CITY COUNCIL REGULAR MEETINGMEETING

Monday, November 09, 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

Public Comments (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 make a statement of factual information. Claims against the City Council, or employees, as well as individual personnel appeals are not appropriate for citizens' forum.

Consent Agenda
Items on the Consent Agenda may be 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. Consider Annual Contract for Election Services with Franklin County Elections Administrator
2. Consider Resolution Number 26-20, designating an official newspaper for the City of Mount Vernon
3. Regular Meeting Minutes - September 14, 2026
4. Special Meeting Minutes - September 24, 2026

Ordinances, Resolutions, Public Hearing, Discussion or Any Other Items
This section may contain any items to be presented to City Council for consideration.

5. Consider Request for Water Leak Adjustment - 215 Yates Street, Mount Vernon
6. Consider Request for Water Leak Adjustment - 106 Houston Street, Mount Vernon
7. Request to be Placed on Agenda - Citizen Mary Rogers has requested to address the City Council regarding trash services
8. Penny Housing Development Discussion
9. Consider updated contract with Franklin County for Fire Protection Services
10. Consider Preliminary Plat and Final Plat Submission for the property located at 220 Rutherford, Mount Vernon, Texas 75457
11. North Corridor Project Update

12. Consider Ordinance 2026-10, Amending Sections 12-51 and 12-121 pertaining to Utility Services

13. Consider Ordinance 2026-11, Amending Chapter Two of the Code of Ordinances related to the designated Records Management Officer

Adjournment

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 ten (10) 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 North Kaufman Street, Mount Vernon, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on:

Date_____ Time_____

Angie Pike,
City Secretary

THE STATE OF TEXAS §

COUNTY OF FRANKLIN §

CONTRACT FOR ELECTION SERVICES

THIS AGREEMENT FOR ELECTION SERVICES (hereinafter "contract") is made this ____ day of _____ 2027, by and between Franklin County, Texas (hereinafter "County"), and the City of Mount Vernon, Texas (hereinafter "Local Political Subdivision"), pursuant to Texas Election Code Sections 31.092 and 271.002 for an Election held Saturday, May 1, 2027 to be administered by the Franklin County Elections Administrator, (hereinafter "Elections Administrator").

RECITALS

Whereas, Local Political Subdivision anticipates holding an election Saturday, May 1, 2027.

Whereas, Local Political Subdivision is located partially or entirely within Franklin County, Texas; and

Whereas, County owns an electronic voting system, ES&S Voting, which has been approved by the Secretary of State pursuant to Texas Election Code Chapter 122, as amended, and is compliant with the accessibility requirements set forth by Texas Election Code Section 61.012. Local Political Subdivision desires to use the County's electronic voting system and to compensate County for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended.

Now Therefore, the Local Political Subdivision agrees to the following:

Scope of Election Agreement

Local Political Subdivision enters into this Election Agreement ("Agreement") for the conduct of an election to be held Saturday, May 1, 2027. The Franklin County Elections Administrator shall coordinate, supervise and handle all aspects of administering the Election as provided in this contract. Local Political Subdivision agrees to pay Franklin County for equipment, supplies, services, and administrative costs as provided in this Contract.

It is understood that other local political subdivisions may wish to participate in the use of the County's electronic voting system and polling places, and it is agreed that Franklin County and the Elections Administrator may enter into other election agreements and contracts for election services for those purposes on terms and conditions generally similar to those set forth in this Contract. The Local Political Subdivision agrees that Franklin County may enter into election agreements with other political subdivisions that may have a territory located partially or wholly within the boundaries of above-named Political Subdivision, and in such case all parties sharing common territory shall share the County's electronic voting system at the applicable polling places. In such cases, costs shall be pro-rated among the participants according to the cost provisions set below in this Contract.

At each polling location, Local Political Subdivisions shall share voting equipment and supplies to the extent possible, i.e. the participating parties may share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap.

Legal Documents
The Local Political Subdivision shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or Local Political Subdivision's governing body, charter, or ordinances.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each Local Political Subdivision, including translation to languages other than English. Each Local Political Subdivision shall provide a copy of their respective election orders and notices to the Elections Administrator.

Early Voting Clerk
The Local Political Subdivision, shall appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Local Political Subdivision agrees to appoint the Elections Administrator's permanent county employees as deputy early voting clerks. The participating authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by Franklin County pursuant to Section 83.052 of the Texas Election Code.

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the Political Subdivision shall be forwarded immediately by fax or courier to the Elections Administrator for processing.

Voting Locations
The Elections Administrator shall conduct early voting at the Franklin County Courthouse East Annex located at 502 E. Main Street, Mount Vernon, TX 75457.

The Elections Administrator shall select and arrange for the use of Election Day voting locations. Voting Locations shall be held in the usual common precincts where appropriate at the dates, times, and locations recommended by the Election Administrator and authorized and ordered by the governing body of the Local Political Subdivision.

Election Judges, Clerks, and other election personnel.
The Elections Administrator will be responsible for the appointment by Commissioner’s Court of the presiding judge and alternate judge for each polling location. The Elections Administrator will arrange for training and compensation of all judges and clerks.

The Elections Administrator will take the necessary steps to ensure that all election judges appointed are eligible to serve.

Each presiding election judge will be sent a letter from the Elections Administrator notifying them of their appointment, the time and location of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge and clerk will receive at an hourly rate established by Commissioners Court. The Elections Administrator will pay all election workers and the Local Political Subdivision agrees to pay Franklin County for the Election Clerk’s that are within its district boundaries.

The election judge will receive an additional sum of $25.00 for picking up the election supplies prior to el day and for returning the supplies and equipment to the central counting station after the polls close.

Central Counting for all entities will be at the discretion of Elections Administrator. The Cost of Central Counting Personnel will be divided equally among all entities with each participating authority agreeing to pay Franklin County for equal share of the cost of the Central Counting Personal.

The Elections Administrator may employ other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies during early voting and on election day. And for the efficient tabulation of ballots at the central counting station. Part-time personnel working in support of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the rate set by Franklin County.

Voting Equipment

The Elections Administrator will prepare the Voting equipment in the election including logic and accuracy testing, and arrange to have them transported (or transport them) to and from the early voting and election day voting locations. A testing board, overseen by the Elections Administrator, will be established during the time of appointment by Commissioner's Court of the presiding judge and alternate judge for each polling location.

The voting system to be used in the election and any runoff election will be the ExpressVote and DS200 Tabulation Machine through Elections Systems and Software (ES&S).

Supplies and Printing

The Elections Administrator will arrange for the preparation of all election supplies (including ballots) and election printing from the supplier.

Each participating authority shall furnish the Elections Administrator a list of candidates and/or propositions(s) showing the order and the exact manner in which their candidate names and/or proposition(s) are to appear on the official ballot. The list will be delivered to the Elections Administrator as soon as possible after ballot positions have been determined by each of the participating authorities. Each participating authority will be responsible for proof reading and approving the ballots in so far as it pertains to that authority's candidates and/or proposition. Each participating authority will be provided a sample ballot prior to printing of same, and each participating authority must give written approval prior to the ballot being printed. **IF ANY MISTAKES, ERRORS OR DEFECTS APPEAR IN THE PRINTED SAMPLE BALLOT AFTER PRIOR WRITTEN APPROVAL BY EACH PARTICIPATING AUTHORITY, THEN CORRECTION OF THE BALLOTS WILL BE AT THE EXPENSE OF THAT PARTICULAR PARTICIPATING AUTHORITY.**

Election expense and allocation of costs

The exact amount of the Local Political Subdivision's cost obligation under the terms of this Contract shall be calculated after the May 1, 2027, election (or runoff election, if applicable).

The Election Administrator may contract with other Local Political Subdivisions resulting in Cost Sharing of the May 1, 2027 Uniform Election Date. The Local Political Subdivision agrees to these cost sharing provisions. This includes the Franklin County Elections Office and other contracting Local Political Subdivisions within Franklin County.

The Local Political Subdivision agrees to pay the actual expenses attributable to their portion of the programming, coding, and ballot layout costs. Programming of the voting equipment owned by Franklin County is prepared by Election Systems and Software (ES&S).

The Local Political Subdivision hereby acknowledges that the cost may fluctuate dependent on the number of required polling locations and poll workers required to hold said election.

The Elections Administrator shall compensate all election workers in accordance with the Texas Election Code and using the rates set by the Franklin County Commissioners Court for county elections. The Elections Administrator shall pay the workers and be reimbursed by the Local Political Subdivision.

The cost share for reimbursement of election worker expense will be based upon the number of Local Political Subdivisions participating in an election agreement with the Franklin County Elections Administrator. Each Local Political Subdivision will be responsible for a proportionate shared percentage based upon the number of Local Political Subdivisions participating and the election workers' expense within their respective voting district boundaries.

The Local Political Subdivision agrees to the election expenses incurred, including but not limited to, the costs and expenses of election supplies, newspaper publication of the notice for the Logic and Accuracy Test of the ballots, state mandated mobile WIFI devices for observation of the electronic poll books, equipment transportation, absentee voting expenses, and other election related expenses.
The Elections Administrator shall charge a fee of 7% of the Local Political Subdivision's cost of the election.

The Local Political Subdivision shall pay to Franklin County the balance due within thirty (30) days after receipt of the final invoice from the Elections Administrator.

Runoff Election
The Political Subdivision shall have the option of extending the terms of this Contract through its runoff election, if applicable. In the event of such runoff election, the terms of this Contract shall automatically extend unless the Political Subdivision notifies the Elections Administrator in writing within 10 days of the original election.

The Political Subdivision shall reserve the right to reduce the number of early voting locations and/or election day voting locations in any runoff election.

Effective Date
This Agreement becomes effective upon approval and execution by the Local Political Subdivision.

Amendments
This Agreement may not be amended or modified except in writing executed by the Local Political Subdivision.

Contract Withdrawal.
Any participating authority that certifies their election in accordance with Sections 2.051, 2.052 and 2.053, of the Texas Election Code may withdraw from the general election contract. Any expenditure incurred prior to withdrawal shall be billed and that contracting authority shall be removed from the contract. An addendum to the contract shall be provided to the remaining participating authorities no later than five (5) days after notification of all intents to withdraw have been received by the Franklin County Election Administrator.

Notice

Whenever this agreement requires any consent, approval notice, request or demand, it must be in writing to be effective and shall be delivered to the Franklin County Election Administrator as shown below.

Yesinia Valenzuela Castro
Franklin County Election Administrator
502 E. Main St,
Mount Vernon, Texas 75457
Tel: (903) 537-8353
Email: elections@co.franklin.tx.us

And to the City of Mount Vernon as shown below:

City of Mount Vernon
109 North Kaufman Street
Mount Vernon, TX 75457
Tel: (903) 537-2252
Email: cityhall@comvtx.com

APPROVED BY THE GOVERNING BODY OF THE CITY OF MOUNT VERNON in its meeting held the

_____ day of _____, 2027, and hereby executed by its authorized representative.

By:_____

Printed Name:_____

Title:_____

ACKNOWLEDGED BY:

_____ _____

HON. Scott Lee Date
FRANKLIN County Judge

_____ _____

Yesinia Valenzuela Castro Date
FRANKLIN County Elections Administrator

RESOLUTION No. 26-20

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, TEXAS, DESIGNATING AN OFFICIAL NEWSPAPER FOR THE CITY OF MOUNT VERNON

WHEREAS, Local Government Code, requires all municipalities to annually contract with a public newspaper; that devotes not less than 25% of its total column lineage to general interest items, is published at least once a week, is entered as second-class postal matter in the county where published and has been regularly and continuously published for at least 12 months before the governmental or representative publishes notice; and

WHEREAS, the City Council finds that the Mount Pleasant Daily Tribune meets the requirements for publishing all ordinances, notices and other matters as required by Local Government Code, Sections 52.004 and 2051.044.

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

The Mount Pleasant Daily Tribune is designated as the official newspaper for the City of Mount Vernon

PASSED AND APPROVED this the 09th day of November, 2026.

Approved:

By: _____
Greg Ostertag, Mayor

Attest:

By:_____
Angie Pike, City Secretary

CITY COUNCIL REGULAR MEETINGMEETING

Monday, September 14, 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 Ostertag called the meeting to order at 6:04 pm

Present: Mayor Greg Ostertag, Council Members Sally Eng, Mary Keys, Martin Carrascosa, Mark Huddleston
Absent: Council Member Rebecca Bailey

Invocation and Pledges

Invocation led by Member Keys

Consent Agenda

1. Special Meeting Minutes - August 24, 2026
   Motion to approve the consent items as presented by Member Carrascosa, seconded by Member Keys
   All in favor, none opposed

Report on Items of Community Interest

Citizen Participation (3 minutes)
Representative from Sacred Heart Church, announced the International Food Festival, which is planned for November 07, 2026, to be held on the plaza.

Lillie Bush-Reves, spoke about the Main Street Program giving a history of the program in Mount Vernon. She went on to advise that there have been hundreds of volunteer hours put into the program and she hopes that the program can be revitalized within the community.

Public Hearing

2. The purpose of this hearing is to hear evidence for or against the 2026 proposed tax rate of $0.58102 per one hundred dollar assessed valuation on all taxable property within the corporate city limits of Mount Vernon, Texas

   Public Hearing Open at 6:11 pm

   Public Hearing Closed at 6:12 pm

Items to be Considered

3. Citizen Request to be Placed on Agenda, Jarrod Turner

Jarrod Turner, spoke to the Council, outlining what he believes to be ongoing code violation issues within City. He advised that he has submitted over forty complaints in his neighborhood, including the building at 102 Rutherford. He further advised that he has requested to know why his concerns regarding the property have not been addressed. He discussed this with the City Administrator who advised that currently the property is under a Stop Work Order, as it has permits pending that have not yet been approved.
City Administrator Lindholm introduced Rodney Caudle, Code Enforcement Officer, who explained the legal requirements for Code Enforcement to issue letters, citations and similar, explaining that guidelines and timelines are strictly outlined by the state. Caudle clarified that he is working through the complaints submitted by Turner, as well as other Code Enforcement issues and they are all being addressed as quickly as possible.

Member Huddleston arrived at 6:26 pm.

4. Consider Service Agreement with Garage Technologies, Inc to facilitate the sale of the 2010 Ferrara Intruder 2 Fire Engine

   Fire Department Chief Sheffield explained that Engine One is not necessary for the department; therefore, they would like to sell the engine. He recommends entering into the agreement with Garage Inc. at this time.

   Motion to approve the agreement with Garage Inc, made by Member Huddleston, seconded by Member Keys
   All in favor, none opposed

5. Consider Request for Re-Plat of Property located at 1080 Texas Highway 37 South, Mount Vernon, Texas, AB 40, Robert M Bailey Survey, City of Mount Vernon, Texas

   Tim Seymore, owner of the RV Park, explained that they would like to re-plat the front portion of the property in order to make those parcels available for commercial use.

   Motion to approve the re-plat request as presented by Member Carrascosa, seconded by Member Keys
   All in favor, none opposed

6. Consider Resolution Number 26-16, Adopting an Agreement between the Mount Vernon Economic Development Council, City Council and The Ranch Fitness, LLC

   City Administrator explained that the agreement was recommended for approval by the Economic Development Corporation Board on August 13, 2026

   Motion to approve Resolution Number 26-16 with corrections, by Member Huddleston, seconded by Member Carrascosa

7. Consider Resolution Number 26-17, Authorizing an Agreement with TxDOT for a Road Closure Request

   Gaye Travis, explained the streets that would be closed for the upcoming Country Fest event

   Motion to approve the agreement with Texas Department of Transportation by Member Keys, seconded by Member Carrascosa

8. Consider Ordinance Number 2026-06, Regarding Deposits

   Motion to approve Ordinance Number 2026-06, as presented, by Member Keys, seconded by Member Huddleston
   All in favor, none opposed

9. Consider Ordinance Number 2026-07, adopting the budget for Fiscal Year beginning on October 01, 2026, and ending on September 30, 2027

   Finance Officer Pudell addressed the Council regarding the final version of the upcoming fiscal year budget.

Motion to adopt Ordinance Number 2026-07, approving the budget for the City of Mount Vernon for the f year beginning October 01, 2026, and ending on September 30, 2027, a budget which will raise more total property taxes from last years budget by $38,372.00 or a 3.28% increase from last years budget. The amount to be raised from new property tax added to the tax roll this year is $17,887.00, seconded by Member Carrascosa Roll Call Vote; all in favor, none opposed

10. Consider Resolution No. 26-18, Ratifying the Property Tax Increase Reflected in the City's Adopted Fiscal Year 2026-2027 Budget

    Motion to approve Resolution Number 26-18 ratifying the property tax reflected in the proposed budget for 2026-2027 budget by Member Keys, seconded by Member Carrascosa
    Roll Call vote; all in favor, none opposed

11. Consider Ordinance Number 2026-08, Adopting the Tax Rate for 2026 at a rate of $0.58102 per One Hundred Dollar Assessed Valuation on All Taxable Property within the Corporate City Limits of Mount Vernon, Texas

    Motion to increase the property tax rate by the adoption of a tax rate of $0.58102, which is effectively a 5.91% increase in the tax rate, by Member Keys, seconded by Member Carrascosa

    Motion to adopt Ordinance Number 2026-08, setting the tax rate at $0.58102, or $0.44354 for Maintenance and Operations and $0.03748 for debt services on each $100 valuation of property, by Member Huddleston, seconded by Member Keys

    Roll call vote; all in favor, none opposed

12. Consider Resolution Number 26-19, Amending the Current Fee Schedule

    City Administrator explained that the proposed fees are reflected in the proposed 2026-2027 budget. The servicer increased the trash rates earlier in 2026. The water and sewer rates are based on the rate study completed in 2024.

    Motion to approve Resolution No. 26-19, as presented by Member Keys, seconded by Member Huddleston
    All in favor, none opposed

Discussion Items and Mayor/Council/City Administrator Reports

13. Franklin County Historical Association Proposal Regarding Main Street

    Shannon Ostertag, Franklin County Historical Commission, advised that the budget that was just approved by the Council eliminated the Main Street Program altogether. Ostertag explained the benefits that her business received through the Main Street Program and the Texas Historical Commission and highlighted funding and accolades received by the program in the years since its' beginning. She added that the Main Street Program has agreed to a one-year probationary period to work with the THC on a path forward back to accreditation, with the Franklin County Historical Commission to serve as interim proxy for the upcoming year on a temporary basis, with Council approval.

Presiding Officer to Adjourn the City Council Meeting

Meeting adjourned at 7:03 pm

Approved: **Attest:**

_____ _____

Greg Ostertag, Mayor **Angie Pike, City Secretary**

CITY COUNCIL SPECIAL MEETING

Thursday, September 24, 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 Ostertag called the meeting to order at 6:00 pm

Present: Mayor Greg Ostertag, Mayor Pro-Tem Mark Huddleston, Council Members Martin Carrascosa, and Mary Keys

Absent: Council Members Sally Eng and Rebecca Bailey

Citizen Participation

Items to be Considered

1. Accept Resignation of Member Rebecca Bailey

   Motion to accept the resignation of Member Bailey made by Member Huddleston, seconded by Member Carrascosa
   All in favor, none opposed

2. In accordance with Local Government Code 22.010; consider Appointment for the remainder of the term vacated by Council Member Bailey

   Motion to appoint Ronnie Davis to fill the un-expired term of Member Bailey by Member Keys, seconded by Member Huddleston
   All in favor, none opposed

   Ronnie Davis signed the Oath of Office and was sworn in by Mayor Ostertag

3. Consider Ordinance Number 2026-09, Amending the Budget for Fiscal Year 2025-2026

   Finance Director Andrew Pudell explained the necessary amendments to the fiscal year 2025-2026 budget, indicating that the majority of the adjustments are normal day-to-day operating adjustments, re-allocating funds from one item to another; the overall budget expenditures haven't increased. He advised that there are some months that could not be finalized, however, they are being presented on the available data.

   Motion to approve Ordinance Number 2026-09, by Member Huddleston, seconded by Member Keys
   All in favor, none opposed

4. Consider cancellation of the regular Council meeting in October

Motion to cancel the regular October meeting by Member Huddleston, seconded by Member Carrascosa All in favor, none opposed

Discussion Items and Mayor/Council/City Administrator Reports

5. Financial Update

Finance Director Pudell advised that he had nothing further to add if there were no questions from the Council. City Administrator indicated that an environmental study is being completed and must be approved by Texas Parks and Wildlife for work to begin in Little Creek Park

Presiding Officer to Adjourn the City Council Meeting

Meeting adjourned at 6:11pm

Approved: **Attest:**

Greg Ostertag, Mayor **Angie Pike, City Secretary**

A TEXAS TREASURE
Mount Vernon
1910

REMOVED

RECEIVED
OCT 14 2026
OCT 15 2026

BY: BY:

AGENDA ITEM REQUEST

Policy and Guidelines for City Council Agenda

[redacted]

Only the Mayor, Councilperson, City Administrator or City Secretary will be allowed to put items on the agenda.

Items to be on the agenda must be in the City Secretary's office no later than 12:00 noon on the Wednesday preceding the council meeting.

Date 10/15/26

Person Requesting: SARAH & TRAVIS BALLWARE

Mailing Address: 215 YATES ST MT VERNON, TX 75457

Physical Location: " "

Phone # [redacted]

Agenda Item Request (will be worded as printed)

WATER BILL FORGIVENESS

Action Item: _____ (The council will vote on this item.)

