

Agenda of Meeting
City of Mount Pleasant
Main Street Advisory Committee Regular Meeting
Thursday, July 3, 2025

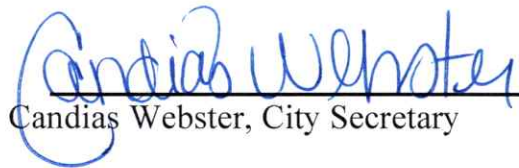
Notice is hereby given that the Main Street Advisory Committee of the City of Mount Pleasant will meet in Regular Session at 8:15 a.m. at the Mt Pleasant Civic Center located at 1800 N Jefferson Ave, Mount Pleasant, TX 75455 to consider the following agenda.

1. Call to Order.
2. Approval of Minutes for June 5, 2025, Regular Meeting.
3. Financial Report.
4. Review and Possible Action of Izumi Certificate of Appropriateness Application for Signage.
5. Review and Possible Action of July and August's Merchant/Chamber/City event on the Square.
6. New Business/Other Business.
7. Citizen/Merchant Input.
8. Adjourn.



Jessica Buscher, Main Street / Events Coordinator

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 72 hours preceding the scheduled time of said meeting.



Candias Webster, City Secretary

Minutes - Main Street Advisory Committee
June 5, 2025

Present – McCall Dyke (2026) President
Absent– Jey Yancey (2026)
Absent – Shelia Johnson (2026)
Absent – Edgar Mayorga (2027)
Present – Lauren Ferguson (2027)
Present – Jase Merritt (2027) Vice President
Absent – Lesa Tyler (2028)
Present – Linda Baker (2028)
Present – Jordan Redfearn Kridler (2028)
Absent – Lynn Barrett - Director of Development Services
Present – Garrett Houston – Director of Public Works
Absent – Candias Webster – Assistant City Manager/City Secretary
Absent – Main Street/Community Events Coordinator and Main Street Secretary

The Main Street Advisory Committee for the City of Mount Pleasant met at 8:15 a.m. The meeting was held at the Mount Pleasant Civic Center, located at 1800 N Jefferson Ave, in the City of Mount Pleasant.

Call to Order

McCall Dyke, called the meeting to order at 8:30 a.m.

Approval of Minutes from May 1, 2025, Regular Meeting.

The minutes were approved for May 1, 2025, Regular Meeting. Linda Baker motioned to accept the minutes; Jordan Redfearn seconded the motion; all approved, motion carried.

Financial Report.

Jordan Redfearn motioned to approve the Financial Report; Lauren Ferguson seconded the motion; all approved, motion carried.

Review and Possible Action of Cantrip Coffee, LLC Certificate of Appropriateness Application for Window Signage.

Linda Baker motioned to approve the COA; Lauren Ferguson seconded the motion; all approved, motion carried.

Review and Possible Action of Victory Designs Promotional Products Façade Grant Application for Window Replacement, Paint, and Stucco Installation.

Jase Merritt motioned to approve the COA and Grant Application; Lauren Ferguson seconded the motion; all approved, motion carried.

Review and possible Action of June and July's Merchant/Chamber/City Event on the Square.

June's budget was reviewed, and July's budget was presented for approval. Lauren Ferguson motioned to approve the Merchant's budget request; Jordan Redfearn seconded the motion; all approved, motion carried.

New Business/Other Business.

- a) The Economic Vitality Sub-committee will gather information and discuss downtown district zoning together with Lynn Barrett and their uses. Plan to meet again in June.

Citizen/Merchant Input.

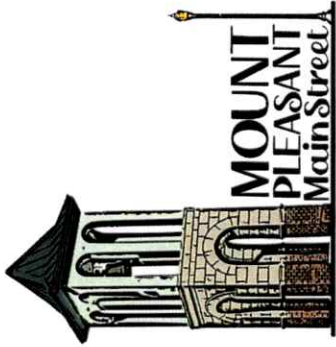
N/A

Adjournment

There being no further business, Jase Merritt motioned to adjourn; Jordan Redfearn seconded the motion; all approved, motion carried. The meeting was adjourned at 9:25 A.M.

McCall Dyke, President

Minutes taken by Garrett Houston
Public Works Director, City of Mount Pleasant



2024 - 2025

Certificate of Appropriateness and Grant Submissions and Approvals

Current Fiscal Year: October 2024– September 2025

Submitted	Company Name	Address	Contact Name	Phone	Approval	Item	Grant	Budget \$40,000	Completed	Reimbursement Check Issue Date
9-6-24 at 8:04am	Sur Hair Lounge	117 W Third Street	Maria Theresa Preciado	903.951.6143	Yes	Brick replacement, doors, windows, lamps, and awning Approved on October 3, 2024	Yes	\$10,000 Canceled via phone call on 5-15-25	No	
9-6-24 at 8:06am	The Mission Church	112 E 3 rd Street	Eric Lynch	903.563.6613	Yes	Roof, remove existing façade & remodel Approved on October 3, 2024	Yes	\$10,000 Canceled via email on 1-25-25	No	
9-10-24 at 11:09am	The Willow	102 W 2 nd Street	Angela DeAnn Cameron	903.563.3956	Yes	Replace awning, windows, front & side door, painting & repairing Approved on October 3, 2024	Yes	- \$10,000		1/3/24
9-10-24 at 12pm	Arçi's Salon	202 W 7 th Street	Ivet Banda	903.204.2560	Yes	Replace 12 windows, door and paint Approved on October 3, 2024	No		No	
9-5-24	Hair Lux Beauty Salon	116 W 3 rd Street	Jase Meritt	806.548.4562	Yes	Window signage Approved on October 3, 2024	No		Yes	
10-22-24	NEWU by Bello	120 E 3 rd Street	Yesenia Canciobello	214.912.5992	Yes	Signage – front door Approved on November 7, 2024	No			

10-31-24	Ayala Tax & Multiservice	113 E 2nd Street	Perla Ayala	903.717.1363	Yes	Window and door signage Approved on November 7, 2024	No	Yes	
11-4-24	The Spilt Tee	210 N Madison Ave	Bailey Tenbrook	903.573.5220	Yes	Door signage Approved on December 5, 2024	No	No	
11-13-24	Western Shamrock Financial	311 N. Jefferson	Natasha Wood	864.271.4228	Yes	Window & door signage, 2 nd hanging sign Approved on December 5, 2024	No	Yes	
11-21-24	999 Fine Tattoos	204 S. Van Buren Ave	Nathan Harris	903.241.2798	Yes	Building signage Approved on December 5, 2024	No	Yes	
Submitted	Company Name	Address	Contact Name	Phone	Approval	Item	Grant	Budget \$40,000	Reimbursement Check Issue Date
11-21-24	999 Fine Tattoos	204 S. Van Buren Ave	Nathan Harris	903.241.2798	Yes	Building signage Approved on December 5, 2024	No	Yes	
12-29-24	Hello Sunshine	220 N Jefferson	McCall Dyke	903.563.3266	Yes	Building signage Approved on January 9, 2024	No		
1-7-25	Studio Baeza	407 N Jefferson	Edgar Arellano	903.573.0742	Yes	Window, awning, glass, stucco Approved on February 6, 2025	Yes	 \$10,000	5-15-25
1-30-25	Plum Crazy/The Look	111 E 2 nd Street	Lea Campbell	903.572.4646	Yes	Signage Approved on February 6, 2025	No		
2-27-25	KDR Financial	410 N. Jefferson Ave., #392	Nadia Comanichi Johnson	903.235.3684	Yes	Signage Approved on March 6, 2025	No		
3-19-25	Titus County Annex	100 W 1 st Street	Kent Cooper/Monica	903.577.6791	Yes- Design only	Building Concept Only Approved on April 3, 2025	No		
3-28-25	Merrit Investments	304 N Madison	Jase Merritt	806.548.4562	Yes	Approved on April 3, 2025	Yes	 \$10,000	



CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

Required for all exterior modifications of properties within the Main Street Historical District.

[Main Street Historical District Map - Click Here](#)

Email completed application with required supporting documents to jankrum@mpcity.org

PROPERTY INFORMATION :

Building Address: 113 W 3rd St MT. Pleasant TX 75455

OWNER INFORMATION:

Name: D' Angelo Business Name: D' Angelo Investment
Address: 206 Main St. Sulphur Spring Mt. Pleasant, TX 75455 75482
Phone: 818 606 2979 Email: _____

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER):

Name: Ervin Abdullah Business Name: Izumi Foods LLC.
Address: ~~113~~ ~~W~~ ~~3rd~~ St 113 W. 3rd St Mt. Pleasant, TX 75455
Phone: 870 826 3777 Email: ervin1771@gmail.com

Unless otherwise requested in writing by the owner, all correspondence will be with the above-names applicant.

SIGNATURE

By signing this application, I hereby certify that I am the owner of record and authorizes the proposed work and/or I have been authorized by the owner to make this application as his/her authorized agent.

Applicant Signature

Ervin Abdullah

Print Name

6/25/2011

Date

Property Owner Signature

Print Name

Date

PROJECT DESCRIPTION:

(Please describe in detail the work you intend to complete. If necessary, continue on additional sheets.)

The sign made from wood size 48" x 48" laminated with my logo design. The placement will be using ~~the~~ the existing sign pole. In other word just replacing the existing with my square sign. The logo is attached with this application.

REQUIRED ATTACHMENTS:

Each COA should be accompanied by a current photograph(s) of the existing building as well as a detailed description and sketches or drawings depicting all proposed alterations, additions or new construction intended.

PLEASE CHECK ALL THAT APPLY:

___ Exterior Building Paint (submit colors with application for approval)

___ Exterior Mural Paint (submit colors with application for approval)

___ Awning ☒ Signage ___ Entrance/Door ___ Roof

___ Lighting ___ Windows ___ Masonry ___ New Construction

___ Other (explain) _____

Name of Contractor: _____ Contact Number: _____

Name of Contractor: _____ Contact Number: _____

CLICK ON ORDINANCE BELOW FOR MORE INFORMATION

150.154 Signs in the Main Street Historical District

155.48 Sign Regulations

150.160 Non-Fixtures in Historic District

This is not a building permit application. A separate building permit application must be completed and approved by the Code Enforcement Department before starting work.



I Z U M I

Mt. Pleasant - Texas

Will replace existing sign

Will be the same size but square

Will be made of wood





Current Fiscal Year: October 2024–September 2025

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2 nd Saturday Big Events	Company Name	Contact Name	Address	Phone	Item	W-9 Receiv ed	Invoice Received on	Budget \$18,645	Check Issue Date	Paid
JUNE Mother's Day Theme										
June 14, 2025	Gooseneck Graphics	Jase Merritt	1221 N Jefferson Ave	903.717.8402	2 nd Saturday Signboards		Yes	\$718		
June 14, 2025	K-Sounds				Sound & Lighting		No	\$1,500		
June 14, 2025	Marcela Macias				Tents, Tables & Chairs		yes	\$850		
June 14, 2025	Jason Hill & Alfredo Garcia				Security		Yes	\$500		
June 14, 2025	Chase Palmer				Corn Hole Organizer		No	\$300		
June 14, 2025	?				Car Show Organizer		No	\$500		
June 14, 2025	Hayden McBride				Entertainmen t		No	\$1000		
June 14, 2025	?				Port a Potties		No	\$500		
							5/1/25 Submit Request for Approval - Approved!	\$5,978		
Total Remaining after Approval								\$12,667		

2 nd Saturday Big Events	Company Name	Contact Name	Address	Phone	Item	W-9 Receiv ed	Invoice Received on	Budget \$12,667	Check Issue Date	Paid
July Cool Down at Caldwell Park										
July 12, 2025	Fire Department				Tents, Tables & Chairs		No	\$0		
July 12, 2025	?				DJ		No	\$600		
July 12, 2025	?				Face Painting		No	\$500		
July 12, 2025	?				Hotdogs/ Water		No	\$600		
July 12, 2025	Rock Star				Water Slides		No	\$681.24		
July 12, 2025	Rock Star				Foam Party		No	\$325		
July 12, 2025	?				Dunkin Booth		No	\$250		
							6/5/25 Submit Request for Approval -	\$3475		
Total Remaining after Approval							Estimate	\$9192		