

**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 17, 2026, at 6:00 PM at the Council Chambers located at 501 North Madison with the following members present:

Wesley Lyon	-	Mayor
Jonathan Hageman	-	Council Member
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 Carl Hinton	-	Mayor Pro-Tem

**RECOGNITION TO EMPLOYEES WHO HELPED DURING THE WINTER STORM**

No action was taken by the Council

**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 the February 3, 2026, Meeting Minutes.

Consider pay request #33 from Drake Construction for work performed at the Southside WWTP.

Consider pay request #16 to Wicker Construction for work performed on the West Loop Waste Water Collection.

Consider pay request #9 to J2 Construction for work performed at the Industrial Park Lift Station.

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

**MONTHLY FINANCIAL REPORT FOR MONTH ENDED JANUARY 31, 2026**

Gillian Gatewood presented

**DISCUSSION AND CONSIDER TAKING APPROPRIATE ACTION ON FIRST AMENDMENT TO LEASE AGREEMENT FOR REVIVE ALUMINUM, INC (DBA ALUMINZ)**

Motion was made by Council Member Tafoya and seconded by Council Member Corbell to accept action on First Amendment to Lease Agreement for Revive Aluminum, Inc (dba Aluminz). Upon a vote, the motion carried unanimously. Council Member Hageman recused himself.

**DISCUSSION AND CONSIDER TAKING APPROPRIATE ACTION ON FIRST AMENDMENT TO PERFORMANCE AGREEMENT FOR REVIVE ALUMINUM, INC (DBA ALUMINZ)**

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to approve action on First Amendment to Performance Agreement for Revive Aluminum, Inc (dba Aluminz). Upon a vote, the motion carried unanimously. Council Member Hageman recused himself.

**DISCUSSION AND CONSIDER TAKING APPROPRIATE ACTION ON SECOND AMENDMENT TO PERFORMANCE AGREEMENT FOR REVIVE ALUMINUM, INC (DBA ALUMINZ)**

Motion was made by Council Member Tafoya and seconded by Council Member Corbell to approve action on Second Amendment to Performance Agreement for Revive Aluminum, Inc (dba Aluminz). Upon a vote, the motion carried unanimously. Council Member Hageman recused himself.

**MOUNT PLEASANT EDC QUARTERLY REPORT UPDATE**

Kevin Carter presented

**PRESENTATION OF THE MT. PLEASANT FIRE DEPARTMENT 2025 ANNUAL REPORT**

Fire Chief McRae presented

**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.**

Motion was made by Council Member Hagaman and seconded by Council Member Tafoya to table until 2<sup>nd</sup> meeting in March. Upon a vote, the motion carried unanimously.

**DISCUSSION AND CONSIDER ORDINANCE 2026-4 A BUDGET AMENDMENT FOR \$129,900.00 FROM PRIOR FISCAL YEAR AUCTION PROCEEDS TO GO TOWARDS THE PURCHASE OF A NEW BACKHOE**

Motion was made by Council Member Hagaman and seconded by Council Member Faulkner to approve amendment for \$129,900.00 from Prior Fiscal Year Auction proceeds to go towards the Purchase of a new Backhoe. Upon a vote, the motion carried unanimously.

**DISCUSSION ON POTENTIAL AND DESIRED CHANGES TO THE CITY OF MOUNT PLEASANT ZONING CODES AND RELATED CONSIDERATIONS**

Lynn Barrett presented

**DISCUSSION AND CONSIDER ACTION TO APPROVE A REQUEST BY APPLICANT VINCENT HUEBNER ON BEHALF OF CTG TO RECOMMEND AN EXTENSION OF THE JULY 15, 2025, CITY COUNCIL APPROVAL OF A SPECIFIC USE PERMIT (SUP-2025-03) TO BUILD COMMUNICATIONS/ CELL TOWER AT 1706 W FERGUSON FOR AN ADDITIONAL SIX-MONTH PERIOD PER CITY CODE CHAPTER 155.45 A(J)**

Motion was made by Council Member Hagaman and seconded by Council Member Faulkner to approve request by applicant Vincent Huebner on behalf of CTG to recommend an extension of the July 15, 2025 City Council approval of a Specific Use Permit (SUP-2025-03) to build a communications/ cell tower at 1706 W Ferguson for an additional six month period per City Code Chapter 155.45 A(j). Upon a vote, the motion carried unanimously.

**DISCUSSION AND CONSIDER ACTION TO APPROVE THE PRELIMINARY PLAT (PP) FOR A ONE LOT, ONE BLOCK MOUNT PLEASANT TRAILS ADDITION SUBDIVISION, BEING A 4.368-ACRE PROPERTY IN THE MULTI FAMILY (MF) ZONING DISTRICT, PROPERTY ID 15338, DESCRIBED IN INSTRUMENT 20253555 IN THE REAL PROPERTY RECORDS OF TITUS COUNTY, TEXAS, AND ADDRESSED AS 399 TENNISON ROAD**

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to approve the Preliminary Plat (PP) for a one lot, one block Mount Pleasant Trails Addition Subdivision, being a 4.368-acre property in the Multi Family (MF) Zoning District, Property ID 15338, described in instrument 20253555 in the Real Property Records of Titus County, Texas, and addressed as 399 Tennison Road. Upon a vote, the motion carried unanimously.

**DISCUSSION AND CONSIDER ACTION TO APPROVE A REQUEST BY APPLICANT MOUNT PLEASANT TRAILS LP FOR SITE PLAN APPROVAL OF MOUNT PLEASANT TRAILS APARTMENTS, A SENIOR TAX CREDIT PROJECT CONSISTING OF 52 UNITS ON A 4.368-ACRE PROPERTY ADDRESSED AS 399 TENNISON ROAD**

Motion was made by Council Member Tafoya and seconded by Council Member Hageman to approve a request by applicant Mount Pleasant Trails LP for site plan approval of Mount Pleasant Trails Apartments, a Senior Tax Credit Project consisting of 52 units on a 4.368-acre property addressed as 399 Tennison Road. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER ORDINANCE 2026-5 FOR FIRE RECOVERY USA, ESTABLISHING AND IMPLEMENTING A PROGRAM TO CHARGE MITIGATION RATES FOR THE DEPLOYMENT OF EMERGENCY AND NON-EMERGENCY SERVICES BY THE FIRE DEPARTMENT FOR SERVICES PROVIDED/RENDERED IN THE CITY OF MOUNT PLEASANT.**

Motion was made by Council Member Hageman and seconded by Council Member Faulkner to approve Ordinance 2026-5 for

Fire Recovery USA, Establishing and Implementing a Program to Charge Mitigation Rates for the Deployment of Emergency and Non-Emergency Services by the Fire Department for Services Provided/Rendered in the City of Mount Pleasant. 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 8:19 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) and Personnel Matters (Tex. Gov' t Code §551.074)**

- A. Related to the appointment, employment, and duties of City Attorney, Discuss City Attorney Candidates
- B. Related to the appointment, contract and duties of the Municipal Court Judge. Council Member, Tafoya recused herself discussion.
- C. Related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. City Manager

### **RECONVENE INTO THE REGULAR SESSION 10:18 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.**

### **DISCUSS AND CONSIDER AN AGREEMENT FOR MUNICIPAL COURT JUDGE SERVICES**

Motion was made tabled for 30 days.

Motion was made by Council Member Corbell and seconded by Council Member Hageman to approve \$5,000.00 compensation pay after 6 month review. Upon a vote, the motion carried unanimously.

### **ADJOURN 10:32 PM**

---

**WESLEY LYON, MAYOR**

**ATTEST:**

---

**CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY**