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 August 16, 2022, at 6:30 P.M. at Council Chambers located at 501 North
Madison with the following members present:

Tracy Craig   -  Mayor
Tim Dale   -  Mayor Pro-Tem
Jerry Walker   -  Council Member
Sherri Spruill   -  Council Member
Galen Adams   -  Council Member
Henry N Chappell II  -  Council Member
Kerry Wootten  -  City Attorney
Ed Thatcher   -  City Manager
Candias Webster  -  City Secretary

CONSIDER APPROVAL OF MINUTES OF AUGUST 2, 2022, REGULAR SESSION.
Motion was made by Council Member Dale, second by Council Member Chappell to Approve Minutes of August 2, 2022,
Regular Session. Upon a vote, motion carried unanimously.

PRESENTATION BY HOLMES MURPHY TO DISCUSS AND CONSIDER APPROVAL OF EMPLOYEE
BENEFIT OFFERINGS FOR 10/1/22-2023 PLAN YEAR.
Demetra Runnels and Ed Thatcher were present to give presentation to Council.

AWARD OF BID FOR OAKLAWN BASKETBALL PAVILLION.
Motion was made by Council Member Dale, second by Council Member Walker to Award Bid for Oaklawn Basketball
Pavilion to Stansell Construction in amount of $354,330.00. Upon a vote, motion carried unanimously.

CONSIDER APPROVAL OF PAY REQUEST FROM WATSON COMMERCIAL CONSTRUCTION, LTD FOR
WORK ON THE COMMUNITY CENTER.
Motion was made by Council Member Walker, second by Council Member Chappell to Approve Pay Request from Watson
Commercial Construction LTD for work on the Community Center in amount of $249,707.70. Upon a vote, motion carried
unanimously.

CONSIDER APPROVAL OF PAY REQUEST FROM WM MILLER CONSTRUCTION CO., INC. FOR 24-INCH
WATERLINE REPLACEMENT I30 PLANT TO EWT
Motion was made by Council Member Dale, second by Council Member Chappell of Pay Request from WM Miller
Construction Co., for 24-inch waterline replacement I30 plant to EWT in the amount of $263,514.80. Upon a vote, motion
-carried unanimously.

DISCUSSION OF MAIN STREET BOARD APPOINTMENTS AND SELECTION PROCESS.
Sheila Johnson was Present to Discuss Main Street Board Appointments and Selection Process.

HOLD A PUBLIC HEARING TO CONSIDER THE APPROVAL OF ORDINANCE NO 2022-13 FOR THE
REQUEST OF JAY SENN, APPLICANT/OWNER FOR A ZONING CHANGE FROM FD (FUTURE
DEVELOPMENT DISTRICT), GR (GENERAL RETAIL) ON A 11.01-ACRE TRACT OF LAND SITUATED IN
THE ALEXANDER NEVILLE SURVEY, ABSTRACT NO. 409, TITUS COUNTY TEXAS, AND BEING ALL THAT CERTAIN CALLED 0.35 ACRE TRACT OF LAND, DESCRIBED AS TRACT ONE, ALL OF THAT CERTAIN CALLED 2.97 ACRE TRACT OF LAND, DESCRIBED AS TRACT TWO, AND ALL OF THAT CERTAIN CALLED 7.69 ACRE TRACT OF LAND, DESCRIBED AS TRACT THREE, CONVEYED FROM RB CAPITAL, LTD. TO MPAC-BDS PROPERTIES, LLC, BY WARRANTY DEED WITH VENDOR’S LIEN, AS RECORDED IN FILE NO. 20212541, PUBLIC RECORDS, TITUS COUNTY, TEXAS AND GENERALLY LOCATED ON THE EAST SIDE OF GREENHILL ROAD AND NORTH OF COUNTY ROAD 1605 (NEVILLS ROAD), AND TAKE ANY ACTION NECESSARY.

Mayor opened the public hearing, and no comments were made. Mayor closed the public hearing. Motion was made by Council Member Adams, second by Council Member Walker to Approve Ordinance No. 2022-13 for the request of Jay Senn, Applicant/Owner for a Zoning Change from FD (Future Development District), GR (General Retail) on a 11.01-Acre Tract of Land Situated in the Alexander Neville Survey, Abstract No. 409, Titus County Texas, and being all that certain called 0.35 acre Tract of Land, Described as Tract One, all of that certain called 2.97 acre Tract of Land, described as Tract Two, and all of that certain called 7.69 acre Tract of Land, described as Tract Three, conveyed from RB Capital, LTD. To MPAC-BDS Properties, LLC, by warranty deed with Vendor’s Lien, as recorded in File No. 20212541, Public Records, Titus County, Texas and generally located on the East Side of Greenhill Road and North of County Road 1605 (Nevills road). Upon a vote, motion carried unanimously. Jordan Godwin was present for questions.

CONSIDER A REQUEST BY CAPP S PROPERTIES LLC, APPLICANT, FOR THE APPROVAL OF A PRELIMINARY PLAT OF DEER PARK ESTATES PHASE ONE AND PHASE TWO BEING AN APPROXIMATELY 32.58 ACRE TRACT OF LAND LOCATED IN THE THOMAS MCPETERS SURVEY, ABSTRACT NO.374, TITUS COUNTY, TEXAS AND THE JOHN H. ORE SURVEY, ABSTRACT NO.423, TITUS COUNTY, TEXAS, AND BEING PART OF A CALLED 32.58 ACRE TRACT (TRACT ONE) CONVEYED TO CAPP S PROPERTIES LTD. IN A DEED KNOWN AS INSTRUMENT NO.2021283 OF THE PUBLIC RECORDS OF TITUS COUNTY, TEXAS, GENERALLY LOCATED EAST OF U.S. HIGHWAY 271 ADJACENT TO COUNTY ROAD 1400.

Motion was made by Council Member Dale, Second by Council Member Walker to Approve Request by Capps Properties LLC, Applicant, for the Approval of a Preliminary Plat of Deer Park Estates Phase One and Phase Two being an approximately 32.58 Acre Tract of Land Located in the Thomas McPeters Survey, Abstract No.974, Titus County, Texas and the John H. Ore Survey, Abstract No.423, Conveyed to Capps Properties LTD. In a deed known as Instrument No.2021283 of the Public Records of Titus County, Texas, Generally Located East of U.S. Highway 271 Adjacent to County Road 1400. Upon a vote, motion carried unanimously.

CONSIDER A REQUEST BY ROBERTO MARROQUIN, APPLICANT, FOR APPROVAL OF FINAL PLAT OF MARROQUIN SUBDIVISION CONSISTING OF SEVEN (7) SINGLE-FAMILY RESIDENTIAL LOTS, BEING AN 8.61-ACRE TRACT OR PARCEL OF LAND SITUATED IN THE JOHN H. ORE SURVEY, ABSTRACT NO.423, TITUS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 24.28 ACRE TRACT OF LAND CONVEYED FROM LUMINANT MINING COMPANY LLC F/K/A TXU MINING COMPANY LLC F/K/A TXU MINING COMPANY TO ROBERTO MARROQUIN, BY SPECIAL WARRANTY DEED WITH VENDOR’S LIEN AS RECORDED IN FILE NO.20204524, PUBLIC RECORDS, TITUS COUNTY, TEXAS, GENERALLY LOCATED ON THE NORTH SIDE OF COUNTY ROAD 1317 THAT LIES BETWEEN U.S. HIGHWAY 271 TO THE WEST AND U.S. HIGHWAY 271 BUSINESS TO THE EAST.

Motion was made by Council Member Adams, Second by Chappell to Approve Request by Roberto Marroquin, Applicant, for Approval of Final Plat of Marroquin Subdivision consisting of seven(7) Single-Family Residential Lots, being an 8.61-Acre Tract or Parcel of Land Situated in the John H. Ore Survey, Abstract No.423, Titus County, Texas, and being part of that certain called 24.28 Acre Tract of Land Conveyed from Luminant Mining Company LLC f/k/a TXU Mining Company LLC f/k/a TXU Mining Company LLC f/k/a Texas Utilities Mining Company to Roberto Marroquin, by Special Warranty Deed with Vendor’s Lien as Recorded in File No.20204524, Public Records, Titus County, Texas, Generally Located on the North Side of County Road 1317 that Lies Between U.S. Highway 271 Business to the East. Upon a vote, motion carried unanimously.
CONSIDER A REQUEST BY ALAN BRADDOCK, APPLICANT, FOR APPROVAL OF A FINAL PLAT OF BRADDOCK ADDITION, BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE BERRY MERCHANT SURVEY, ABSTRACT NO.358, TITUS COUNTY, TEXAS AND BEING THE REMAINDER OF THAT CERTAIN 4.117 ACRE TRACT OF LAND, CALLED TRACT ONE, AND THE REMAINDER OF THAT CERTAIN TRACT OF LAND, CALLED TRACT TWO, BOTH CONVEYED FROM SONJA BRADDOCK TO ALAN BRADDOCK, BY SPECIAL WARRANT DEED, AS RECORDED IN FILE #20142064, PUBLIC RECORDS, TITUS COUNTY, TEXAS, (BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS AND GENERALLY LOCATED ON THE WEST SIDE OF U.S. HIGHWAY 271 (1227 N. JEFFERSON) NORTH OF W. 12TH STREET.

Motion was made by Council Member Dale, Second by Council Member Walker to Approve Request by Alan Braddock, Applicant, for Approval of a Final Plat of Braddock Addition, being a Lot, Tract, or Parcel of Land Situated in the Berry Merchant Survey, Abstract No.358, Titus County, Texas and being the Remainder of that certain 4.117 Acre Tract of Land, called Tract One, and the Remainder of that certain Tract of Land called Tract Two, Both Conveyed from Sonya Braddock to Alan Braddock, by Special Warrant Deed, as Recorded in File #20142064, Public Records, Titus County, Texas, (Bearings are based on NAD 83 (2011), TEXAS NORTH CENTRAL 4202, as observed by GPS and generally located on the West Side of U.S. Highway 271 (1227 N. Jefferson) North of W. 12th Street. Upon a vote, motion carried unanimously.

PUBLIC COMMENTS

CITY MANAGER'S REPORT

EXECUTIVE SESSION

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:
Real Property: discuss purchase, exchange, lease or value of real property (Tex Gov't Code 551.072):

RECONVENE INTO THE REGULAR SESSION

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.

ADJOURN: 9:52PM

Mayor adjourned the meeting.

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TRACY CRAIG, MAYOR

ATTEST:

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CANDIAS WEBSTER, CITY SECRETARY