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 Special Session November 8, 2022, at 6:30 P.M. at Council Chambers located at 501 North Madison with the following members present:

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

Absent:  Tracy Craig   - Mayor

**HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE 2022-20 FOR THE REQUEST OF JUAN MATA, APPLICANT/OWNER FOR A ZONING CHANGE FROM SF-2 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO NS (NEIGHBORHOOD SERVICE DISTRICT) ON A 0.2017-ACRE TRACT OF LAND DESCRIBED AS LOT 33, BLOCK 230, MOUNT PLEASANT CITY BLOCKS, CITY OF MOUNT PLEASANT, TITUS COUNTY TEXAS, AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF O'TYSON STREET AND W. CASH STREET (1137 CASH STREET). Z-2022-05**

Motion was made by Council Member Adams, Second by Council Member Chappell to Approve of Ordinance 2022-20 for the request of Juan Mata, applicant/owner for a zoning change from SF-2 (Single-Family Residential District) to NS (Neighborhood Service District) on a 0.2017-acre tract of land described as Lot 33, Block 230, Mount Pleasant City Blocks, City of Mount Pleasant, Titus County Texas, and generally located on the northeast corner of O'Tyson Street and W. Cash Street (1137 Cash Street). Z-2022-05. Upon a vote, motion carried unanimously.

**HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE 2022-21 FOR THE REQUEST OF AUGUST G. BEREND, APPLICANT/OWNER FOR A ZONING CHANGE FROM GR (GENERAL RETAIL DISTRICT) TO NS (NEIGHBORHOOD SERVICE DISTRICT) ON A 0.48-ACRE TRACT OF LAND DESCRIBED AS J.R. MITCHELL SURVEY, ABSTRACT NO. 384 TITUS COUNTY, TEXAS, AND BEING PART OF THAT CALLED 3.00-ACRE TRACT OF LAND RECORDED IN VOLUME 392, PAGE 2, OF THE DEED RECORDS, TITUS COUNTY, TEXAS, SAME BEING ALL THAT CALLED 0.48-ACRE TRACT OF LAND CONVEYED TO RANCE AUSTIN CRAIG, AND RECORDED CLERK FILE NO. 20134600, SAID 0.476-ACRES, CITY OF MOUNT PLEASANT, TITUS COUNTY TEXAS, AND GENERALLY LOCATED ON THE SOUTHEAST QUADRANT OF US-271 AND FM-1734 (2231 NORTH EDWARDS AVENUE). Z-2022-06**

Motion was made by Council Member Walker, Second by Council Member Chappell to Approve of Ordinance 2022-21 for the request of August G. Berend, applicant/owner for a zoning change from GR (General Retail District) to NS (Neighborhood Service District) on a 0.48-acre tract of land described as J.R. Mitchell Survey, Abstract No.384 Titus County, Texas, same being all that called 0.48-acre tract of land conveyed to Rance Austin Craig, and Recorded Clerk File No.20134600, said 0.476-acres, City of Mount Pleasant, Titus County Texas, and generally located on the southeast quadrant of US-271 and FM –1734 (2231 North Edwards Avenue) Z-2022-06. Upon a vote, motion carried unanimously.

Motion was made by Council Member Adams, Second by Council Member Chappell to Approve a request from John Scribner for Mt. Pleasant CFA Series, LLC for the approval of a replat for a 2.085-acre tract of land that is a part of the Berry Merchant Survey, Abstract No.358, Titus County, Texas, being all that tract conveyed to the Lamb’s Fold in Volume 800, Page 71 of the Deed Records of Titus County, Texas, together with a part of that tract conveyed to City of Mount Pleasant in Volume 299, Page 135, Deed Records of Titus County, Texas, and is generally located at the northeast corner of the intersection of U.S. Highway 271 (N. Jefferson Avenue) and U.S. Highway 67 (E.16th Street), City of Mount Pleasant, Texas. RP-2022-04. Upon a vote, motion carried unanimously.

DISCUSSION AND CONSIDER APPROVAL OF A PERFORMANCE AGREEMENT BY AND BETWEEN THE MOUNT PLEASANT EDC AND GROW BOUNTI NORTHWEST, LLC, AND APPROVE THE EXECUTION OF ANY AND ALL DOCUMENTS REGARDING THE CONVEYANCE OF APPROXIMATELY 39.771 ACRES OF LAND IN THE CYPRUS INDUSTRIAL PARK TO GROW BOUNTI NORTHWEST, LLC. Motion was made by Council Member Adams, Second by Council Member Chappell to Approve of Performance Agreement by and between the Mount Pleasant EDC and Grow Bounti NorthWest, LLC, and Approve the execution of any and all documents regarding the conveyance of approximately 39.771 acres of land in the Cypress Industrial Park to Grow Bounti NorthWest, LLC. Upon a vote, motion carried 3 to 2 with Council Members Adams, Chappell, and Dale voting for and Council Members Walker and Spruill voting against.

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:
Consultation with Legal Counsel: Consultation with legal counsel regarding contract terms and provisions on interlocal agreement for fire services (Tex. Gov’t Code 551.071)

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: 8:56PM
Mayor Pro-Tem adjourned the meeting.

TRACY CRAIG, MAYOR

ATTEST:

CANDIAS WEBSTER, CITY SECRETARY