

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 February 3, 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-Tem
Kelly Redfearn Faulkner	-	Council Member
Debbie Corbell	-	Council Member
Melanie Tafoya	-	Council Member
Rob Vine	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney
Absent Jonathan Hageman	-	Council Member

EXECUTIVE SESSION 5:02PM

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:

551.087 Economic Development Negotiations: Aluminz

Consultation with Attorney (Tex. Gov’ t Code §551.071) and Personnel Matters (Tex. Gov’ t Code §551.074) Discuss and consider the approval of Various Boards and Commissions Appointments.

Consultation with Attorney (Tex. Gov’ t Code §551.071) and Personnel Matters (Tex. Gov’ t Code §551.074) related to the appointment, employment, and duties of City Attorney, Discuss City Attorney Candidates.

Consultation with Attorney (Tex. Gov’t Code §551.071): regarding claims received by City and possible resolution of same.

Consultation with Attorney (Tex. Gov’t Code §551.071) regarding possible adoption of rules of procedure governing city council meetings.

Consultation with Attorney (Tex. Gov’t Code §551.071) regarding proposed Master Services Agreement for Professional Services from Pape-Dawson Engineering, LLC.

Consultation with Attorney (Tex. Gov’t Code §551.071) and Personnel Matters (Tex. Gov’t Code §551.074) to consider the ethics complaint filed against Council Member Melanie (Knight) Tafoya and the status of the investigation.

Consultation with Attorney (Tex. Gov’ t Code §551.071) and Personnel Matters (Tex. Gov’ t Code §551.074) discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. City Manager

RECONVENE INTO REGULAR OPEN SESSION 6:02PM

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular open session

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT

No action was taken by the Council

CONSENT AGENDA:

ITEMS ON THE CONSENT AGENDA ARE APPROVED THROUGH A SINGLE COUNCIL MOTION, WHICH APPLIES TO ALL ITEMS LISTED. CONSENT AGENDA ITEMS ARE CONSIDERED ROUTINE, NOT LIKELY TO REQUIRE DISCUSSION OR DELIBERATION, AND MAY BE DISCUSSED PRIOR TO MAKING A MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY.

Consider Approval of Minutes of December 16, 2025. Meeting, January 6, 2026 Workshop, and January 7, 2026 Meeting minutes. Consider the final pay request #8 for Drake Paving, LLC, for work performed at the Mount Pleasant Regional Airport Southwest Site Development and Drainage Improvements.

Consider pay request #32 from Drake Construction for work performed at the Southside WWTP.

Consider pay request #8 to J2 Construction for work performed at the Industrial Park Lift Station.

Consider pay request #15 to Wicker Construction for work performed at the West Loop Waste Water Collection.
Consider the final Pay Request for Capital Underground Utilities for work performed at the Housing Authority.

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

MONTHLY FINANCIAL REPORT FOR MONTH ENDED DECEMBER 31, 2025, AND LOOK AT NEW FINANCIAL TRANSPARENCY SITE

Gillian Gatewood presented

QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED DECEMBER 31, 2025

Motion was made by Council Member Faulkner and seconded by Council Member Hinton to accept Quarterly Investment Report for Quarter Ended December 31, 2025

DISCUSSION AND CONSIDER THE APPROVAL OF VARIOUS BOARDS AND COMMISSIONS APPOINTMENTS

Motion was made by Council Member Corbell and seconded by Council Member Hinton to approve the Airport, Cemetery, Library, & Park Boards and Commissions Appointments. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER CITY OF MOUNT PLEASANT AUTHORIZATION TO ISSUE REQUESTS FOR PROPOSALS FOR ADMINISTRATIVE SERVICES (RFP) AS A DISASTER RECOVERY MANAGEMENT SERVICE PROVIDER TO COMPLETE APPLICATION AND PROJECT IMPLEMENTATION AND REQUESTS FOR QUALIFICATIONS (RFQ) FOR ENGINEERING SERVICES FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PUBLIC ASSISTANCE (PA)/HAZARD MITIGATION ASSISTANCE (HMA) FUNDING ADMINISTERED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, TEXAS DIVISION OF EMERGENCY MANAGEMENT AND/OR TEXAS WATER DEVELOPMENT BOARD.

Motion was made by Council Member Hinton and seconded by Council Member Tafoya to authorize to issue requests for proposals for administrative services (RFP) as a disaster recovery management service provider to complete application and project implementation and requests for qualifications (RFQ) for engineering services for the Federal Emergency Management Agency (FEMA) Public Assistance (PA)/Hazard Mitigation Assistance (HMA) funding administered by the Federal Emergency Management Agency, Texas Division of Emergency Management and/or Texas Water Development Board. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER APPROVAL OF THE RIGHT OF WAY AND EASEMENT FOR THE BENEFIT OF SOUTHWESTERN ELECTRIC POWER COMPANY RELATING TO THE WASTEWATER TREATMENT PLANT ON 2561 CR 4540, MOUNT PLEASANT, TEXAS.

Motion was made by Council Member Corbell and seconded by Council Member Hinton, to approve the Right of Way and Easement for the benefit of Southwestern Electric Power Company relating to the Wastewater Treatment Plant on 2561 CR 4540, Mount Pleasant, Texas. Upon a vote, the motion carried unanimously.

CONSIDER ORDERING A GENERAL ELECTION FOR MAY 2, 2026, FOR THE ELECTION OF THREE COUNCIL MEMBERS.

Motion was by Council Member Hinton and seconded by Council Member Corbell to approve Ordering a General Election for May 2, 2026, for the Election of Three Council Members. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER RESOLUTION 2026-1 DENYING THE SOUTHWEST ELECTRIC POWER COMPANY'S REQUEST FOR APPROVAL OF ITS PROPOSED "ELECTRIC SERVICE – LARGE LOAD CONTRACT" TARIFF REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES. AUTHORIZING PARTICIPATION IN THE COALITION OF SIMILARLY SITUATED CITIES AND AUTHORIZING INTERVENTION AND PARTICIPATION IN RELATED RATE PROCEEDINGS; AND AUTHORIZING THE RETENTION OF SPECIAL COUNSEL.

Motion was made by Council Member Hinton and seconded by Council Member Tafoya to approve Resolution 2026-1 Denying the Southwest Electric Power Company's request for approval of its proposed "Electric Service – Large Load Contract" tariff requiring the reimbursement of municipal rate case expenses. Authorizing participation in the Coalition of similarly situated Cities and authorizing intervention and participation in Related Rate Proceedings; and authorizing the Retention of special counsel. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER RESOLUTION 2026-2 ADOPTING A SOCIAL MEDIA POLICY FOR THE CITY OF MOUNT PLEASANT.

Motion was made by Council Member Corbell and seconded by Council Member Faulkner to approve Resolution 2026-2

Adopting a Social Media policy for the City of Mount Pleasant. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER ADOPTION OF ORDINANCE 2026-1 AMENDING CHAPTER 95 HEALTH AND SANITATION OF THE CITY'S CODE OF ORDINANCES TO REQUIRE THE USE OF THE COMPANY CONTRACTED BY THE CITY FOR ALL COMMERCIAL TRASH, GARAGE AND REFUSE COLLECTION AND REMOVAL, INCLUDING PROVIDING ROLL-OFF DUMPSTERS, AND PROVIDING FOR PENALTIES FOR VIOLATIONS, INCLUDING DENIAL OF BUILDING AND OTHER PERMITS.

Item was tabled until next meeting.

HOLD A PUBLIC HEARING AND DISCUSS AND CONSIDER ADOPTION OF ORDINANCE 2026-2, ADOPTING THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING, INTERNATIONAL RESIDENTIAL, INTERNATIONAL PLUMBING, INTERNATIONAL MECHANICAL, INTERNATIONAL FUEL GAS, INTERNATIONAL ENERGY CONSERVATION, INTERNATIONAL EXISTING BUILDING, AND INTERNATIONAL PROPERTY MAINTENANCE CODES, WITH LOCAL AMENDMENTS; ADOPTING THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE, WITH LOCAL AMENDMENTS; AMENDING CHAPTER 94, SECTIONS 94.40 AND 94.43, OF THE CITY CODE OF ORDINANCES, RELATING TO THE ADOPTION OF THE 2024 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS; REPEALING AND REENACTING CHAPTER 150, "BUILDING REGULATIONS"; REPEALING CHAPTER 151, "ELECTRICAL CODE"; REORGANIZING AND RENUMBERING CERTAIN PROVISIONS WITHIN CHAPTER 150; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

Mayor opened and closed the public hearing with no citizen input. Motion was made by Council Member Corbell and seconded by Council Member Hinton to approve Ordinance 2026-2, Adopting the 2024 Editions of the International Building, International Residential, International Plumbing, International Mechanical, International Fuel Gas, International Energy Conservation, International Existing Building, and International Property Maintenance Codes, with Local Amendments; Adopting the 2023 Edition of the National Electrical Code, with Local Amendments; Amending Chapter 94, Sections 94.40 and 94.43, of the City Code of Ordinances, Relating to the Adoption of the 2024 International Fire Code with Local Amendments; Repealing and Reenacting Chapter 150, "Building Regulations"; Repealing Chapter 151, "Electrical Code"; Reorganizing and Renumbering Certain Provisions within Chapter 150; Repealing all conflicting Ordinances; Providing a severability clause; providing an effective date; and providing for Publication. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER ORDINANCE 2026-3 AMENDING THE EASTERN PORTION OF PD-2 (PLANNED DEVELOPMENT DISTRICT NO. 2), ON 53.84 ACRES OF ANDERSON TOWNE CROSSING, AMENDING EXHIBIT B SUB AREA MAP USE BOUNDARIES ALLOWING COMMERCIAL CONSTRUCTION AREA FLEXIBILITY, AMENDING SECTIONS IV ARCHITECTURAL STANDARDS FOR FAÇADE MAXIMUM LENGTH TO 600 FEET MAXIMUM, AND V. LIGHTING PARKING AND SIGNAGE STANDARDS FOR ENTRY SIGN LOCATION AND HEIGHT ON THAT PORTION OF THE PD, WHICH LIES TO THE WEST OF US 271 AND CONTAINS THE FOLLOWING PROPERTY ID'S, 7383 AND 6565 OWNED BY CREATIVE DESTINATION DEVELOPMENT, LLC, RECORDED AS INSTRUMENT NUMBER 2016048 IN THE REAL PROPERTY RECORDS OF TITUS COUNTY, TEXAS, CITY OF MOUNT PLEASANT, TEXAS, AND GENERALLY LOCATED AT THE NORTHWEST SIDE OF THE INTERSECTION OF ROTAN ROAD AND W. FERGUSON ROAD (HWY 271), EAST OF LAKE TANKERSLEY.

Motion was made by Council Member Tafoya and seconded by Council Member Faulkner to approve Ordinance 2026-3 amending the eastern portion of PD-2 (Planned Development District No. 2), on 53.84 acres of Anderson Towne Crossing, amending Exhibit B Sub Area Map use boundaries allowing commercial construction area flexibility, amending Sections IV Architectural Standards for façade maximum length to 600 feet maximum, and V. Lighting Parking and Signage Standards for entry sign location and height on that portion of the PD, which lies to the west of US 271 and contains the following Property ID's, 7383 and 6565 owned by Creative Destination Development, LLC, recorded as Instrument Number 2016048 in the Real Property Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northwest side of the intersection of Rotan Road and W. Ferguson Road (Hwy 271), east of Lake Tankersley. Upon a vote, the motion carried unanimously.

CITY MANAGER'S REPORT

COUNCIL COMMENTS Corbell: Section 155 change verbiage

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 7:51 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:

ON ANY ITEMS LISTED IN EXECUTIVE SESSION ABOVE

RECONVENE INTO THE REGULAR SESSION 9:10 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.

DISCUSSION AND CONSIDER ACTION REGARDING COUNCIL ISSUING A SUBPOENA FOR WITNESSES, ADMINISTERING OATHS, AND COMPELLING THE PRODUCTION OF BOOKS, PAPERS, AND OTHER EVIDENCE PURSUANT TO ARTICLE VII, SECTION 6 OF THE CITY CHARTER, AND/OR TAKING OTHER ACTION ON THE INVESTIGATION.

Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve authorizing the issuance of Council subpoenas for witnesses, administering oaths, and compelling the production of books, papers and other evidence in the investigation concerning Melanie Tafoya as directed in executive session and authorizing the Mayor to sign the subpoena. Upon a vote, the motion carried unanimously. Council Member Tafoya recused herself from voting.

ADJOURN 9:11 PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY