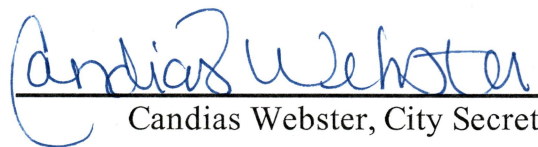


Agenda of Meeting
City of Mount Pleasant
Main Street Advisory Committee Regular Meeting
Thursday, November 5, 2026

Notice is hereby given that the Main Street Advisory Committee of the City of Mount Pleasant will meet in Regular Session at 8:15 a.m. at City Hall located at 501 North Madison, Mount Pleasant, TX 75455 to consider the following agenda.

1. Call to Order.
2. Approval of Minutes for October 7, Meeting minutes
3. Financial Report
4. Review and Possible Action regarding Certificate of Appropriateness Application(s).
5. Review and Possible Action regarding Façade Grant Application(s).
6. New Business/Other Business
7. Citizen/Merchant Input.
8. Adjourn.

I certify that the above notice of meeting is true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the public at all times and remained so posted for at least 3 business days preceding the scheduled time of said meeting.


Candias Webster, City Secretary

Minutes - Main Street Advisory Committee
October 7, 2026

Present- McCall Dyke (2027), President
Present- Shelia Johnson (2027)
Present- Edgar Mayorga (2027)
Present- Lauren Ferguson (2027)
Present- Jase Merritt (2027), Vice President
Absent- Lesa Tyler (2028)
Absent- Linda Baker (2028)
Present- Jordan Redfearn Kridler (2028)
Absent- Barry Jones
Present- Lynn Barrett, City Planner
Present- Garrett Houston, Director of Public Works
Present- Candias Webster, Assistant City Manager/City Secretary
Present- Courtenay Higginbotham, Main Street Manager
Present- John Ankrum, Building Official
Present- Rob Vine, City Manager

CALL TO ORDER

McCall Dyke called the meeting to order at 8:21 a.m.

APPROVAL OF MINUTES FOR SEPTEMBER 3, REGULAR MEETING

Motion was made by Jordan Redfearn Kridler and seconded by Lauren Ferguson to accept the September 3, 2026, minutes. Upon a vote, the motion carried unanimously.

FINANCIAL REPORT

Motion was made by Edgar Mayorga and seconded by Lauren Ferguson to accept the Finance Report. Upon a vote, the motion carried unanimously.

REVIEW AND POSSIBLE ACTION REGARDING CERTIFICATE OF APPROPRIATENESS APPLICATION(S).

Motion was made by Jordan Redfearn Kridler and seconded by Jase Merritt to approve the MP Nails & Head Spa COA, if the sign is not acrylic. Upon a vote, the motion carried unanimously.

NEW BUSINESS/OTHER BUSINESS.

CITIZEN/MERCHANT INPUT

N/A

ADJOURN 8:39 A.M.

Motion was made by Edgar Mayorga and seconded by Jase Merritt to adjourn. Upon a vote, the motion carried unanimously.

Month	Amended Budget	Actual Amount	Budget Balance	Period Balance
OCT	50,000.00	0	50,000.00	0
NOV				
DEC				
JAN				
FEB				
MAR				
APR				
MAY				
JUN				
JUL				
AUG				
SEP				



DRAFT - REVIEW AND SIGN

DOWNTOWN INCENTIVE REIMBURSEMENT GRANT PROGRAM APPLICATION

Please return completed with necessary attachments and signature to City of Mount Pleasant Main Street Manager at 501 N. Madison. If you have any application questions, please contact the Main Street Manager at 903-575-4000. If you have any building or sign permit questions, please contact the City of Mount Pleasant Building Inspector at 903-575-4000.

- ❖ Applicant Name: Erik Torres Date: 10/13/2026
- ❖ Business Name: Torres Investments
- ❖ Mailing Address: 206 S. Van Buren Ave., Suite F, Mt. Pleasant, TX 75455
- ❖ Contact Phone: 903-261-5307 Email Address: Eriktorres91@gmail.com
- ❖ Building Owner (if different than applicant) _____
- ❖ Historical/Current Building Name: _____
- ❖ Physical Building Address: 206 S. Van Buren Ave., Mt. Pleasant, TX 75455
- ❖ Type of Work: (check all that apply)
- ☐ Façade Rehabilitation ☒ Façade – paint only ☐ Awnings ☐ Signage
- ❖ Details of Planned Improvements for Downtown Reimbursement Grant: (attach additional sheets if necessary.)
Exterior facade painting: pressure wash; apply one coat of brick primer;
then paint exterior surfaces. Includes labor and materials per attached bid. - Paint name; Shoji White.
List Contractor/Project Architect proposals and Total amounts (please attach copies of original proposals.)
1. Lucas Arturo Trejo - Painting | Estimate EST0014 (10/10/2026) - \$6,130
2. _____

Total Cost of Proposed Project: \$6,130.00

Amount of Grant Requested up to \$10,000: \$6,130.00

Attach with all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior façade.

Erik Torres
Applicant's Signature

10-13-2026
Date



DRAFT - SIGNATURE REQUIRED

DOWNTOWN INCENTIVE REIMBURSEMENT GRANT AGREEMENT FORM

I have met with the City of Mount Pleasant Main Street Manager, and I fully understand the Downtown Incentive Reimbursement Grant Procedures and Detail established by the City of Mount Pleasant Main Street Program. I intend to use this grant program for the aforementioned renovation projects to forward the efforts of revitalization and historic preservation of Mount Pleasants' historic downtown. I have not received, nor will I receive insurance monies for this revitalization program.

I have read the Downtown Incentive Reimbursement Grant Application Procedures including the Downtown Incentive Reimbursement Grant Details.

I understand that if I am awarded a reimbursement grant for façade, awning or sign work and the façade, sign or awning is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Mount Pleasant immediately for the full amount of the Downtown Reimbursement Grant.

Torres Investments

Business/Organization Name

Erik Torres
Applicant's Signature

Erik Torres
Printed Name

10-13-26
Date

Building Owner's Signature (if different from applicant)

Printed Name

Date

Main Street Manager Signature

Recommendation

Date

City Manager Signature

Approval

Date



ATTACHMENT - CONTRACTOR PAINTING ESTIMATE

206 S. Van Buren Ave. | Quotation EST0014 | October 10, 2026

Painting

ESTIMATE

EST0014

Lucas Arturo Trejo

DATE

912 County Road 3345

10/10/2026

Sulphur Springs, TX 75482

(903) 335-6224

TOTAL

julianaperea2010@gmail.com

USD \$6,130.00

DESCRIPTION	RATE	QTY	AMOUNT
Exterior Paint	\$6,130.00	1	\$6,130.00
Pressure Wash			
1 coat of brick primer			
Paint			

TOTAL

USD \$6,130.00

Price includes labor and materials which includes

- tape
- plastic
- paper rolls
- caulk
- wood putty
- laquer thinner
- laquer retarder
- rags
- paint

SW 7042
Shoji White

254-C4

Shoji White

Light reflective value: 74 (light)
Valor de reflectancia de luz: 74 (claro)

Complementary colors

Colores complementarios

SW 7005 Pure White 255-C1

SW 7640 Fawn Brindle 247-C5

SW 9154 Perle Noir 226-C7



SHERWIN-WILLIAMS.

sherwin-williams.com 1-800-4SHERWIN

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Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6505-12775

CS 1/26

