



CITY COUNCIL REGULAR MEETING

Monday, May 11, 2026 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

Our mission: to provide effective and fiscally responsible municipal services in a manner which promotes our high standard of community life.

Vision Statement Mount Vernon is a caring community committed to excellence and quality of life, aspiring to be the community of choice for ourselves, our children, and future generations – beautiful, clean, vibrant, and safe. We will strive to preserve our heritage, our friendly hometown atmosphere, and celebrate the diversity of all our citizens.

AGENDA

Call to Order

The Mayor will determine that a quorum of Councilpersons is present and Call the meeting to order.

Invocation and Pledges

Consent Agenda

Items on the Consent Agenda are approved by a single action of the Council, with such approval applicable to all items appearing on the Consent Agenda. A Council Member may request any item to be removed from the Consent Agenda and considered as a separate item.

1. Minutes 04-13-2026

Report on Items of Community Interest

The City Council will have an opportunity to address items of community interest.

Citizen Participation (3 minutes)

The Texas Open Meetings Act prohibits the Council from responding to any comments other than to refer the matter to a future agenda, to an existing policy, or to a staff person with specific information. Claims against the City, Council Members, or employees, as well as individual personnel appeals are not appropriate for citizens' forum.

Items to be Considered

2. Consider Resolution 26-11, canvassing of election results for the May 02, 2026 General Election.
3. Request to be Placed on Agenda by Courtney Bean Regarding Chapter 15 of the Code of Ordinances

Discussion Items and Mayor/Council/City Administrator Reports

Presiding Officer to Adjourn the City Council Meeting

Notes to the Agenda

The Council reserves the right to retire into executive session under Sections 551.071/551.074 – of the Texas Open Meetings Act concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 903-537-2252 two working days prior to the meeting so that appropriate arrangements can be made.

The City of Mount Vernon regular meeting is the second Monday of each month at 6:00 pm in Council Chambers. Any individual desiring official action from the Council should submit a request to the office of the City Administrator not later than fifteen (15) days prior to the Council meeting.

CERTIFICATION

I do hereby certify that this Public Meeting Notice was posted at the front entrance of City Hall located at 109 N Kaufman St., Mount Vernon, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on:

Date: May 05, 2026 Time: 7:00 pm

Angie Pike,

City Secretary



CITY COUNCIL REGULAR MEETING Monday, April 13, 2026 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

Our mission: to provide effective and fiscally responsible municipal services in a manner which promotes our high standard of community life.

Vision Statement Mount Vernon is a caring community committed to excellence and quality of life, aspiring to be the community of choice for ourselves, our children, and future generations – beautiful, clean, vibrant, and safe. We will strive to preserve our heritage, our friendly hometown atmosphere, and celebrate the diversity of all our citizens.

MINUTES

Call to Order

Mayor Hyman called the meeting to order at 6:00 pm

Present: Mayor Brad Hyman, Councilmember Harold Cason, Councilmember Mary Keys, Councilmember Rebecca Bailey, Councilmember Martin Carrascosa

Absent: Mayor Pro Tem Mark Huddleston

Staff Present: City Administrator Craig Lindholm, City Secretary Angie Pike, Finance Director Andrew Pudell, Water Plane Supervisor Anthony Dulas, Fire Chief Blake Sheffield, Utility Supervisor Kyle Rogers

Invocation and Pledges

Invocation given by Member Keys

Consent Agenda

Items on the Consent Agenda are approved by a single action of the Council, with such approval applicable to all items appearing on the Consent Agenda. A Council Member may request any item to be removed from the Consent Agenda and considered as a separate item.

1. Minutes - 03/09/2026
2. Financial Update
3. Consider Resolution No. 26-06, regarding the Interim Rate Adjustment Application of CenterPoint, for the twelve-month period ending December 31, 2025

*Motion made by Member Keys to approve the consent item as presented, seconded by Member Bailey
All in favor, none opposed*

Report on Items of Community Interest

Mayor Hyman spoke about Spring Into Downtown that occurred at Little Creek Park over the weekend.

Citizen Participation (3 minutes)

Cynthia Clouse - Mount Vernon - states that she believes that the City is not adequately handling dangerous animals at the shelter or properly caring for the animals. She also expressed concern over recent staff changes at the shelter.

Peggy Millender- echoed the sentiments of Clouse, expressing concerns over recent staff changes and care of the animals at the shelter. Specific areas of concern include fencing, recent parvo cases and communication.

Erica Wilson - echoed the sentiments by previous speakers, adding concerns over protocols for veterinary care at the shelter, the run area which is covered by gravel.

Item 1.

Emmy Summerland - expressed concerns over a recent case that involved a puppy that was attacked by another dog in the facility. Summerland also echoed similar sentiments of previous speakers, adding concerns over ventilation in the main dog area.

Public Hearing

4. The purpose of this hearing is to hear evidence for or against a request made by Caribbean Basin Brokers, LLC for a request to provide assistance with Existing Business Structure Assistance, Business Recruitment Incentives, Job Creation/Retention Incentives, Business Retention Assistance for the property located at 257 Texas Highway 67, Mount Vernon, TX 75457.
5. The purpose of this hearing is to hear evidence for or against a request made by Robert Rosales & Danial Jaweed, owners of D&R Investments, LLC dba Lucky 7 Tire & Auto to provide assistance with Existing Business Structure Assistance, for the business located at 1320 Holbrook Street, Mount Vernon, TX 75457.

Public Hearing opened at 6:20 pm

City Administrator advised that this request comes with the approval and recommendation of the EDC.

Public Hearing opened at 6:22 pm

City Administrator advised that this request comes with the approval and recommendation of the EDC.

Public Hearing closed at 6:24 pm

Items to be Considered

6. Consider Audit Report for Fiscal Year 2024-2025

Mike Ward, CPA, spoke to the Council advising that the City has a clean, unmodified opinion. Ward highlighted specific areas including summarized balance sheets, income statements, total net position and comparison to previous years.

*Motion to approve made by Councilmember Cason, seconded by Councilmember Carrascosa
All in favor, none opposed*

7. Consider Resolution No. 26-07, authorizing approval of EDC Agreement with Caribbean Basin Brokers, LLC, for the property located at 257 Highway 67, Mount Vernon, TX, 75457

*Motion made to approve Resolution 26-07, as presented, by Councilmember Bailey, seconded by Councilmember Carrascosa
All in favor, none opposed*

8. Consider Resolution 26-08, authorizing approval of EDC Agreement with Robert Rosales and Danial Jaweed, owners of D&A Investments, LLC, dba Lucky 7 Tire & Auto, for the business located at 1320 Holbrook Street, Mount Vernon, Texas, 75457

*Motion to approve Resolution 26-08, as presented, made by Councilmember Bailey, seconded by Councilmember Cason
All in favor, none opposed*

9. Consider request for appointments for the Housing Authority for the City of Mount Vernon

Susan Reeves, Executive Director - Mount Vernon Housing Authority - explained that according to HUD, the governing body must approve the appointments.

*Motion to approve appointments as presented by the Mount V Housing Authority Board made by Councilwoman Keys, Seconded by Councilwoman Bailey
All in favor, none opposed*

Item 1.

10. Consider Water Leak Adjustment Request for property located at 1109 Holbrook Street, Mount Vernon, Texas, 75457

City Administrator explained that this is a request for a resident that had a water leak in excess of 130,000 gallons. He indicated that there is currently no policy or process in place to allow staff to authorize such leak adjustments.

*Motion made by Member Keys to negotiate a credit to the account for the homeowner, seconded by Member Carrascosa
All in favor, none opposed*

11. Consider Water Leak Adjustment Request for the property located at 930 Texas Highway 37 South, Mount Vernon, Texas, 75457

City Administrator advised that this is a request for a water leak adjustment from a business that also had a water leak, albeit considerably less. Lindholm indicated that he would ask Council to allow him to negotiate an adjustment for this business.

*Motion made by Member Keys to negotiate a credit to the account for the homeowner, seconded by Member Bailey
All in favor, none opposed*

12. Consider Resolution No. 26-09, updating authorized users to all accounts held at Alliance Bank

*Motion made by Member Bailey to approve Resolution No. 26-09, as presented, seconded by Member Cason
All in favor, none opposed*

13. Consider Resolution No. 26-10, updating authorized users for accounts held at Lone Star Investments

*Motion made by Member Carrascosa to approve Resolution No. 26-10, as presented, seconded by Member Cason
All in favor, none opposed*

14. Consider change in IT Services for the City

City Administrator indicated that staff recommendation is to move to Bryan IT for IT services. Lindholm indicated that service has diminished over the last few years from the current vendor.

*Motion from Member Bailey to make the change, seconded by Member Cason
All in favor, none opposed*

Discussion Items and Mayor/Council/City Administrator Reports

Andrew Pudell, Finance Director - introduced himself and thanked the Council for the opportunity to serve the citizens of Mount Vernon. Pudell gave an overview of the current financial status of the accounts as of 03/31/25.

Blake Sheffield, Fire Chief - advised the Council of current statistics indicating that as of this date, indicating that zero calls received have been un-answered. Sheffield made the Council aware of the status of ongoing grants submitted by the Fire Department and thanked the Sheriff for receiving approval from the County to purchase new hydraulic rescue tools for the department. Sheffield explained to the Council of the current ISO rating, which is now at 4. He is hopeful that the rating will drop to a 3 in the near future. He updated the Council regarding the new engine being purchased with a grant acquired by the department and Franklin County, indicating that it

should be ready in two to three months.

Blake Powell, KSA Engineers- gave an update on the status of the TWDB grant, indicating that according to the last update, the firm should be able to go to bid in the latter part of the year for the distribution and water line portion of the project.

Anthony Dulas, Water Treatment Plant Supervisor – update Council on the status of the plant, new personnel and recent TCEQ inspections and corrective action taken. He also spoke about the Emergency Action Plan for the dam, indicating that it was cleared earlier this year. He further made the Council aware of ongoing seepage at the dam that has been an ongoing issue for many years. KSA is trying to produce an action plan to address this.

Kyle Rogers, Utility Department Supervisor - spoke about activities in his department over the last several months, including recent taps, a manual audit of all recently installed meters, recent leak repairs and new staff in his department.

Council member Cason indicated that he will not be in attendance for the May Council meeting and that it has been a privilege and emphasized the importance of service and the current Councils willingness to make complex decisions and ensure the safety of the citizens of Mount Vernon.

Presiding Officer to Adjourn the City Council Meeting

*Motion to adjourn at 7:19 pm, made by Council member Cason, seconded by Councilman Carrascosa
All in favor, none opposed*

Approved:

Attest:

Brad Hyman, Mayor

Angie Pike, City Secretary

RESOLUTION No. 26-11

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS FOR THE GENERAL ELECTION HELD ON MAY 2, 2026

WHEREAS, on February 09, 2026, the general election was ordered by the City Council of the City of Mount Vernon; for the purpose of electing two (2) alderpersons and one (1) mayor for two-year terms; and

WHEREAS, the election was held in accordance with Texas Election Code and votes are as follows:

Candidate	Absentee Pct 101	Absentee Pct 201	Absentee Totals	Early Voting Pct 101	Early Voting Pct 201	Early Voting Totals	Election Day Voting Pct 101	Election Day Voting Pct 201	Election Day Totals	Total Votes
Greg Ostertag	4	3	7	109	48	157	37	44	81	245
Brad Hyman	1	1	2	90	41	131	44	33	77	210
Sally Eng	3	3	6	152	73	225	64	60	124	355
Martin Carrascosa	2	2	4	142	72	214	62	58	120	338
No. of Voters	5	4	9	199	89	288	81	77	158	455

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, TEXAS:

Section 1. It is found, determined and declared by the City Council that an election was duly called; that notice of said election was given in accordance with law, and that all qualified residents were permitted to vote at the election, and the returns of the result of the election have been made and delivered in accordance with the laws of the state of Texas.

Section 2. That, Greg Ostertag has been duly elected to the positions of Mayor, and that Sally Eng and Martin Carrascosa have been duly elected to the position of Alderman, place #2 and place #4, respectively, for the City of Mount Vernon. Said hereby named parties are hereby declared duly elected to said respective offices, subject to agreeing to the statement of officer and taking the oath of office as provided by the laws of the state of Texas.

PASSED AND APPROVED this the 11th day of May 2026.

By: _____
Brad Hyman, Mayor

Attest:

By: _____
Angie Pike, City Secretary

From: Courtney Bean <proverbskitchen@gmail.com>

Sent: Wednesday, April 22, 2026 11:39 AM

To: Kassidy Wesson - Mount Vernon Mainstreet <mountvernonmainstreet@comvtx.com>; apike@comvtx.com; clindholm@comvtx.com

Subject: Request to Place Chapter 15 Amendment on City Council Agenda

Good morning,

I hope you are doing well.

I am writing to formally request that an item be placed on an upcoming City Council agenda regarding a proposed amendment to Chapter 15 of the City of Mount Vernon Code of Ordinances, Peddlers, Solicitors, and Itinerant Vendors.

After reviewing the ordinance and discussing concerns within the community, I would like to propose updates that clarify its intended application while supporting local residents, small businesses, and community activities within city limits.

The proposed amendment includes:

- Addition of an exemption section for certain local vendors and organizations
- Establishment of a designated agricultural sales area for produce and honey vendors
- Revisions to mobile food vendor regulations, including permit period and fee structure

I would appreciate the opportunity to present this request to the City Council.

Attached below is draft language for consideration by the City Attorney and City Council.

Please let me know if there are any additional steps or documentation needed to have this item placed on the agenda.

Thank you for your time and consideration.

Sincerely,

Courtney Bean

Proverbs Kitchen

PROPOSED AMENDMENT – CHAPTER 15

City of Mount Vernon, Texas

Chapter 15 – Peddlers, Solicitors, and Itinerant Vendors

SECTION 1. ADDITION OF EXEMPTIONS

Sec. 15-10 Exemptions

The provisions of this chapter shall not apply to the following:

(1) Fixed Location Sales with Property Owner Permission

Any individual conducting sales from a fixed location on private property within city limits, with the express permission of the property owner, provided such individual is not engaged in door-to-door solicitation.

(2) Agricultural Producers

Individuals selling whole, unprocessed agricultural products, including but not limited to fruits, vegetables, and honey.

(3) Cottage Food Producers

Individuals operating in compliance with the Texas Cottage Food Law, as amended.

(4) Charitable and Religious Organizations

Charitable, nonprofit, or religious organizations conducting occasional fundraising activities.

(b) Fees and Permits

No permit or fee shall be required for any individual or organization qualifying under this section.

SECTION 2. DESIGNATED AGRICULTURAL SALES AREA

Sec. 15-10 Designated Farmers Sales Area

(a) The City shall permit the sale of whole, unprocessed agricultural products, limited to produce and honey, in a designated area located on the north side of the plaza across from the courthouse.

(b) Sales in this designated area shall be permitted on Saturdays only, between the hours of 7:00 a.m. and 11:00 a.m.

(c) Only agricultural producers selling their own products shall be permitted to operate within this designated area.

(d) No permit or fee shall be required for vendors operating within this designated agricultural sales area.

SECTION 3. 15-113 AMENDMENT TO MOBILE FOOD VENDOR REGULATIONS

(a) Annual Permit Period

Mobile food vendors shall be permitted to operate within city limits year-round, defined as January 1 through December 31.

(b) Annual Permit Fee

The annual permit fee for mobile food vendors shall be set at \$200 per year.

(c) Temporary Permits

Temporary permits may still be issued as applicable. Limitations on the number of temporary permits shall be reviewed to ensure they do not create unnecessary barriers to operation.

(d) Purpose

These amendments are intended to support small business participation, encourage vendor involvement in community events, ensure reasonable regulations, and maintain compliance with Texas state law.

(e) Food trucks shall be allowed to set-up in city limits with permission of the property owner.

SECTION 4. PURPOSE

The purpose of this amendment is to ensure that Chapter 15 is applied consistent with its original intent to regulate door-to-door solicitation and transient vendor activity, while removing unnecessary barriers for local residents, small businesses, and community organizations operating within city limits.

SECTION 5. EFFECTIVE DATE

This amendment shall take effect immediately upon adoption.