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 October 20, 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

RECOGNITION OF EMPLOYEES WHO COMPLETED THE NTCC PROFESSIONAL DRIVING ACADEMY AND OBTAINED THEIR CLASS B CDL LICENSE

Human Resources Director Motley gave an overview of the CDL License.

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT

No action was taken by the Council

CONSIDER APPROVAL OF THE SEPTEMBER 28 AND OCTOBER 6, 2026 MEETING MINUTES.
CONSIDER PAY REQUEST #2 TO H.H. HOWARD & SONS, INC., FOR WORK PERFORMED AT THE MOUNT PLEASANT REGIONAL AIRPORT SOUTHWEST SITE DEVELOPMENT AND DRAINAGE IMPROVEMENTS - PHASE II.
CONSIDER PAY REQUEST #41 FOR DRAKE CONSTRUCTION FOR THE SOUTHSIDE WASTEWATER TREATMENT PLANT.
DISCUSS AND CONSIDER RESOLUTION 2026-27 AUTHORIZING THE REMOVAL OF REBECCA ELLIOTT AS INVESTMENT OFFICER AND FROM ALL CERTIFICATION AGREEMENTS AND INVESTMENTS WITH FINANCIAL INSTITUTIONS ON ACCOUNTS OF THE CITY OF MOUNT PLEASANT AND ADDING MIYKAEL REEVE AS INVESTMENT OFFICER TO ALL CERTIFICATION AGREEMENTS AND INVESTMENTS WITH FINANCIAL INSTITUTIONS ON ACCOUNTS OF THE CITY OF MOUNT PLEASANT.
CONSIDER RESOLUTION 2026-28 REMOVING REBECCA ELLIOTT AND ADDING MIYKAEL REEVE TO LOGIC, TEXPOOL, AND TEXAS RANGE INVESTMENT ACCOUNTS.
CONSIDER APPROVAL OF THE FISCAL YEAR 2026-2027 BUDGET CONTRIBUTION TO THE TITUS COUNTY FRESH WATER SUPPLY DISTRICT.

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

QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED SEPTEMBER 30, 2026

Motion was made by Council Member Corbell and seconded by Council Member Hageman to accept the Quarterly Investment Report for Quarter Ending September 30, 2026. Upon a vote, the motion carried unanimously.

MONTHLY FINANCIAL REPORT FOR MONTH ENDED SEPTEMBER 30, 2026.

Finance Director Miykael Reeve presented the September Financials

DISCUSS AND CONSIDER RESOLUTION 2026-25 AUTHORIZING THE SUBMITTAL OF A 2027/2028 TXCDBG APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE, COMMITTING MATCHING FUNDS, AND COMPLYING WITH PROGRAM REQUIREMENTS.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to approve Resolution 2026-25 authorizing the submittal of a 2027/2028 TxCDBG application to the Texas Department of Agriculture, committing matching funds, and complying with program requirements. 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 Corbell and seconded by Council Member Hageman to approve 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 in the amount of $1500.00. Upon a vote, the motion carried unanimously. Patrick Woods attended to ask questions.

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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 Corbell and seconded by Council Member Hinton to approve 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 in the amount of $2500.00. Upon a vote, the motion carried unanimously.

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 THE TEXAS TAX CODE.

Motion was made by Council Member Corbell and seconded by Council Member Faulkner to approve 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 the Texas Tax Code in the amount of $1500.00. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER RESOLUTION 2026-26 APPROVING THE 2026 TAX ROLL AND TAX LEVY.

Motion was made by Council Member Hinton and seconded by Council Member Faulkner to approve Resolution 2026-26 Approving the 2026 Tax Roll and Tax Levy. Upon a vote, the motion carried unanimously.

PRESENTATION AND DISCUSSION ON THE BREAKDOWN AND ALLOCATION OF COSTS ASSOCIATED WITH THE SPAY AND NEUTER PROGRAM.

Motion was made by Council Member Faulkner and seconded by Council Member to table the presentation and discussion on the breakdown and allocation of costs associated with the Spay and Neuter Program to the next meeting. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER THE COUNCIL-ASSIGNED PROJECTS AND PROGRAMS.

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to table the discussion of the Council-assigned projects and programs until next meeting. Upon a vote, the motion carried unanimously.

BUDGET AFTER-ACTION DISCUSSION AND CONSIDER FEEDBACK TO THE CITY MANAGER AND POSSIBLE ACTION ITEMS ON IMPROVEMENTS FOR NEXT YEAR'S BUDGET PROCESS.

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to table the Budget after-action discussion and consider feedback to the City Manager and possible action items on improvements for next year's budget process to the next meeting. Upon a vote, the motion carried unanimously.

PRESENTATION OF TAX INCREMENT REINVESTMENT ZONE (TIRZ) OVERVIEW, INFORMATION, AND PROCESS.

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to table the Presentation of Tax Increment Reinvestment Zone (TIRZ) Overview, Information, and Process to the next meeting. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER THE AGREEMENT BETWEEN THE CITY OF MOUNT PLEASANT AND MOUNT PLEASANT/TITUS COUNTY CHAMBER OF COMMERCE FOR HOTEL OCCUPANCY TAX FUNDING, TOURISM PROMOTION, REPORTING, ACCOUNTABILITY, AND CHAMBER EVENT PARTICIPATION.

Motion was made by Council Member Hageman and seconded by Council Member Faulkner to approve the Agreement between the City of Mount Pleasant and Mount Pleasant/Titus County Chamber of Commerce for Hotel Occupancy Tax funding, tourism promotion, reporting, accountability, and Chamber event participation. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER ACTION TO APPROVE A REQUEST FROM GUARANTY BANK FOR REPLAT (RP) OF THE 2.46-ACRE PROPERTY, INTO A FINAL PLAT OF THE 1 LOT, 1 BLOCK GUARANTEE BANK TECHNOLOGY CENTER ADDITION COMPRISING LOTS 1 AND 2, ORIGINAL CITY BLOCK 29; LOTS 9, 10 AND PART OF 11 ORIGINAL CITY BLOCK 232 AND A .14 ACRE PORTION OF PREVIOUSLY ABANDONED ARIZONA STREET RIGHT OF WAY ADDRESSED AS 101 W ARKANSAS STREET. RP-2026-05

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to table the request from Guaranty Bank for Replat (RP) of the 2.46-acre property into a Final Plat of the 1 lot, 1 block Guaranty Bank Technology Center Addition comprising Lots 1 and 2, Original City Block 29; Lots 9, 10 and part of 11 Original City Block 232 and a .14 acre portion of previously abandoned Arizona Street Right of Way addressed as 101 W Arkansas Street. RP-2026-05 Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER ACTION TO APPROVE A REQUEST FROM VAUGHN ZIMMERMAN, PROPERTY OWNER, FOR THE APPROVAL OF A FINAL PLAT (PP) FOR THE PLEASANT POINTE ADDITION, A 1 LOT, 1 BLOCK, 9.04-ACRE SUBDIVISION ADDRESSED AS 1708 W. 16TH STREET. FP-2025-01.

Motion was made by Council Member Faulkner and seconded by Council Member Hageman to approve a request from Vaughn Zimmerman, property owner, for the approval of a Final Plat (PP) for the Pleasant Pointe Addition, a 1 Lot, 1 Block, 9.04-acre subdivision addressed as 1708 W. 16th Street. FP-2025-01. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER AWARDING A THREE-YEAR (3) CONCRETE WORK BID IN ACCORDANCE WITH CITY OF MOUNT PLEASANT REQUEST FOR PROPOSAL #6-2026.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to award a three-year (3) Concrete Work Bid to Parr Construction in accordance with City of Mount Pleasant Request for Proposal #6-2026. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER THE PUBLIC IMPROVEMENTS AGREEMENT IN CONNECTION WITH DEER PARK SUBDIVISION.

Motion was made by Council Member Hageman and seconded by Council Member Corbell to approve in substantial final form of the Public Improvements Agreement between the City of Mount Pleasant and CAPPS Properties, LTD concerning the development of the Deer Park Subdivision and authorize the City Manager and City Attorney to negotiate and the City Manager to execute the final agreement in accordance with the approved substantive terms, with the condition that Council Member Hageman review 4.02 section B. Upon a vote, the motion carried unanimously.

CITY MANAGER'S REPORT

COUNCIL COMMENTS

EXECUTIVE SESSION 6:56 PM

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

§551.074 Personnel Matters: Completion of the City Manager Performance Evaluation, including priorities, expectations, or specific objectives for the next year – Tabled to next meeting

§551.072 Deliberations Regarding Real Property to deliberate the purchase, exchange, lease, or value of real property concerning approximately 9.427 acres of land owned by the City of Mount Pleasant near the Anderson Towne Crossing Development

§551.087 'Deliberations Regarding Economic Development Negotiations.' Mount Pleasant EDC Project Numbers 26-06-9 & 26-07-2

§551.072 'Deliberations Regarding Real Property' to deliberate the purchase, exchange, lease, or value of real property.' Northwest Quadrant, Northeast Quadrant, & Southwest Quadrant

RECONVENE INTO THE REGULAR SESSION 7:53 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.

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 7:55 PM

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WESLEY LYON, MAYOR

ATTEST:

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CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY