

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 September 1, 2026, at 6:00 PM at the Council Chambers located at 501 North Madison with the following members present:

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

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT

No action was taken by the Council

CONSIDER APPROVAL OF THE AUGUST 18, 2026, MEETING MINUTES.

Motion was made by Council Member Hinton and seconded by Council Member Faulkner to approve the August 18, 2026 meeting minutes. Upon a vote, the motion carried unanimously.

PAY REQUEST #19 TO WICKER CONSTRUCTION (WEST LOOP WASTEWATER COLLECTION)
PAY REQUEST #39 FOR DRAKE CONSTRUCTION (SOUTHSIDE WWTP)

Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve consent agenda items 2 & 3. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER AMENDING ORDINANCE 2026-20, A BUDGET AMENDMENT FOR \$365,000.

Motion was made by Council Member Corbell and seconded by Council Member Hageman to approve Ordinance 2026-20 amending the fiscal year 2025-2026 budget for \$365,000. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING TO DISCUSS AND CONSIDER THE PROPOSED TAX RATE FOR FISCAL YEAR 2026/2027 AND SCHEDULING A DATE FOR A FINAL VOTE ON THE TAX RATE FOR FISCAL YEAR 2026/2027.

The Mayor opened and closed the public hearing with no citizens' comments. Motion was made by Council Member Corbell and seconded by Council Member Hinton to adopt a tax rate of 0.423648 per \$100 of valuation for Fiscal Year 2027, and to set the adoption date as September 15, 2026. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING ON THE PROPOSED ANNUAL OPERATING BUDGET FOR FISCAL YEAR 2026/2027. Recessed at 7:15 pm reconvened at 7:28 p.m.

The Mayor opened and closed the public hearing with no citizens' comments. Council discussed bringing the Assistant City Manager/City Secretary, Director of Human Resources, Public Works Director, and Utilities Director to the minimum base pay.

The Mayor opened the public hearing with citizens' comments about spay and neuter. The Mayor closed the public hearing.

MPEDC UPDATE REPORT

Executive Director Kevin Carter gave an update on the MPEDC

DISCUSS AND CONSIDER THE LOAN PROPOSAL FROM GUARANTY BANK FOR THE FUNDING OF OUTSTANDING INCENTIVE OBLIGATIONS OF MPEDC.

Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve the loan proposal (15 years option) for outstanding incentive obligations from Guaranty Bank for the funding of outstanding incentive obligations of MPEDC. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER MPEDC'S FY 26-27 BUDGET.

Motion was made by Council Member Hageman and seconded by Council Member Faulkner to approve MPEDC's FY 26-27 budget. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER AN ANIMAL SERVICES AGREEMENT WITH THE CITY OF PITTSBURG.

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to approve the Animal Services Agreement with the City of Pittsburg. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER AN ANIMAL SERVICES AGREEMENT WITH THE CITY OF GILMER.

Motion was made by Council Member Hageman and seconded by Council Member Corbell to approve the Animal Services Agreement with the City of Gilmer. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER ORDINANCE 2026-19 AMENDING CHAPTER 96, SECTION 13, FOOD TRUCKS, AMENDING THE CITY’S LICENSING AND INSPECTION REQUIREMENTS TO REFLECT CURRENT STATE-MANDATED STATEWIDE MOBILE VENDOR PERMITTING, WHICH REPLACES THE CITY OVERSIGHT AND HEALTH INSPECTIONS FOR FOOD TRUCKS, CONTINUING CURRENT LOCATIONAL SITING REQUIREMENTS IN CERTAIN ZONING DISTRICTS AND EVENTS, AND PROVIDING FOR PENALTIES FOR VIOLATIONS.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to approve Ordinance 2026-19 amending Chapter 96, Section 13, Food Trucks. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER RESOLUTION 2026-20 FOR THE RESALE OF BLK 237A, LOT 18 & 19 .4966 AC, JONES AVE IN THE CITY OF MOUNT PLEASANT TO TORRES INVESTMENTS LLC/ERIK TORRES PURSUANT TO THE TEXAS TAX CODE.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to table until Perdue Brandon could provide more information. Upon a vote, the motion carried 3 to 1, with Council Members Hageman, Hinton, and Faulkner voting for and Council Member Corbel voting nay.

DISCUSS AND CONSIDER RESOLUTION 2026-21 FOR THE RESALE OF 237A LOT 20, 1.2 AC, RHAMBEAU STREET, IN THE CITY OF MOUNT PLEASANT TO TORRES INVESTMENTS LLC/ERIK TORRES PURSUANT TO THE TEXAS TAX CODE.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to table until Perdue Brandon could provide more information. Upon a vote, the motion carried 3 to 1, with Council Members Hageman, Hinton, and Faulkner voting for and Council Member Corbel voting nay.

DISCUSS AND CONSIDER RESOLUTION 2026-22 FOR THE RESALE OF BLOCK 237A, LOT 21A .47 AC, RHAMBEAU STREET, IN THE CITY OF MOUNT PLEASANT TO TORRES INVESTMENTS LLC/ERIK TORRES PURSUANT TO TEXAS TAX CODE.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to table until Perdue Brandon could provide more information. Upon a vote, the motion carried 3 to 1, with Council Members Hageman, Hinton, and Faulkner voting for and Council Member Corbel voting nay.

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).

Council Member Corbell asked for staff to provide information about closing offices at noon on Friday.

Council Member Hageman wanted people to look at the library flyer

EXECUTIVE SESSION 8:51 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:

Economic Development Negotiations Tex. Gov’t Code551.087: MPEDC Projects #26-06-9 & 26-07-2

Real Property Tex. Gov’t Code551.072 to deliberate the purchase, exchange, lease, or value of real property: Northwest Quadrant Property relating to MPEDC

Consultation with Attorney (Tex. Gov’t Code §551.071) and Personnel Matters (Tex. Gov’ t Code §551.074) related to the evaluation and goals of the City Manager

RECONVENE INTO THE REGULAR SESSION 9:42 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.

Motion was made by Council Member Hageman and seconded by Council Member Corbell to approve the City Manager’s increase in salary by \$5,000 based on his contract, according to his outstanding review. Upon a vote, the motion carried unanimously.

No action on any other items

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

ADJOURN 9:45 PM

ATTEST:

WESLEY LYON, MAYOR

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY