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 November 3, 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
Rob Vine	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney
Absent: Jonathan Hageman	-	Council Member

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

CONSIDER APPROVAL OF THE OCTOBER 20 AND OCTOBER 26, 2026, MEETING MINUTES.
Motion was made by Council Member Hinton and seconded by Council Member Faulkner to approve consent agenda items as presented. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER THE AWARD OF FUEL BID #5-2026 FOR THE FURNISHING AND DELIVERY OF FUEL PRODUCTS FOR CITY OPERATIONS.
Motion was made by Council Member Corbell and seconded by Council Member Hinton to award Fuel Bid #5-2026 for the Furnishing and Delivery of Fuel Products for City Operations to Jackson Oil. Upon a vote, the motion carried unanimously.

PRESENTATION AND DISCUSSION ON THE BREAKDOWN AND ALLOCATION OF COSTS ASSOCIATED WITH THE SPAY AND NEUTER PROGRAM.
Police Chief Buhman presented information on Spay and Neuter to Council. No action taken

PRESENTATION ON THE DEVELOPMENT INCENTIVE PROGRAM
City Manager Vine presented

PRESENTATION OF TAX INCREMENT REINVESTMENT ZONE (TIRZ) OVERVIEW, INFORMATION, AND PROCESS.
Abdi Yassin with MuniCap, Inc. presented an overview of the Tax Increment Reinvestment Zone.

DISCUSS AND CONSIDER APPROVAL OF THE AGREEMENT FOR ADMINISTRATIVE SERVICES BETWEEN THE CITY OF MOUNT PLEASANT AND MUNICAP, INC., RELATED TO THE ADMINISTRATIVE SERVICES FOR PROPOSED CITY OF MOUNT PLEASANT TAX INCREMENT REINVESTMENT ZONES (TIRZS).
Motion was made by Council Member Corbell and seconded by Council Member Hinton to approve the Agreement for Administrative Services between the City of Mount Pleasant and MuniCap, Inc., related to the administrative services for proposed City of Mount Pleasant Tax Increment Reinvestment Zones (TIRZs). Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER APPROVAL OF THE PROFESSIONAL SERVICE PAYMENT AGREEMENT BETWEEN THE CITY OF MOUNT PLEASANT AND PRESIDENTIAL LAND, LLC RELATING TO A PROPOSED CITY OF MOUNT PLEASANT TAX INCREMENT REINVESTMENT ZONE (TIRZ).
Motion was made by Council Member Corbell and seconded by Council Member Faulkner to approve the Professional Service Payment Agreement between the City of Mount Pleasant and Presidential Land, LLC relating to a proposed City of Mount Pleasant Tax Increment Reinvestment Zone (TIRZ). Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER THE COUNCIL-ASSIGNED PROJECTS AND PROGRAMS.
Council assigned projects and programs.

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 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.
Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve 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.

BUDGET AFTER-ACTION DISCUSSION AND CONSIDER FEEDBACK TO THE CITY MANAGER AND POSSIBLE ACTION ITEMS ON IMPROVEMENTS FOR NEXT YEAR'S BUDGET PROCESS.
Council gave ideas of what they want to see at the next budget session

DISCUSS, CONSIDER, AND POSSIBLE ACTION ON THE AGREEMENT IN PRINCIPLE ON DEVELOPMENT INCENTIVE APPLICATION BY ANDERSON TOWNE CROSSING DEVELOPMENT.
Motion was made by Council Member Hinton and seconded by Council Member Faulker to table this item. Upon a vote, the motion carried unanimously.

CITY MANAGER'S REPORT

COUNCIL COMMENTS
Corbell – Discussion on city revenue to pay for CPM certification for Directors

EXECUTIVE SESSION 7:44 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.

RECONVENE INTO THE REGULAR SESSION 8:46 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 8:47 PM

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WESLEY LYON, MAYOR

ATTEST:

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CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY