructure Assistance: The City may consider the following infrastructure assistance Incentives.

5.4.1. Water Line Extensions: Participation in a portion of the costs of extending water distribution lines to the Facility.

5.4.2. Sewer Line Extensions: Participation in a portion of the costs of extending sanitary sewer lines to the Facility.

5.4.3. Roadway Improvements: Participation in a portion of the costs of roadway improvements serving the Facility.

5.4.4. Storm Drainage Improvements: Participation in a portion of the costs of storm drainage improvements at or downstream of the Facility.

5.5. Economic Development District Establishment: In instances where the Project is of a significant scope and scale, the City may consider the establishment of unique economic development districts (e.g. Tax Increment Reinvestment Zone, Public Improvement District).

5.6. Support for State Incentives: The City may consider providing support for the Project in the application and processing of State of Texas incentives.

5.7. Support for Federal Incentives: The City may consider providing support for the Project in the application and processing of Federal incentives.

Section 6.
Minimum Performance Requirements

The following shall identify the Minimum Performance Requirements for each project classification. These requirements are new construction, revenues or employees attributable to the Project.

Project Classification	Min. New Construction Cost	Min. New FTE Employees	Min. New Taxable Sales[1]	Notes / Examples
Corporate	$1,750,000	15	-	• Significant office uses,e.g. Corporate HQ or regional HQ
Health Svcs	$2,000,00	10	-	• Significant health benefit to community
Industrial	$3,000,000	25	-	• Owner occupied, industrial / logistics business
Retail	$4,500,000-	25	$8,000,000	• Big box retail or other unique offerings
Hotel / Conf. Center	$3,000,000	15-	-	• Hospitality or entertainment venues including hotels and conference centers
Development	$6,000,000	15-	$1,000,000	• New development

[1]Generated annually

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026
Staff Contact: Guadalupe Herrera, Library Director
Department: Library

Subject: **Discuss and consider Ordinance 2026-18 a budget amendment for a $2,500 grant from the Texas Book Festival.**

Item Summary:

The Mount Pleasant Public Library has been awarded a grant from the Texas Book Festival. With the grant funds, we plan to purchase nonfiction, graphic novels, picture books, and Spanish Chapter books.

Financial Impact:

Increase allocations in the Fiscal Year 2025-2026 Budget for Grant Income and Expenses in the Library Grants Fund. This will allow the grant money to be added and expended from the books.

Recommendation(s):

Motion to approve Ordinance 2026-18 amending the fiscal year 2025-2026 budget for library grant funds.

Attachments:

MP City Council Agenda Item Memo July 9 2026
Ordinance 2026-18 Amending Budget-Texas Book Festival

Item No. _2026-18____

Memorandum

TO: Mayor, Mayor Pro Tem & City Council

FROM: *Lupe Herrera and Rebecca Elliot*

SUBJECT: *Presentation and Consider Ordinance 2026-18 a Budget amendment for a $2,500.00 grant from the Texas Book Festival Grant.*

DATE: *July 21, 2026*

BACKGROUND: *The Mount Pleasant Public Library has been awarded a grant from the Texas Book Festival. With the grant funds, we plan to purchase new juvenile books for our young reads. Many of the books purchased will be nonfiction, graphic novels, picture books, and Spanish chapter books.*

STATUS OF ISSUE: *The funds have been received in the form of an check. The budget modifications is awaiting Council approval.*

BUDGET: *The funds awarded from this grant will be used to purchase new juvenile books with a large focus on nonfiction, graphic novels, and Spanish chapter books.*

This budget amendment will increase allocations in the Fiscal Year 2025-2026 Budget for Grant Income and Expense in the Library Grants Fund. This will allow the grant money to be added and expended from the books.

OPTIONS: *Motion to approve Ordinance 2026-18 amending the fiscal year 2025-2026 budget for library grant funds.*

RECOMMENDATION: *Staff recommends the approval Ordinance 2026-18 amending the fiscal year 2025-2026 budget for library grant funds.*

CITY OF MOUNT PLEASANT, TEXAS
ORDINANCE 2026-18

AN ORDINANCE OF THE CITY OF MOUNT PLEASANT, TEXAS AMENDING ORDINANCE 2025-17 APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026 TO AMEND ADOPTED EXPENDITURES OF THE BUDGET; DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Pleasant. Texas is a home rule city under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Mount Pleasant previously approved Ordinance 2025-17 on September 16, 2025, officially adopting the Official Budget of the City for Fiscal Year 2025-2026; and

WHEREAS, the City Council of the City of Mount Pleasant desires to amend Ordinance 2025-17, thereby amending the 2025-2026 Official Budget of the City, as attached hereto as Exhibit A

WHEREAS, the City Council of the City of Mount Pleasant desires to amend the budget to add allocations to the Library Grants fund for a scholarship received from Texas Book Festival.

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

SECTION 1. That the 2025-2026 Official Budget, adopted by Ordinance 2025-17, is hereby amended by the City Council of the City of Mount Pleasant, by the amounts attached hereto in Exhibit A.

SECTION 2. That except as amended hereby, or as heretofore amended, the provisions of Ordinance 2025-17 shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance, or any part or provision thereof other than the part decided to be invalid, illegal or unconstitutional.

DULY PASSED AND APPROVED by the City Council of the City of Mount Pleasant, Texas on the 21th day of July, 2026.

APPROVED:	**ATTEST:**
Wesley Lyon, Mayor	**Candias Webster, City Secretary**

BUDGET AMENDMENT REQUEST
FISCAL YEAR 2025-2026

I am requesting that to make necessary Line Item adjustments to my 2025-2026 Budget as follows:

Purpose:

The Mount Pleasant Public Library has been named a recipeint of the Texas Book Festi

INCREASE

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
408-56100	Grant Revenue	$2,500.00

INCREASE

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
408-62200-508	Other supplies	$2,500.00

Guadalupe Nepper — 7/9/2026 — Library

Department Director — *Date Signed* — *Department*

Finance Department Certification of Available Funds — *Date Certified*

I FIND THAT THIS TRANSFER OF FUNDS IS FOR CITY PURPOSES AND IS AN APPROPRIATE REQUEST.

City Manager — Date Approved

Date Posted by Finance

Ordinance Number

AGENDA ITEM REPORT

Meeting: City Council - Jul 21 2026
Staff Contact: Rob Vine, City Manager
Department: Administration

Subject: **City Manager's Report**

Attachments:

Animal Control June 2026
Airport June 2026
Building June 2026
Civic Center June 2026
Code June 2026
Fire June 2026
Library June 2026
Planning June 2026
Police June 2026
Public Work June 2026
Utilities June 2026

CITY OF MT. PLEASANT ANIMAL CONTROL

CALENDAR MONTHLY REPORT 2026

June

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	44	50	-12%	314	108	726	-412	-57%
Animal Bite Reports	2	1	100%	15	5	17	-2	-12%
Warnings Issued	4	2	100%	32	4	26	6	23%
Citations Issued	18	17	6%	116	17	90	26	29%
Complaints filed with Court	0	7	-100%	76	7	132	-56	-42%
Animals Delivered to Shelter	**2026 This Month**	**Prior Month**	**2026 Total YTD**	**% of all Impounds for all 2024 Year**	**2025 This Month**	**2025 Total YTD**	**# YTD + or -**	**2026 % Change YTD From 2025**
Animal Control	30	27	142	18%	30	156	-14	-9%
Mount Pleasant Public	45	53	251	33%	96	582	-331	-57%
Titus County Public	85	52	315	41%	68	368	-53	-14%
Pittsburg Public	9	9	46	8%	12	84	-38	-45%
Gilmer Public	8	0	15	2%	0	13	2	15%
Total Delivery Activity	180	142	769	100%	207	1203	-434	-36%
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	10	9	11%	48	12	51	-3	-6%
Animals Adopted	28	49	-43%	216	48	252	-36	-14%
Animals given to Rescue Org's	32	22	45%	180	80	289	-109	-38%
Animals Euthanized	107	39	174%	298	99	370	-72	-19%
Animal Died Natural Causes	12	2	500%	17	6	18	-1	-6%
Total Animals Released	192	121	59%	765	246	1208	-443	-37%
Animals Chipped*	42	61	-31%	213	64	535	-322	-60%
Adoption without Fee	5	17	N/A	44	6	64	-20	-31%
Adoption Fees Received	$1,328	$ 2,378	N/A	$12,913	$2,998	$13,259	-$346	-3%

*6 Microchips-non adoptions

AIRPORT MONTHLY REPORT

Jun-26

Item/Activity	This month	Total YTD	This Month Year Ago	Total Year Ago
AIRPORT OPERATIONS	592	5628	608	5192
Fixed Wing Reciprocating - Single	328	3472	398	3276
Fixed Wing Reciprocating - Twin	114	550	44	458
Fixed Wing Turboprop	46	454	38	274
Fixed Wing Jet	40	556	68	566
Helicopter	64	596	60	618
BASED AIRCRAFT				
	138		140	
SALES				
Total Fuel Sale (Gals)	**13,426**	**156,623**	**13,347**	**142,003**
100LL Fuel Sold (Gals)	5,384	48,714	5,274	45,789
Jet Fuel Sold (Gals)	8,042	107,910	8,073	96,214
Revenue	**$97,437.79**	**$1,017,210.99**	**$76,778.62**	**$833,872.05**
Total Fuel Sale ($)	$80,626.22	$816,344.74	$62,060.48	$651,712.23
Aviation Oil w/o tax($)	$939.09	$11,445.15	$983.67	$7,975.99
Misc Sales w/o tax($)	$0.00	$235.16	$9.47	$213.18
Rental / Lease Income ($)	$15,795.00	$189,185.95	$13,725.00	$173,970.65

Accounting	
Sales Tax Collected ($)	$77.48
Cash Sales Including Tax ($)	$425.00
Deposits ($)	$425.00
Cash on Hand ($)	$100.00

COMMENTS

PRINT DATE: 1-Jul-26

BUILDING/PLANNNG & DEVELOPMENT MONTHLY REPORT
JUNE 2025-2026

ITEM--ACTIVITY	THIS MONTH	TOTAL YTD	THIS MO YR AGO	TOTAL YR AGO
**** PERMITS ****				
New Residential	2	9	4	10
Residential Add On or Remodel	0	42	6	33
New Commercial	0	11	0	3
Commercial Add On or Remodel	2	24	1	9
New Multi-Family	0	1	1	1
New Duplex	0	0	0	0
Other Permits	37	335	55	474
Certificates of Occupancy	6	35	1	38
Non Profit Special Event Permits	1	4	1	13
Special Event Permits	0	0	0	0
TOTAL PERMITS / LICENSES	**48**	**461**	**69**	**581**
****VALUE****				
Commercial Add On or Remodel	$ 100,457.00	$ 2,194,337.00	$ 700.00	$ 3,073,510.20
New Commercial Value	$ -	$ 15,263,934.70	$ -	$ 20,212,159.40
New Multi-Family	$ -	$ 3,600,000.00	$ 29,557,388.00	$ 29,557,388.00
New Town Homes	$ -	$ -	$ -	$ -
New Duplex	$ -	$ -	$ -	$ -
TOTAL VALUE	**$ 100,457.00**	**$ 21,058,271.70**	**$ 29,558,088.00**	**$ 52,843,057.60**
**** INSPECTIONS ****				
Residential Bldg	76	236	75	737
Commercial Bldg	67	711	50	412
Grease Traps	22	191	17	199
TOTAL INSPECTIONS	**165**	**1138**	**142**	**1348**
****REVENUE****				
New Residential Bldg/addon/rmdl	$ 4,923.00	$ 36,921.60	$ 14,359.40	$ 28,183.90
New Commercial Bldg/addon/rmdl	$ 1,096.20	$ 199,223.94	$ 56.10	$ 103,719.72
New Muliti-Family	$ -	$ 2,710.25	$ 123,654.71	$ 123,654.71
New Town Homes	$ -	$ -	$ -	$ -
New Duplex	$ -	$ -	$ -	$ -
Other Permits	$ 4,198.33	$ 35,289.17	$ 7,570.35	$ 58,170.95
Re-inspections	$ -	$ -	$ -	$ -
Certificates of Occupancy	$ 300.00	$ 1,650.00	$ 50.00	$ 1,800.00
Special Event Permits	$ -	$ 250.00	$ -	$ -
TOTAL REVENUE	**$ 10,517.53**	**$ 276,044.96**	**$ 145,690.56**	**$ 315,529.28**

Building Official

Building Permits Issued
Monthly Report
June 2025-2026

Type	Permit #	Name	Address	Date Paid	Fees Paid	Valuation
Carport	CP35986	Ricardo De Leon	2531 Greenhill Rd	06/22/26	$50.00	
Total	**1**				**$50.00**	
Certificate of Occupancy	COI35667	Seasons Gift Co.	114 W 2nd St	01/06/26	$50.00	
	COI35889	BCG Trailers	300 E 9th St	04/23/26	$50.00	
	COI35899	Quick Gas and Food	100 S Miller Ave	04/29/26	$50.00	
	COI35907	James Hanson	202 E 14th St	05/04/26	$50.00	
	COI35956	JC White Funeral	1312 E Ferguson Rd	06/01/26	$50.00	
	COI35975	Jones Insurance Agency	1302 W Ferguson Rd	06/16/26	$50.00	
Total	**6**				**$300.00**	
Commercial Add On or Remodel	CAR35962	Andy Sermeno	212 E 1st St	06/08/26	$122.75	$5,000.00
	CAR35968	Chris Elliott	201 S Jefferson	06/12/26	$973.45	$95,457.00
Total	**2**				**$1096.20**	**$100,457.00**
Concrete	FW35961	Jackson Oil	310 W 15th St	06/08/26	$453.25	$30,000.00
	FW35995	Jose Medina	501 W 8th St	06/24/26	$50.00	
	35665	Jose Cruz	1702 Quail Run	06/29/26	$50.00	
	35972	Paul Kargl	101 Grand Oaks	06/15/26	$50.00	
	35986	Ricardo De Leon	2531 Greenhill	06/22/26	$50.00	
Total	**5**				**$653.25**	**$30,000.00**
Demo	DEMO35963	Diego Mata	913 Choctaw St	06/09/26	$50.00	
Total	**1**				**$50.00**	
Electric	ELC35955	Samuel Ladenburger	2763 N Jefferson Ave	06/01/26	$75.00	
	ELC35977	La Panther	1111 N Washington	06/16/26	$178.05	$8,950.00
Total	**2**				**$253.05**	**$8,950.00**
Fence	FENCE35959	Betty Freed	2401 Matthew Dr	06/03/26	$50.00	
	FENCE35960	Jonathan Bonilla	508 N Lide Ave	06/03/26	$50.00	
	FENCE35970	Jesus Mata	1209 Booker Ave	06/15/26	$50.00	
	FENCE35974	Miguel Duran	1302 E 1st St	06/15/26	$50.00	
	FENCE35990	Allen Yanhir Nicanor	501 Red Springs	06/22/26	$50.00	
Total	**5**				**$250.00**	
Mechanical Permit	MEC35953	Eric Paddy	414 E 1st St	06/01/26	$75.00	
	MEC35967	Amber Rae Unit 1	1305 S Jefferson Ave	06/12/26	$75.00	
	MEC35988	Wesley Lyon	1115 Choctaw St	06/22/26	$75.00	
	MEC36002	Eric Paddy	1309 W 16th St	06/30/26	$154.95	$7,300.00
Total	**4**				**$379.95**	**$7,300.00**
Miscellaneous	MISC35957	Brenda Lopez	1007 W Pecan St	06/02/26	$50.00	
	MISC35964	Tom Cody	4806 QUAIL CREEK	06/10/26	$50.00	
	MISC35989	Michael McGahee	1000 S Williams Ave Apt 16	06/22/26	$50.00	
Total	**3**				**$150.00**	
New Residential Homes	NHP35996	Diego Mata	913 Choctaw St	06/25/26	$3184.00	
	NHP36003	C Javier Calderon	641 E 11th St.	06/30/26	$1739.00	
Total	**2**				**$4923.00**	
Plumbing Permit	PLM35978	Kindle light	1304 E Ferguson Rd	06/17/26	$75.00	
	PLM35982	Thelma Frazier	1204 Carolyn St	06/17/26	$75.00	
	PLM35999	Kay Carter	221 Turnberry Cir	06/29/26	$75.00	
Total	**3**				**$225.00**	
Residential Accessory	RAB35090	Jose Medina	1609 E 9th	06/15/26	$50.00	

Building	RAB35958	Inrique Palacios	1211 MLK	06/02/26	$50.00	
	RAB35966	LaRhonda Dinkins	1014 Gibson Ave	06/11/26	$50.00	
	RAB35972	Paul Kargl	101 Grand Oaks Dr	06/15/26	$50.00	
	RAB35980	Charlie Tarver	3134 Fareway Ln	06/17/26	$50.00	
Total	**5**				**$300.00**	
Roofing	ROOF35971	Martha Gibson	707 N Johnson Ave	06/15/26	$50.00	
	ROOF35976	Niblett Rental	1908 Ford Dr	06/16/26	$50.00	
	ROOF35987	Jose Cruz	701 Choctaw St	06/22/26	$50.00	
	ROOF35997	Robin Sharp	3115 Eagle Dr	06/25/26	$50.00	
	ROOF35998	Super 8	204 Lakewood Dr	06/25/26	$962.08	$93,833.40
Total	**5**				**$1162.08**	**$93,833.40**
Sign Permit	SGN35917	Ollie's Bakery	112 N JEFFERSON	06/11/26	$125.00	
	SGN35965	Academy Sports	1075 All Good Dr	06/11/26	$600.00	
	SGN36001	Monte Sinai AG	503 E Ferguson Rd.	06/30/26	$0.00	
Total	**3**				**$725.00**	
Special Event		5th Annual Juneteenth	1103 Searcy	06/20/26	$0.00	
	1					
Overall Total	**48**				**$10517.53**	**$240,540.40**

CITY OF MOUNT PLEASANT
CIVIC CENTER REPORT

FISCAL YEAR: 2025-2026 **MONTH:June 2026**

ITEM	THIS MONTH	TOTAL Y.T.D.	THIS MONTH YEAR AGO
ENTIRE CENTER	1	14	2
MAIN HALL	5	22	1
MAIN HALL EAST	1	6	0
MAIN HALL WEST	2	9	0
WALNUT RM.	7	35	5
GOLD RM.	0	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
TOTAL ROOM USAGE	20	127	14
EST. ATTENDANCE	2,900	17,500	2,700
RENTAL INCOME	**$12,030**	**$46,490**	**$5,320**

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

LARGER EVENTS: Mexican Consulate, Police Training, Lunch and Learn, rewaxed the floors

Justin Beard
CIVIC CENTER MANAGER

City of Mount Pleasant's

Code Enforcement Monthly Report - By Violation Type

6/1/2026 to 6/30/2026

	Total Cases	Total Inspections	Door Hangers	Warning Letters	2nd Warning Letters	Certified Letters	Contractor Assigned	Citations	Bills	Liens Filed	Filed Cases in Court
Property Maintenance	1	0	0	0	0	0	0	0	0	0	0
Weeds and Grass	1	0	0	0	0	0	0	0	0	0	0
FS											
Food Service Complaint	1	0	0	0	0	0	0	0	0	0	0
G-SIGN											
Sign Regulations	1	1	0	0	0	0	0	0	0	0	0
JV											
Inoperable Vehicles	9	25	3	3	0	3	0	0	0	0	0
OS											
Open Storage	11	31	5	5	0	1	0	3	0	0	1
PM											
Property Maintenance	3	8	0	2	0	0	0	0	2	0	2
SP											
Swimming Pool	1	1	1	0	0	0	0	0	0	0	0
TR											
Trash and Rubbish	6	16	2	3	0	0	1	0	1	0	0
W&G											
Weeds & Grass	0	0	0	0	0	0	0	0	0	0	0
WG											
Growth Over Curb	44	94	34	8	0	0	0	0	0	0	0
Weeds and Grass	151	319	89	42	0	11	37	0	42	0	0
ZONING											
Zoning	5	6	0	5	0	0	0	0	0	0	0
Overall Totals	**234**	**501**	**134**	**68**	**0**	**15**	**38**	**3**	**45**	**0**	**3**

Mount Pleasant Fire Department
Monthly Report
June 2026

NFIRS Incident Type	NERIS Incident Types	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
Fires					
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		60	2	8
111-Builidng Fire 121-Fire in mobile home 123-Fire in portable building	Fire - Structure Fire - Structural Involvement	4	21	1	22
113-Cooking fire, confined to container	Fire - Structure Fire - Confined Cooking / Appliance Fire		5		4
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	2		3
122-Fire in motor home, camper, rec vehicle 137-Camper or RV fire	Fire - Transportation Fire - Vehicle Fire - RV		1		2
131-Passenger vehicle fire	Fire - Transportation Fire - Vehicle Fire - Passenger	3	10	4	13
132-Road freight or transport vehicle fire 138-Off road/heavy equipment fire	Fire - Transportation Fire - Vehicle Fire - Commercial	2	5	2	8
134-Water vehicle fire	Fire - Transportation Fire - Boat / Personal Watercraft / Barge Fire				
135-Aircraft Fire	Fire - Transportation Fire - Aircraft Emergency				
141-Forest, woods, or wildland fire	Fire - Outside Fire - Vegetation / Grass Fire	2	66	1	64
154-Dumpster fire	Fire - Outside Fire - Dumpster / Other Outdoor Container Fire		3		

Mount Pleasant Fire Department
Monthly Report
June 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				
OverPressure Rupture, Explosion, Overheat (NO FIRE)					
220-Overpressure rupture, other	Hazardous Situation - Overpressure - Rupture Without Fire				
Rescue & EMS					
311-Vehicle accident, patient care only	Hazardous Situation - Hazard Non-Chemical - Motor Vehicle Collision	13	125	22	153
321-EMS 1st Responder call 341-Search for person on land	Medical - Illness - No Appropriate Choice	3	68	13	75
351-Extrication of victim from bldg./structure	Rescue - Structure - Extrication / Entrapped				2
352-Extrication of victim from vehicle	Rescue - Transportation (Land) - Motor Vehicle Collision Extrication / Entrapment	1	15	2	16
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				
Hazardous Condition (NO FIRE)					

Mount Pleasant Fire Department
Monthly Report
June 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	1	4	1	9
412-Gas leak	Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	1	17	3	12
424-Carbon monoxide incident	Public Service - Alarms (Non Medical) - CO Alarm		4	1	3
444-Power line down	Hazardous Situation - Hazard Non-Chemical - Electrical Power Line Down / Arching / Malfunction	2	26	4	28
445-Arcing, shorted electrical equipment	Hazardous Situation - Hazard Non-Chemical - Electrical Hazard / Short Circuit		8	2	17
461-Bldg/Structure weakened or collapse	Rescue - Structure - Building Collapse / Structure Collapse		1		
Service Calls					
531-Smoke or odor removal	No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)	2	16	3	20
542-Animal rescue	Public Service - Citizen Assist - Citizen Assist / Service Call	3	14		3
551-Assist police	Law Enforcement Support		7		5
Good Intent Calls					
600-Good intent call, other 622-No incident found at address	No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	3	60	4	57
611-Dispatched & cancelled enroute	No Emergency - Cancelled	1	26	8	23

Mount Pleasant Fire Department
Monthly Report
June 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		19
650 – Steam, other gas mistaken for smoke	Hazardous Situation - Investigation - Smoke Investigation	1	8		
651-Smoke scare, odor of smoke	Hazardous Situation - Investigation - Odor		7		15
False Alarms					
700-False alarm or false call, other	No Emergency - False Alarm - Other False Call	7	54	12	60
710-Malicious false alarm 721- Bomb Scare - No Bomb	No Emergency - False Alarm - Bomb Scare		1		
733-Smoke detector malfunction	No Emergency - False Alarm - Malfunctioning Alarm	2	24	1	25
745-Alarm System activation, unintentional	No Emergency - False Alarm - Accidental Alarm	4	47	3	14
Severe Weather & Natural Disaster					
800-Severe weather or natural disaster, other	Public Service - Disaster / Weather - Weather Response		2		1
Special Incidents			8		
911-Citizen complaint	No Emergency - Good Intent - Controlled Burning (Authorized)	4	12		8
TOTALS		**60**	**749**	**89**	**689**

ITEM/ACTIVITY	THIS MONTH	TOTAL YTD	THIS MONTH YEAR AGO	TOTAL YEAR AGO
CIRCULATION OF MATERIALS	10,225	52,746	9,481	52,078
Adult Books	1,697	12,385	1,489	12,335
Youth Books	5,812	23,174	5,783	23,024
Espanol Books	832	2,844	484	2,111
Audio Books -- Adult	69	692	114	993
Audio Books -- Juvenile	50	334	73	347
Magazines	44	237	30	184
Videos & DVDs	918	6,295	781	6,298
Uncataloged Items	22	202	25	163
Ebooks (Overdrive+CloudLibrary)	767	6,320	671	6,189
Interlibrary Loan Requests/Patrons	9	67	4	95
Interlibrary Loan Requests/Libraries	5	196	27	339
COLLECTION DEVELOPMENT	201	1,361	340	1,971
Books Added to Collection	166	1,109	326	1,677
AV Added to Collection	35	252	14	294
Total Number of Items in Collection	31,957	31,957	32,316	32,316
MEMBERSHIP				
Library Membership--County	126	589	188	669
Library Membership--Out-of-County	22	98	17	86
TexShare Membership--County	1	4	2	4
TexShare Membership--Out-of-County	1	13	7	25
Total Number of Registered Borrowers	20,738	20,738	20,108	20,108
FEES COLLECTED	$2,618.18	$23,618.91	$2,626.14	$22,723.81
Fines Collected for Month	$370.48	$2,917.13	$669.24	$3,344.91
Out-of-County Membership Fee	$440.00	$2,000.00	$340.00	$1,740.00
Copies / Misc. / Forms / Coin copier	$966.70	$7,417.86	$791.75	$7,609.10
Interlibrary Loan Fees Collected for Month	$20.00	$144.00	$8.00	$152.00
Contributions / Memorials / Summer Programs	$411.50	$9,365.97	$399.90	$8,041.60
Book Replacement & Damage Fees	$409.50	$1,773.95	$417.25	$1,836.20
LIBRARY SERVICES				
Computer Users-Sessions	711	4,190	727	4,056
TexShare Database Users	0	100	51	126
Programs Offered-Children's	31	153	49	227
Programs Offered --Adult	21	107	14	144
Program Attendance-Children	2,213	6,532	1,693	6,094
Program Attendance-Adults	129	774	129	475
MISC.				
Patrons Entering Library	6,204	35,944	6,185	35,037
Patrons Entering Museum	1,679	4,963	875	3,847
Facebook Visits	2,587	16,807	3,736	22,673
Volunteer Hours	16	363	157.25	457.75

Programs: Preschool Story Time, Silent Book Club@ Hueys, Popcorn Day, Family Night: Glow Party, Volunteer Evening, Crafts: Memory Boxes, Suncatchers, & Mini Library, Book Club: Theo of Golden & The Book Club for Troublesome Women, Pushing the Limits BC: Ocean & Marine Science, Legal Aid, Craft Supply Swap, Kids & Tween Crafts: Archeology, Paleontology, Volcanology, Geology, Teen Hang Out: Weird Wed, Paint Overload, Teen Dream, Clay Day, Paws to Read, EDC Tour, Chick-fil-A Story Time, Scavenger Hunts (Adult & Kids), Reading Club

Lupe Herrera, Director

PLANNING & ZONING
MONTHLY REPORT
JUNE 2025-2026

Type	Case #	Name	Property	Fees Due	Date Paid
Minor Plats					
Total					
Site Plans					
Total					
Final Plat	FP-2026-05	Steven Capps	Deer Park Estates	$ 250.00	06/11/26
Filing Fee				$ 120.00	
Total	**1**			**$ 370.00**	
Replat	RP-2026-04	Charlette Mills	Mt. Pleasant City blk 283 lot 3-5	$ 250.00	06/29/26
Filing Fee				$ 120.00	
Total	**1**			**$ 370.00**	
Zoning	Z-2026-03	Mt. Pleasant Community Fund	Blk 166 lot 4r-1 & 2	$ 250.00	06/11/26
Total	**1**			**$ 250.00**	
Variances & Appeals					
Total					
Street Closure					
Total					
Preliminary Pre-plat					
Total					
Grand Total	**3**			**$ 990.00**	
Year to Date	**22**			**$ 6,580.00**	

Lynn Bennett
Director of Development Services

MOUNT PLEASANT POLICE DEPARTMENT
MONTHLY REPORT
2026

NIBRS-JUNE	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	0	1	-100%	7	3	10	-3	-30%
RAPE BY FORCE	0	1	-100%	7	3	10	-3	-30%
ATTEMPTS TO COMMIT	0	0	0%	0	0	0	0	0%
ROBBERY	1	1	0%	3	1	2	1	50%
FIREARM	1	1	0%	3	1	2	1	50%
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	27	0%	126	17	106	20	19%
FIREARM	1	0	100%	4	0	9	-5	-56%
KNIFE OR CUTTING INSRT.	0	0	0%	5	1	2	3	150%
OTHER DANGEROUS WEAPON	0	0	0%	2	1	2	0	0%
HANDS, FIST, FEET-AGG INJ	0	0	0%	0	0	1	-1	-100%
OTHER ASSAULT NOT AGG	26	27	-4%	115	15	92	23	25%
BURGLARY	2	7	-71%	20	4	21	-1	-5%
RESIDENTIAL	1	3	-67%	5	0	5	0	0%
NON RESIDENTIAL	1	0	100%	6	2	10	-4	-40%
VEHICLE	0	4	-100%	9	2	6	3	50%
THEFT (NOT VEHICLE)	9	7	29%	87	20	165	-78	-47%
MOTOR VEHICLE THEFT	1	1	0%	4	1	11	-7	-64%
AUTO	1	1	0%	2	1	10	-8	-80%
TRUCKS AND BUSES	0	0	0%	2	0	0	2	200%
OTHER VEHICLES	0	0	0%	0	0	1	-1	-100%
Total UCR	40	44	-9%	247	46	315	-68	-22%

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	188	194	-3%	1149	184	1445	-296	-20%
WARNINGS ISSUED	337	350	-4%	2112	385	2620	-508	-19%
TOTAL ACCIDENTS	43	49	-12%	276	46	263	13	5%
FATAL ACCIDENTS	1	1	0%	4	0	0	4	400%
INJURY ACCIDENTS	10	18	-44%	77	17	88	-11	-13%
DWI CASES	7	5	40%	40	7	63	-23	-37%

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*	0	1434	-100%	6420	1304	7520	-1100	-15%
FAMILY VIOLENCE	16	17	-6%	70	14	73	-3	-4%

*TOTAL ACCIDENT NUMBERS ARE SUBJECT TO CHANGE

*ATCOG Changed 911 Reporting system. Unable to pull numbers at this time.

MONTHLY REPORT
PUBLIC WORKS DIVISION
CITY OF MOUNT PLEASANT

Fiscal Year 2025-2026 **Month June 2026**

STREET DEPARTMENT	THIS MONTH	TOTAL YTD	MONTH YEAR AGO	TOTAL YEAR AGO
Work Orders Received	7	63	37	171
Work Orders Completed	7	63	37	171
Patching Materials Used (Tons)	21	148	21	182
Hours Mowing	40	144	0	82
Hours Sweeping (320 hrs.)/Edging	62	1106	160	2,238
Crack Seal (400 hrs.)	0	0	0	0
Grass Spaying	80	144	16	62

PARKS DEPARTMENT

SOLID WASTE DIVISION

This Month 83,710 C.Y. 28,450.99 Tons This Month Year Ago 63,599 C.Y. 18,803.04Tons

Total YTD 829,090 C.Y. 219,515.81 Tons Total Year Ago 727,084 C.Y. 181,483.96 Tons

Garrett Houston, Director of Public Works

City of Mount Pleasant Utility Department

Fiscal Year: 2025-2026 **Month: June 2026**

Wastewater Treatment Division	**This Month**	**This Month Year Ago**
Average Flow Tested	2.0809 MGD	2.826 MGD
Maximum Flow Treated	4.382 MGD	5.718 MGD

Comments:

Water Treatment Division	**This Month**	**This Month Year Ago**
300 Lakewood Location:		
Average Flow Treated	5.535 MGD	6.076 MGD
Maximum Flow Treated	6.80 MGD	7.612 MGD
510 CR 2300 Location:		
Average Flow Treated	1.330 MGD	1.161 MGD
Maximum Flow Treated	2.67 MGD	2.11 MCD
Calendar Year Raw Water Usage	**AC/FT YTD**	**AC/FT YTD Year Ago**
Lake Bob Sandlin – Allotment 7,000 AC/FT	1430.88 acre feet	1151.69 acre feet
Lake Cypress Springs – Allotment 3,598 AC/FT	1135.91 acre feet	2800 acre feet
Lake Tankersley – Allotment 3,000 AC/FT	0 acre feet	0 acre feet

Comments:

Utility Maintenance Division	**This Month**	**This Month Year Ago**
Work Orders		
Water	26	18
Sewer	35	22
Work Orders Completed	61	40

Erin Marshall, Utilities Director