

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 December 5th, 2023, 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
Galen Adams	-	Council Member
Henry N Chappell II	-	Council Member
Sherru Spruill	-	Council Member
Jerry Walker	-	Council Member
Ed Thatcher	-	City Manager
Kerry Wootten	-	City Attorney
Candias Webster	-	City Secretary

CONSIDER MINUTES OF THE NOVEMBER 7,2023 REGULAR SESSION.

Motion was made by Council Member Dale, Second by Council Member Adams to Approve of Minutes of the November 7,2023 Regular Session. Upon a vote, the motion carried unanimously.

PUBLIC COMMENTS.

The City Council welcomes citizen participation and comments at all Council meetings. Citizen comments are limited to two minutes out of respect for everyone’s time. The Council is not permitted to respond. The Texas Open Meetings Act requires that topics of discussion/deliberation be posted on the agenda not less than 72 hours in advance of the Council meetings. If your comments relate to a topic that is on the agenda, the Council will discuss the topic on the agenda at the time that the topic is discussed and deliberated.

PRESENTATION OF THE UTILITY RATE STUDY AND CONSIDER APPROVAL OF ORDINANCE 2023-27 AMENDING THE CITY’S WATER AND SEWER RATES

Motion was made by Council Member Spruill, Second by Council Member Walker to table to next meeting. Upon a vote, motion carried 4 to 1 with Council Members Dale, Chappell, Spruill, and Walker voting for and Council Member Adam voting against. Upon a vote, the motion carried unanimously.

CONSENT AGENDA.

Motion was made by Council Member Adams, Second by Council Member Chappell to Approve the following items in the consent agenda. Upon a vote, motion carried unanimously.

Pay Request #2 and #3 from C.E. Malar & Associates., INC for work on Downtown Revitalization Project in the amount of \$229,818.60 and \$47,439.00, Pay Request #7 from Heritage Contractors, Inc. for work on Southside WWTP Improvements in the amount of \$1,577,364.80, Pay Request from Wicker Construction for work on Sports Complex Regional Lift Station in the amount of \$331,665.99, and Change Order #1 from Francis Excavating, LLC for work on CR 2200 Rehabilitation Project.

CONSIDER APPROVAL OF TRANS-TEXAS TIRE, LLC TAX RELIEF PACKAGE

Motion was made by Council Member Adams, Second by Council Member Chappell to Approve of Trans-Texas Tire, LLC relief package. Upon a vote, motion carried 4 to 1 with Council Members Adams, Chappell, Walker, and Dale voting for and Council Member Spruill voting against.

CONSIDER APPROVAL OF IDC FINANCIAL ASSISTANCE EXPENDITURE FOR PROJECT CAKE.

Motion was made by Council Member Adams, Second by Council Member Chappell to Approve of IDC Financial Assistance Expenditure for Project Cake. Upon a vote, motion carried 4 to 1 with Council Members Dale, Spruill, Chappell, and Adams voting for and Council Member Walker voting against.

HOLD A PUBLIC HEARING AND CONSIDER ORDINANCE 2023-28 FOR THE ANNEXATION OF 7.644-ACRE TRACTS OF LAND SITUATED IN THE JOSEPH J. DEW SURVEY, ABSTRACT NO. 156, TITUS COUNTY, TEXAS, AND BEING PART OF A CALLED 4.00 ACRE TRACT (TRACT 1) AND PART OF A CALLED 4.03 ACRE TRACT (TRACT 2) CONVEYED TO LORNY ODELY CUMPIAN RIVERA IN A DEED KNOWN AS INSTRUMENT NO. 20211460 OF THE PUBLIC RECORDS OF TITUS COUNTY, TEXAS, ADJOINS THE PRESENT BOUNDARY OF THE CITY OF MOUNT PLEASANT, TEXAS, AND GENERALLY LOCATED NORTH OF COUNTY ROAD 1314 AND WEST OF GREENHILL ROAD [FM-2152], TITUS COUNTY, TEXAS. CASE NO. A-2023-01.

Motion was made by Council Member Dale, Second by Council Member Walker to Approve of Ordinance 2023-28 for the Annexation of 7.644-acre tracts of land situated in the Joseph J. Dew survey, Abstract No. 156, Titus County, Texas, and being part of a called 4.00 acre tract (Tract 1) and part of a called 4.03 acre tract (Tract 2) conveyed to Lorny Odely Cumpian Rivera in a deed known as Instrument No. 20211460 of the Public Records of Titus County, Texas, adjoins the present boundary of the City of Mount Pleasant, Texas, and generally located North of County Road 1314 and West of Greenhill Road [FM-2152], Titus County, Texas. Case No. A-2023-01. Upon a vote, motion carried unanimously.

HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FROM JOHN DENNEY & DAVID CLEMENS FOR THE APPROVAL OF A ZONING CHANGE FROM GR (GENERAL RETAIL DISTRICT) AND SF-2 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO GR (GENERAL RETAIL DISTRICT) FOR A 0.7184-ACRE PARCEL OF LAND DESCRIBED AS LOT A2 & PT 1&2, BLOCK 7, LATSON HEIGHTS ADDITION ACCORDING TO THE TITUS COUNTY APPRAISAL DISTRICT [TCAD] RECORDS, CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS, AND ADDRESSED AS 1313 S. JEFFERSON AVENUE. Z-2023-08

Motion was made by Council Member Dale, Second by Council Member Adams to Approve of request from John Denney & David Clemens for the approval of a zoning change from GR (General Retail District) and SF-2 (Single-Family Residential District) to GR (General Retail District) for a 0.7184-acre parcel of land described as lot A2 & PT 1&2, Block 7, Latson Heights addition according to the Titus County Appraisal District [TCAD] records, City of Mount Pleasant, Titus County, Texas, and addressed as 1313 S. Jefferson Avenue. Z-2023-08. Upon a vote, the motion carried unanimously.

CONSIDER A REQUEST FROM JASON BELL APPLICANT/OWNER FOR THE APPROVAL OF A PRELIMINARY PLAT FOR A 6.978-ACRE TRACT OF LAND LOCATED IN THE HENRY W. JONES SURVEY, ABSTRACT NO. 307, TITUS COUNTY, TEXAS, AND IN THE CITY OF MOUNT PLEASANT, AND BEING IDENTIFIED AS LOT 5 & PT 4B (2.568-ACRES), BLOCK 349, MT. PLEASANT CITY BLOCKS, AND LOT 6 (5.8224-ACRES), BLOCK 349, MT. PLEASANT CITY BLOCKS, TITUS COUNTY, TEXAS, CITY OF MOUNT PLEASANT, TEXAS AND GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF E. FERGUSON ROAD [TX-49] AND CHOCTAW STREET. PP-2023-01

Motion was made by Council Member Adams, Second by Council Member Dale to Approve of Consider a request from Jason Bell applicant/owner for the approval of a preliminary plat for a 6.978-acre tract of land located in the Henry W. Jones Survey, Abstract No. 307, Titus County, Texas, and in the City of Mount Pleasant, and being identified as Lot 5 & PT 4B (2.568-acres), Block 349, Mt. Pleasant City Blocks, and Lot 6 (5.8224-acres), Block 349, Mt. Pleasant City Blocks, Titus County, Texas, City of Mount Pleasant, Texas and generally located at the northwest corner of the intersection of E. Ferguson Road [TX-49] and Choctaw Street. PP-2023-01. Upon a vote, the motion carried unanimously.

DISCUSSION AND CONSIDER APPROVAL OF PROPOSAL FROM TITUS COUNTY ON COUNTY/CITY FIRE CONTRACT.

Motion was made by Council Member Dale, Second by Council Member Adams to Approve of Proposal of a 10 year contract beginning 10/1/2024 for \$980,000.00 with a 3.5% increase annually starting year 2, no capital purchases and a 3 minute clause. Upon a vote, motion carried unanimously.

CITY MANAGERS 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):

'Personnel Matters'; discuss, the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. (Tex Gov't Code 551.074) Board Appointment

Real Property: discuss purchase, exchange, lease or value of real property and consultation with legal counsel regarding the purchase or value of real property for the Mount Pleasant West Loop Collection System Improvements Project to the Southside Wastewater Treatment Plant and on the south side from the Southside Waste Water Treatment Plant to Big Cypress Creek. (Tex. Gov't Code 551.071 and 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.

The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, (Deliberations about Security Devices), §551.087, (economic development negotiations), or any other exception authorized by Chapter 551 of the Texas Government Code.

ADJOURN: 10:32PM

Mayor Pro-Tem adjourned the meeting.

TRACY CRAIG, MAYOR

ATTEST:

CANDIAS WEBSTER, CITY SECRETARY