

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 May 19, 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
Jonathan Hageman	-	Council Member
Kelly Redfearn Faulkner	-	Council Member
Rob Vine	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney

Absent Melanie Tafoya - 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 May 5, 2026, Meeting Minutes.

Consider pay request #11 for J2 Construction (Industrial Park Lift Station)

Consider pay request #36 for Drake Construction (Southside WWTP)

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

PRESENTATION OF MOUNT PLEASANT SPORTS COMPLEX PLAQUE TO COUNCIL MEMBERS

Garrett Houston presented.

DISCUSS AND CONSIDER ACCEPTING THE CANVASS RESULTS OF THE MAY 2, 2026, GENERAL ELECTION

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to approve the Canvass results of the May 2, 2026, General Election. Upon a vote, the motion carried unanimously.

SWEARING IN AND OATH OF OFFICE FOR COUNCIL MEMBERS OF PLACE 3, PLACE 4, AND PLACE 5

Candias Webster presented. .

PRESENTATION, DISCUSS, AND CONSIDER ACCEPTANCE OF THE FISCAL YEAR 2025 FINANCIAL AUDIT

Motion was made by Council Member Hinton and seconded by Council Member Hageman to approve the acceptance of the Fiscal Year 2025 Financial Audit. Upon a vote, the motion carried unanimously.

MONTHLY FINANCIAL REPORT FOR MONTH ENDED APRIL 30, 2026

Rebecca Elliott presented.

DISCUSS AND CONSIDER ADOPTING FEDERAL PROCUREMENT POLICIES RELATED TO THE CITY'S FEDERAL GRANT AWARDS

Motion was made by Council Member Corbell and seconded by Council Member Hinton, to approve the resolution 2026-13 Federal Procurement policies related to the City's Federal grant awards. A vote, the motion carried unanimously.

DISCUSS AND CONSIDER CHANGE ORDER #4 FROM KSA AND DRAKE GENERAL CONTRACTORS. LLC FOR WORK PERFORMED AT THE WASTEWATER TREATMENT PLANT

Motion was made by Council Member Corbell and seconded by Council Member Hinton to approve Change Order #4 from KSA and Drake General Contractors. LLC for work performed at the Wastewater Treatment Plant. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER ORDINANCE 2026-13 TO APPROVE A REQUEST FROM APPLICANT JYL JOHNSON CANO ON BEHALF OF OWNERS IVAN AND JUAN ZAMBRANO TO REZONE MOUNT PLEASANT CITY BLOCK 156, LOT 3 B, FROM GENERAL RETAIL (GR) TO MULTI-FAMILY (MF) ZONING DISTRICT, ADDRESSED AS 206 EAST 9TH STREET. Z-2026-01

The Mayor opened and closed the public hearing and no comments were made. Motion was made by Council Member Hinton and seconded by Council Member Faulkner, to approve and Hold a public hearing and consider Ordinance 2026-13 to approve a request from applicant Jyl Johnson Cano on behalf of owners Ivan and Juan Zambrano to rezone Mount Pleasant City Block 156, Lot 3 B, from General Retail (GR) to Multi-Family (MF) Zoning District, addressed as 206 East 9th Street. Z-2026-01. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER ORDINANCE 2026-14 TO APPROVE A REQUEST FROM OWNER JOSE DE LA ROSA TO REZONE MOUNT PLEASANT CITY BLOCK 124, LOT 1C, FROM SINGLE FAMILY (SF2) TO GENERAL RETAIL (GR) ZONING DISTRICT, PROPERTY ID: 10774, LOCATED TO THE NORTH ACROSS THE ALLEY FROM HIS PROPERTY AT 107 N MILLER AVENUE. Z-2026-02

The Mayor opened and closed the public hearing and no comments were made. Motion was made by Council Member Hinton and seconded by Council Member Faulkner, to approve and Hold a public hearing and consider Ordinance 2026-14 to approve a request from owner Jose De la Rosa to rezone Mount Pleasant City Block 124, Lot 1C, from Single Family (SF2) to General Retail (GR) Zoning District, Property ID: 10774, located to the north across the alley from his property at 107 N Miller Avenue. Z-2026-02. Upon a vote, the motion carried unanimously.

PRESENTATION AND DISCUSS THE MOUNT PLEASANT EDC REPORT UPDATE

Kevin Carter presented.

DISCUSS AND CONSIDER A PERFORMANCE AGREEMENT BETWEEN MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION AND SWEET SHOP CANDIES, INC (DBA SWEET SHOP USA)

Motion was made by Council Member Hageman and seconded by Council Member Hinton, to approve a performance agreement between Mount Pleasant Economic Development Corporation and Sweet Shop Candies, Inc (dba Sweet Shop USA). Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER AN AGREEMENT FOR ACCOUNTING, INVESTMENT, AND PAYROLL MANAGEMENT SERVICES BETWEEN THE MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF MOUNT PLEASANT, TEXAS

Motion was made by Council Member Corbell and seconded by Council Member Faulkner to approve an Agreement for Accounting, Investment, and Payroll Management Services between the Mount Pleasant Economic Development Corporation and the City of Mount Pleasant, Texas. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER THE PROPOSED AMENDMENT TO THE BYLAWS OF THE CITY OF MOUNT PLEASANT, TEXAS, ECONOMIC DEVELOPMENT CORPORATION

Motion was made by Council Member Faulkner and seconded by Council Member Hinton to approve a proposed amendment to the Bylaws of the City of Mount Pleasant, Texas, Economic Development Corporation, while updating Section 5.04 with wording to be clarified about board appointments. 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 7:40 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) concerning possible settlement of City of Mount Pleasant v. Ginger Lou Redfearn McDonald, cause No. 43310, Titus County, Texas.

Personnel Matters (Tex. Gov't Code §551.074) Discuss duties and objectives for City Manager.

RECONVENE INTO THE REGULAR SESSION 8:54 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 THE SETTLEMENT OF CITY OF MOUNT PLEASANT V. GINGER LOU REDFEARN MCDONALD, CAUSE NO. 43310, TITUS COUNTY, TEXAS

Motion was made by Council Member Corbell and seconded by Council Member Hinton to authorize the attorneys to complete the terms of the settlement of Cause No. 43310 concerning Ginger McDonald's appeal in accordance with the direction provided in executive session. Upon a vote, the motion carried unanimously. Council Member Faulkner recused herself.

ADJOURN 8:56 PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY