

## **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 June 16, 2026, at 6:00 PM at the Council Chambers located at 501 North Madison with the following members present:

|        |                         |   |                                       |
|--------|-------------------------|---|---------------------------------------|
|        | Wesley Lyon             | - | Mayor                                 |
|        | 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 | Carl Hinton             | - | Mayor Pro-Term                        |
|        | Melanie Tafoya          | - | Council Member                        |

### **MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT**

No action was taken by the Council

### **CONSIDER APPROVAL OF JUNE 2, 2026, MEETING MINUTES.**

Motion was made by Council Member Corbell and seconded by Council Member Hageman to approve the June 2, 2026 Meeting Minutes. Upon a vote, the motion carried unanimously.

### **MONTHLY FINANCIAL REPORT FOR MONTH ENDED MAY 31, 2026**

Rebecca Elliott presented the monthly financial report.

### **PRESENTATION AND DISCUSSION OF FINANCIAL REPORT PRESENTATION - BY CITY FINANCIAL ADVISOR, HILLTOP SECURITIES**

Jim Sabonis presented a Financial report to the Council.

### **PRESENTATION AND DISCUSSION ON THE POSSIBLE CREATION OF A DOWNTOWN ZONING DISTRICT SPECIFYING BOUNDARIES, USES, AND DEVELOPMENT STANDARDS**

Lynn Barrett and members of the Main Street Board presented the possible Downtown Zoning District

### **DISCUSS AND CONSIDER AWARD OF BID TO AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH H.H. HOWARD & SONS, INC. RELATING TO THE SOUTHWEST SITE DEVELOPMENT AND DRAINAGE IMPROVEMENTS PROJECT – PHASE II PROJECT**

Motion was made by Council Member Hageman and seconded by Council Member Faulkner to award the bid to H.H. Howard & Sons, Inc., in the amount of \$688,042, and authorize the City Manager to negotiate and execute the agreement related to the project. Upon a vote, the motion carried unanimously.

### **DISCUSS AND CONSIDER AN INTERLOCAL AGREEMENT FOR THE CITY OF MOUNT PLEASANT TO OPERATE, MAINTAIN, AND TRAIN FOR USE OF A SELF-CONTAINED BREATHING APPARATUS (“SCBA”) FILL STATION PROVIDED BY TITUS COUNTY, TEXAS**

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to approve the Interlocal Agreement with Titus County for the City of Mount Pleasant to operate, maintain, and train for use of a Self-Contained Breathing Apparatus (“SCBA”) Fill Station provided by Titus County, Texas, contingent on approval by Titus County Commissioners Court. Upon a vote, the motion carried unanimously.

### **DISCUSS AND CONSIDER THE PRELIMINARY PLAT OF DEER PARK, PHASE 2, ON 19.09 ACRES, BEING A PROPOSED 31-LOT RESIDENTIAL SUBDIVISION OF A PORTION OF PROPERTY ID 341269, IN THE SINGLE**

**FAMILY 1 (SF1) ZONING DISTRICT, LYING IN THE JOHN ORE ABSTRACT 423 TRACT 3902 TR1 & TR2 DESCRIBED IN INSTRUMENT 20212383 IN THE REAL PROPERTY RECORDS OF TITUS COUNTY, TEXAS AND SITUATED TO THE WEST OF DEER PARK ESTATES BLOCK A. PP-2026-03**

Motion was made by Council Member Hageman and seconded by Council Member Faulkner to approve the Preliminary Plat of Deer Park, Phase 2, on 19.09 acres, being a proposed 31-lot residential subdivision of a portion of Property ID 341269, in the Single Family 1 (SF1) Zoning District, lying in the John Ore Abstract 423 Tract 3902 TR1 & TR2 described in instrument 20212383 in the Real Property Records of Titus County, Texas and situated to the west of Deer Park Estates Block A. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER ORDINANCE 2026-15 PROHIBITING THE USE OF GROUNDWATER FROM BENEATH DESIGNATED PROPERTY AT THE FORMER DORCHESTER REFINERY SITE LOCATED AT 1723 WEST FIRST STREET IN MOUNT PLEASANT AND SUPPORTING ISSUANCE OF A MUNICIPAL SETTING DESIGNATION CERTIFICATE BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND DECLARING A PENALTY FOR VIOLATIONS**

Motion was made by Council Member Hageman and seconded by Council Member Faulkner to approve Ordinance 2026-15 Prohibiting the Use of Groundwater From Beneath Designated Property at the former Dorchester refinery site located at 1723 West First Street in Mount Pleasant and Supporting Issuance of a Municipal Setting Designation Certificate by the Texas Commission on Environmental Quality and Declaring a Penalty for Violations. Upon a vote, the motion carried unanimously.

**DISCUSSION AND DIRECTIONS FROM CITY COUNCIL ON NEXT STEPS TO CONSIDER POSSIBLE DEVELOPMENT OF A CITY POOL**

Council Member Hageman presented swimming pool options and stated he would have more information by the second meeting in July.

**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 8:26 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)** Discuss and consider the approval of Main Street Board Appointments

**Consultation with Attorney (Tex. Gov' t Code §551.071) Legal** Consultation regarding parties' rights and responsibilities pursuant to the Interlocal Agreement for Fire Protection Services between the City of Mount Pleasant and Titus County

**RECONVENE INTO THE REGULAR SESSION 9:07 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 APPOINTMENT TO THE MAIN STREET BOARD TO REPLACE A VACANCY**

Motion was made by Council Member Corbell and seconded by Council Member Faulkner to appoint Barry Jones to Main Street Board. Upon a vote, the motion carried unanimously.

**DISCUSS AND CONSIDER POSSIBLE ACTION ON INTERLOCAL AGREEMENT FOR FIRE PROTECTION SERVICES BETWEEN THE CITY OF MOUNT PLEASANT AND TITUS COUNTY**

Motion was made by Council Member Corbell and seconded by Council Member Faulkner to direct the City Manager to proceed with discussion in executive session. Upon a vote, the motion carried unanimously.

**ADJOURN 9:08 PM**

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**WESLEY LYON, MAYOR**

**ATTEST:**

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