

**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 March 17, 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
	Melanie Tafoya	-	Council Member
	Rob Vine	-	City Manager
	Candias Webster	-	Assistant City Manager/City Secretary
	Lea Ream	-	City Attorney
Absent	Kelly Redfearn Faulkner	-	Council Member
	Jonathan Hageman	-	Council Member

**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 March 3, 2026, Meeting Minutes.

Consider pay request #34 from Drake Construction for work performed at Southside WWTP.

Consider pay request #17 from Wicker Construction for work performed at the West Loop Wastewater Collection.

Consider pay request #10 from J2 Construction for work performed at the Industrial Park Lift Station.

Consider Ordinance 2026-7 a Budget amendment increasing allocations in the General and Utility fund for the recruitment of a permanent Finance Director using Excess Fund Balance.

Consider Ordinance 2026-10 a Budget amendment for a \$750.00 scholarship from Public Library Association.

Consider Resolution 2026-6 an action to suspend the effective date proposed by CenterPoint Energy Resources Corp. D/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas, Beaumont/East Texas division, to increase rates under the gas reliability infrastructure program, for 45 days, and authorize the city's continued participation in a coalition of cities known as the "alliance of CenterPoint municipalities" ("ACM") of cities.

Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve all consent agenda items as presented, removing items 6 & 7. Upon a vote, the motion carried unanimously.

**CONSIDER ORDINANCE 2026-8 A BUDGET AMENDMENT INCREASING ALLOCATIONS IN THE GENERAL AND UTILITY FUND FOR THE PLACEMENT OF AN INTERIM FINANCE DIRECTOR USING SAVINGS FROM FT SALARIES AND EXCESS FUND BALANCE.**

Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve Ordinance 2026-8, a Budget amendment increasing allocations in the General and Utility fund for the placement of an interim Finance Director using Savings from FT Salaries and Excess Fund Balance. Upon a vote, the motion carried unanimously.

**CONSIDER ORDINANCE 2026-9 A BUDGET AMENDMENT INCREASING ALLOCATIONS FOR FACADE GRANT TO COVER PAYMENT FROM PRIOR FISCAL YEAR.**

Motion was made by Council Member Hinton and seconded by Council Member Tafoya to approve Ordinance 2026-9 a

Budget amendment increasing allocations for Facade Grant to cover payment from Prior Fiscal Year. Upon a vote, the motion carried unanimously.

**MONTHLY FINANCIAL REPORT FOR MONTH ENDED FEBRUARY 28, 2026**

Gillian Gatewood presented.

**PRESENTATION FROM KSA ON THE STATUS OF THE SOUTHSIDE WASTEWATER TREATMENT PLANT IMPROVEMENTS**

KSA gave a presentation on Southside Wastewater Treatment Plant

**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 Hinton and seconded by Council Member Corbell to table until a full quorum is present. Upon a vote, the motion carried unanimously.

**HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FOUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER ORDER 26-001 A DECLARATION OF A DILAPIDATED STRUCTURE AT 902 W 10TH STREET WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 902 W 10TH STREET, HIGHLAND PARK ADDITION BLOCK 2 LOT 1&2.**

The Mayor open the and closed the public hearing with no comments being made. Motion was made by Council Member Tafoya and seconded by Council Member Hinton to approve Order 26-001 a declaration of a dilapidated structure at 902 W 10th Street within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 902 W 10th Street, Highland Park Addition block 2 lot 1&2. Upon a vote, the motion carried unanimously.

**HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FOUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER ORDER 26-002 A DECLARATION OF A DILAPIDATED STRUCTURE AT 815 E 9TH STREET WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 815 E 9TH STREET, SUNRISE ADDITION BLOCK 3 LOT 8**

The Mayor opened the public hearing, and Kevin Howard spoke saying he is waiting to close on a loan to fix the house and asked for 90 days. The Mayor closed the public hearing. Motion was made by Council Member Hinton and seconded by Council Member Tafoya to table for 90 days. Upon a vote, the motion carried unanimously.

**HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FOUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER ORDER 26-003 A DECLARATION OF A DILAPIDATED STRUCTURE AT 1008 W 8TH STREET WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 1008 W 8TH STREET, SANDERS & ELLIS ADDITION BLOCK 20 LOT 4**

The Mayor opened the public hearing, and Robert Sheridan said he was fixing the house for his son and asked for 90 days. The Mayor closed the public hearing. Motion was made by Council Member Hinton and seconded by Council Member Tafoya to table for 90 days. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER ACTION TO APPROVE THE PRELIMINARY PLAT FOR A ONE LOT, ONE BLOCK ANDERSON TOWN CROSSING COMMERCIAL PHASE 1 SUBDIVISION WITH PROPOSED NEW STREET RIGHT OF WAY, BEING A 5.469-ACRE PROPERTY IN THE ATC PD-2 ZONING DISTRICT, A PORTION OF A 10.03 ACRE**

**TRACT 1000 IN THE MITCHELL, JAMES R ABSTRACT 0384 SURVEY AND A 36.248 ACRE TRACT 1900 OUT OF THE PORTER REESE SURVEY ABSTRACT 00441 IN THE REAL PROPERTY RECORDS OF TITUS COUNTY, TEXAS, LOCATED APPROXIMATELY 1/3 MILE NORTH OF THE TANKERSLEY ROAD INTERSECTION ON THE WEST SIDE OF US 271.**

Motion was made by Council Member Hinton and seconded by Council Member Tafoya, to approve the Preliminary Plat for a one lot, one block Anderson Town Crossing Commercial Phase 1 Subdivision with proposed new street right of way, being a 5.469-acre property in the ATC PD-2 Zoning District, a portion of a 10.03 acre tract 1000 in the Mitchell, James R Abstract 0384 survey and a 36.248 acre Tract 1900 out of the Porter Reese survey Abstract 00441 in the Real Property Records of Titus County, Texas, located approximately 1/3 mile north of the Tankersley Road intersection on the west side of US 271. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER ACTION TO APPROVE AN AMENDMENT TO THE PRELIMINARY PLAT OF THE ANDERSON TOWNE CROSSING PHASE 1 SUBDIVISION (PP-2024-03), PROPOSING ADDITIONAL COMMERCIAL LOTS CREATED FROM LOT 2 AND REFLECTING THE APPROVED CONSTRUCTION OF THE RIGHT OF WAY OF ANDERSON PARKWAY.**

Motion was made by Council Member Tafoya and seconded by Council Member Hinton, to approve the amendment to the Preliminary Plat of the Anderson Towne Crossing Phase 1 Subdivision (PP-2024-03), proposing additional commercial lots created from Lot 2 and reflecting the approved construction of the right of way of Anderson Parkway. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER THE FINAL PLAT OF THE SYMMETRY ADDITION SUBDIVISION, ON 7.329 ACRES, CREATING A 6.617 ACRE ONE LOT NON-RESIDENTIAL SUBDIVISION, AND DEDICATING 0.712 ACRES OF RIGHT OF WAY OF ADJACENT CHOCTAW STREET TO THE CITY AS A 30 FOOT STRIP FROM THE EXISTING CENTERLINE LOCATED ON WEST SIDE, NORTH OF THE INTERSECTION OF CHOCTAW AND E FERGUSON, ADDRESSED AS 1325 E FERGUSON STREET IN THE CITY OF MOUNT PLEASANT, TEXAS.**

Motion was made by Council Member Tafoya and seconded by Council Member Hinton, to approve the final Plat of the Symmetry Addition Subdivision, on 7.329 acres, creating a 6.617 acre one lot non-residential subdivision, and dedicating 0.712 acres of right of way of adjacent Choctaw street to the City as a 30 foot strip from the existing centerline located on west side, north of the intersection of Choctaw and E Ferguson, addressed as 1325 E Ferguson Street in the city of Mount Pleasant, Texas. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER ACTION TO APPROVE THE FINAL PLAT OF ONE LOT, ONE BLOCK MOUNT PLEASANT TRAILS SUBDIVISION, ON 4.368-ACRES 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 Tafoya and seconded by Council Member Corbell, to approve the Final Plat of one lot, one block Mount Pleasant Trails Subdivision, on 4.368-acres 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.

**DISCUSS AND CONSIDER ACTION TO APPROVE THE FINAL PLAT OF LOT 4 IN THE ANDERSON TOWNE CROSSING PHASE 1 SUBDIVISION IN THE ATC PD-2 ZONING DISTRICT AND DEDICATING A SECTION OF ANDERSON PARKWAY FROM TANKERSLEY ROAD NORTH TO ROTAN ROAD AS PUBLIC RIGHT OF WAY IN THE CITY OF MOUNT PLEASANT.**

Motion was made by Council Member Corbell and seconded by Council Member Hinton, to approve the Final Plat of Lot 4 in the Anderson Towne Crossing Phase 1 Subdivision in the ATC PD-2 Zoning District and dedicating a section of Anderson Parkway from Tankersley Road north to Rotan Road as public right of way in the City of Mount Pleasant. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER ACTION TO APPROVE A SITE PLAN FOR A NEW ACADEMY RETAIL PROJECT ON LOT 1 OF ANDERSON TOWN CROSSING COMMERCIAL PHASE 1 SUBDIVISION PROPERTY IN THE ATC PD-2 ZONING DISTRICT LOCATED ADJACENT TO 2621 WEST FERGUSON ROAD**

Motion was made by Council Member Tafoya and seconded by Council Member Hinton, to approve a site plan for a new Academy Retail project on Lot 1 of Anderson Town Crossing Commercial Phase 1 Subdivision property in the ATC PD-2 Zoning District located adjacent to 2621 West Ferguson Road. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER ACTION ON RESOLUTION 2026-7 ESTABLISHING A DEVELOPMENT INCENTIVE PROGRAM FOR THE CITY OF MOUNT PLEASANT.**

Motion was made by Council Member Corbell and seconded by Council Member Tafoya, to approve action on resolution 2026-7 establishing a Development Incentive Program for the City of Mount Pleasant. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER APPROVAL OF AGREEMENT WITH NEWGEN STRATEGIES & SOLUTIONS, LLC TO UPDATE THE WATER RATE STUDY.**

Motion was made by Council Member Hinton and seconded by Council Member Corbell, to approve the agreement with NewGen Strategies & Solutions LLC to update the Water Rate study, not to exceed \$51,000.00. Upon a vote, the motion carried unanimously.

**CITY MANAGER'S REPORT**

**DISCUSS AND CONSIDER CONCERNS OF KYLE MORING REGARDING CITY PROCESSES UNDER THE TEXAS PUBLIC INFORMATION ACT AND PERMITS/INSPECTIONS, THE CITY'S EFFORTS TO RESPOND TO HIS CONCERNS AND REQUESTS, AND THE CITY'S MEETING WITH MR. MORING.**

Kyle Moring presented

**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 7:58 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) regarding possible adoption of rules of procedure governing city council meetings.**

**Consultation with Attorney (Tex. Gov' t Code §551.071) and Personnel Matters (Tex. Gov' t Code §551.074) to discuss Council Member Tafoya' motion to quash subpoena concerning ethics investigation and status of investigation.**

**Consultation with Attorney (Tex. Gov' t Code §551.071) and Personnel Matters (Tex. Gov' t Code §551.074) to consider, discuss and deliberate ethics complaints filed by Kyle Moring against Candias Webster, John Ankrom, Juan Ramirez, Lea Ream and Austin Beck.**

**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.**

**THE COUNCIL ISSUED A SUBPOENA FOR RECORDS FROM COUNCILMEMBER TAFOYA IN CONNECTION WITH THE ETHICS INVESTIGATION. COUNCIL MEMBER TAFOYA FILED A MOTION TO QUASH THE SUBPOENA. THE COUNCIL HAS CONSIDERED THE MOTION TO QUASH, ASSERTING A NUMBER OF OBJECTIONS TO THE SUBPOENA.**

Motion was made by Council Member Hinton and seconded by Council Member Corbel that the motion to quash be granted, and that the subpoena be limited to producing records on telephone calls between Ms. Tafoya and the three numbers included in the subpoena. Council Member Tafoya recused herself from voting.

**ETHICS INVESTIGATION INTO CANDIAS WEBSTER, JOHN ANKRUM, JUAN RAMIERZ, LEA REAM, AND AUSTIN BECK.**

Council will revisit this complaint in 45 days

**ADJOURN 9:13 PM**

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WESLEY LYON, MAYOR

ATTEST:

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CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY