

**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 19, 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
Sherri Spruill	-	Council Member
Ed Thatcher	-	City Manager
Kerry Wootten	-	City Attorney
Candias Webster	-	City Secretary
Absent: Jerry Walker	-	Council Member

**CONSIDER MINUTES OF THE DECEMBER 5 ,2023 WORKSHOP AND DECEMBER 5, 2023 REGULAR SESSION**

Motion was made by Council Member Dale, Second by Council Member Chappell to Approve of Minutes of the December 5, 2023 Workshop and December 5, 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.**

**DISCUSSION AND CONSIDER CANCELING THE JANUARY 2, 2024 CITY COUNCIL MEETING**

Motion was made by Council Member Chappell, Second by Council Member Adams to cancel the January 2, 2024 City Council Meeting. Upon a vote, motion carried unanimously.

**PRESENTATION OF REMAINING ALLOCATED FUNDS FOR 2022 BUDGET, OF THE TITUS COUNTY APPRAISAL DISTRICT.**

Shirley Dickerson was present.

**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:**

Consult with outside legal counsel retained by the city regarding pending or contemplated litigation or a settlement offer and/or matters in which the duty of the attorney to the governmental body under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (Tex.Gov’t Code Section 551.071) related to water purchase contracts.

**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.

**DISCUSS AND CONSIDER APPROVAL OF ORDINANCE 2023-27 AMENDING THE CITY'S WATER AND SEWER RATES.**

Motion was made by Council Member Adams, Second by Council Member Dale to Approve of Ordinance 2023-27 Amending the City's Water and Sewer Rates. Upon a vote, motion carried unanimously.

**DELIBERATION AND CONSIDERATION OF A PLAN OF FINANCE PREPARED AND PRESENTED BY HILLTOP SECURITIES AND PROVIDE AUTHORIZATION TO STAFF AND FINANCIAL ADVISORS TO PROCEED WITH PLAN OF FINANCE TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2024.**

Motion was made by Council Member Chappell, Second by Council Member Dale to Approve of a Plan of Finance prepared and presented by Hilltop Securities and provide authorization to staff and financial advisors to proceed with plan of finance to issue Certificates of Obligation, Series 2024. Upon a vote, the motion carried unanimously.

**CONSIDER RESOLUTION 2023-20 DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION.**

Motion was made by Council Member Dale, Second by Council Member Adams to Approve of Resolution 2023-20 Directing Publication of Notice of Intention to issue combination tax and revenue certificates of obligation. Upon a vote, the motion carried unanimously.

**CONSIDER PROPOSAL FOR WATER METER REPLACEMENT PROJECT FROM SCHNEIDER ELECTRIC.**

Motion was made by Council Member Chappell, Second by Council Member Adams to table item. Motion carried unanimously.

**CONSIDER RESOLUTION 2023-19 IN SUPPORT OF PLEASANT POINTE APARTMENTS, LP FOR A PROPOSED AFFORDABLE RENTAL HOUSING DEVELOPMENT IN ASSOCIATION WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

Motion was made by Council Member Dale, Second by Council Member Chappell to Approve of Resolution 2023-19 in Support of Pleasant Pointe Apartments, LP for a Proposed Affordable Rental Housing Development in Association with the Texas Department of Housing and Community Affairs. Upon a vote, motion carried unanimously.

**CONSIDER A REQUEST FROM LESLIE FORD ON BEHALF OF DANNY CRUMP FOR THE APPROVAL OF A PRELIMINARY PLAT FOR THE CRUMP ADDITION, BEING A 1.116-ACRE TRACT OF LAND SITUATED IN THE RICHARD MOORE SURVEY, ABSTRACT NO. 390, TITUS COUNTY, TEXAS, AND BEING DESCRIBED AS TRACT ONE IN THE WARRANTY TO DANNY CRUMP, AS RECORDED IN VOLUME NUMBER 1590, PAGE 265, DEED RECORDS OF TITUS COUNTY, TEXAS, CITY OF MOUNT PLEASANT, TEXAS, AND IS LOCATED AT THE NORTHWEST CORNER OF PECAN STREET AND S. JEFFERSON AVENUE. PP-2023-02**

Motion was made by Council Member Dale, Second by Council Member Chappell to Approve of request from Leslie Ford on behalf of Danny Crump for the Approval of a preliminary plat for the Crump Addition, being a 1.116-acre tract of land situated in the Richard Moore survey, Abstract No. 390, Titus County, Texas, and being described as Tract One in the warranty to Danny Crump, as recorded in Volume Number 1590, page 265, Deed records of Titus County, Texas, City of Mount Pleasant, Texas, and is located at the Northwest corner of Pecan Street and S. Jefferson Avenue. Pp-2023-02. Upon a vote, motion carried unanimously.

**CONSIDER A REQUEST FROM FAHIM ASHHAB REPRESENTING KOSF I – MOUNT PLEASANT LLC FOR THE APPROVAL OF A REPLAT OF THE PATRICK STREET STORAGE ADDITION. THE LAND IS SITUATED IN THE GILBERT SURVEY, ABSTRACT NO. 232, TITUS COUNTY, TEXAS, AND BEING ALL**

**OF LOT 1 AND PART OF LOT 2, BLOCK A, PATRICK STREET STORAGE ADDITION, AS RECORDED IN PLAT CABINET SLIDE NO. 409, PLATS RECORDS, TITUS COUNTY, TEXAS, THE SAME THAT CERTAIN CALLED 6.94 ACRES TRACT OF LAND, DESCRIBED AS TRACT A, CONVEYED FROM NORTHEAST TEXAS OPM HOLDINGS, INC. TO KOSF I – MT. PLEASANT LLC, BY GENERAL WARRANTY DEED, AS RECORDED IN FILE NO. 20222046, PUBLIC RECORDS, TITUS COUNTY, CITY OF MOUNT PLEASANT, TEXAS, AND IS ADDRESSED AS 210 PATRICK STREET. RP-2023-09**

Motion was made by Council Member Dale, Second by Council Member Chappell to Approve of a request from Fahim Ashhab representing KOSF I – Mount Pleasant LLC for the approval of a replat of the Patrick Street Storage Addition. The land is situated in the Gilbert Survey, Abstract No. 232, Titus County, Texas, and being all of Lot 1 and part of Lot 2, Block A, Patrick Street Storage Addition, as recorded in Plat Cabinet Slide No. 409, Plats Records, Titus County, Texas, the same that certain called 6.94 acres tract of land, described as Tract A, conveyed from Northeast Texas OPM Holdings, Inc. to KOSF I – Mt. Pleasant LLC, by General warranty Deed, as recorded in File No. 20222046, Public Records, Titus County, City of Mount Pleasant, Texas, and is addressed as 210 Patrick Street. RP-2023-09. 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:**

**Personnel Matters':** discuss, the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. (Tex Gov't Code 551.074) City Manager

**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: 9:56PM**

Mayor adjourned the meeting.

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TRACY CRAIG, MAYOR

ATTEST:

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CANDIAS WEBSTER, CITY SECRETARY