Discussion Item: _____ (The council will only discuss this item no action will be taken.)

Citizen Participation: _____ (This item is for informational purposes only.)

Signature

10/15/26
Date

RECEIVED
OCT 15 2026

BY: _____

City of Mount Vernon
109 N. Kaufman * P.O. Box 597 * Mount Vernon, TX 75457 * 903 537 2252 * FAX 903 537 2634
www.comvtx.com

ACCOUNT: [redacted]
NAME: SARAH IVY
ADDRESS: 215 YATES

	BILL DATE	WATER	SEWER	Monthly W&S Totals*
1	4/1/2026	44.50	45.50	90.00
2	5/1/2026	53.00	54.00	107.00
3	6/1/2026	48.75	49.75	98.50
4	7/1/2026	53.00	54.00	107.00
5	8/1/2026	65.75	66.75	132.50
6	9/1/2026	226.50	235.00	461.50
6 MO. AVERAGE		**81.92**	**84.17**	**166.08**
Contested W&S Total	10/1/2026	449.50	468.50	**918.00**
DIFFERENCE		367.58	384.33	751.92
DISCOUNT	50%	183.79	$ 192.17	$ 375.96

Suggested New W&S Total **$ 542.04** *

*Does not Include Adtnl Bill Charges; trash, etc.

Account Management - (View)

File Edit Options Functions Consoles Help Chat **Alerts**

Account Number [redacted] New Occupant

Zone 01

Address 215 YATES

Name IVY, SARAH

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Pending Activity 0.00 Balance 0.00 Filter

Drag a column header here to group by that column

Date	Packet	Type	Receipt #	Reference	Debits	Credits	Balance
10/15/2026	015258	Payment	371461			956.05	0.00
10/01/2026	015214	Bill		8/19- 9/19 10/15	956.05		956.05
09/21/2026	015185	Payment	370767			549.51	0.00
09/21/2026	000000	Memo	370767	Ex CUT-PMT 549.51CR			549.51
09/16/2026	015171	Late Charge			49.96		549.51
09/01/2026	015115	Bill		7/19- 8/19 09/15	499.55		499.55
08/19/2026	015094	Payment	369950			187.62	0.00
08/19/2026	000000	Memo	369950	Ex CUT-PMT 187.62CR			187.62
08/18/2026	015091	Late Charge			17.07		187.62
08/01/2026	015049	Bill		6/19- 7/19 08/15	170.55		170.55
07/14/2026	015015	Payment	368933			145.05	0.00
07/01/2026	014987	Bill		5/19- 6/19 07/15	145.05		145.05
06/15/2026	014958	Payment	368240			136.55	0.00
06/01/2026	014927	Bill		4/19- 5/19 06/15	136.55		136.55
05/15/2026	014902	Payment	367498			145.05	0.00

Edit This Record

Clear

View court


NEPTUNE 360
CLOSE MENU
MY DASHBOARD
CUSTOMER INQUIRY
DATA LOGS
GROUPS
BILLING SERVICES
UTILITY MANAGEMENT
ROUTE MANAGEMENT
ENDPOINT MANAGEMENT
REPORTS
SDK ACCESS
CUSTOMER INQUIRY
City of Mt Vernon, TX - 08250
Customer Inquiry
Account Num..
Search Customer Accounts
IVY, SARAH
Account Status | Active
Soft Disconnect | Off
Edit Account Details
Latest Reading
02351749
10/15/2026
01:26:46 PM
Refresh Reading
Account
Address
215 YATES
MIU ID More..
1579234100
MIU Status
Active
Endpoint Type
R900 Endpoint
Meter Number More..
16869258
Meter Type
AMI
Meter Installed
12/19/2024
Meter Size
3/4"
UoM
Gallons
Neptune 360 Multiplier
0.1 Default
Quick Links
Comments (0)
Account Map
Monthly Consumption
October 1, 2025 - October 15, 2026
Actual
Estimated
Hourly
Daily
Monthly
Date Range
Total Consumption: 176,855.7 Gallons
10/01/2025 - 10/15/2026
80,000.00
70,000.00
60,000.00
50,000.00
40,000.00
30,000.00
20,000.00
10,000.00
0.00
4,225
3,788
3,556
4,012
3,114
3,900
4,298
4,653
4,209
10,694
66,728
61,989
1,695
Oct '25
Nov '25
Dec '25
Jan '26
Feb '26
Mar '26
Apr '26
May '26
Jun '26
Jul '26
Aug '26
Sep '26
Oct '26
Nov '24
Jan '25
Mar '25
May '25
Jul '25
Sep '25
Nov '25
Jan '26
Mar '26
May '26
Jul '26
Sep '26



Date	Consumption	Reading
7/31/2026 Fri	1,237.600	01045722
7/30/2026 Thu	1,361.800	01033346
7/29/2026 Wed	173.700	01019728

NEPTUNE 360

CLOSE MENU

MY DASHBOARD

CUSTOMER INQUIRY

DATA LOGS

GROUPS

BILLING SERVICES

UTILITY MANAGEMENT

ROUTE MANAGEMENT

ENDPOINT MANAGEMENT

REPORTS

SDK ACCESS

IVY, SARAH

Account Status | Active Soft Disconnect | Off

Edit Account Details

Latest Reading
02351749
10/15/2026
01:26:46 PM
Refresh Reading

Account
[redacted]

Address
215 YATES

MIU ID More..
1579234100

MIU Status
Active

Endpoint Type
R900 Endpoint

Meter Number More..
16869258

Meter Type
AMI

Meter Installed
12/19/2024

Meter Size
3/4"

UoM
Gallons

Neptune 360 Multiplier
0.1 Default

Quick Links

Comments (0)

Account Map

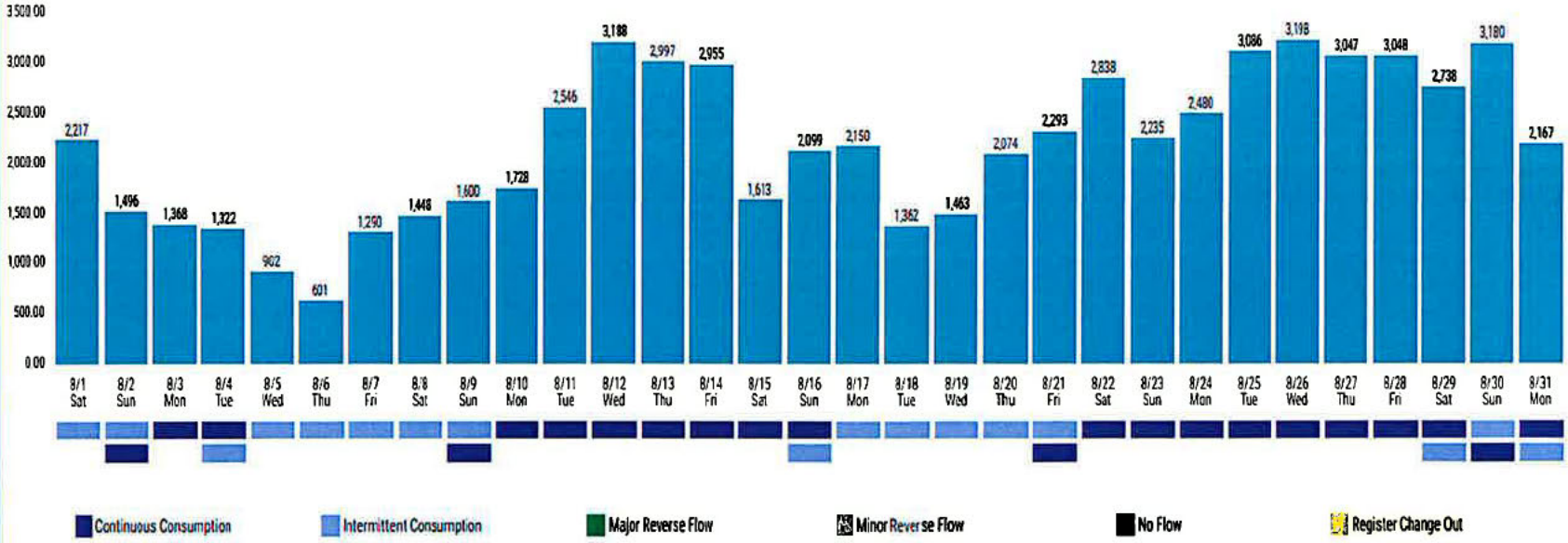
Daily Consumption > August 1, 2026 - August 31, 2026

Actual Estimated

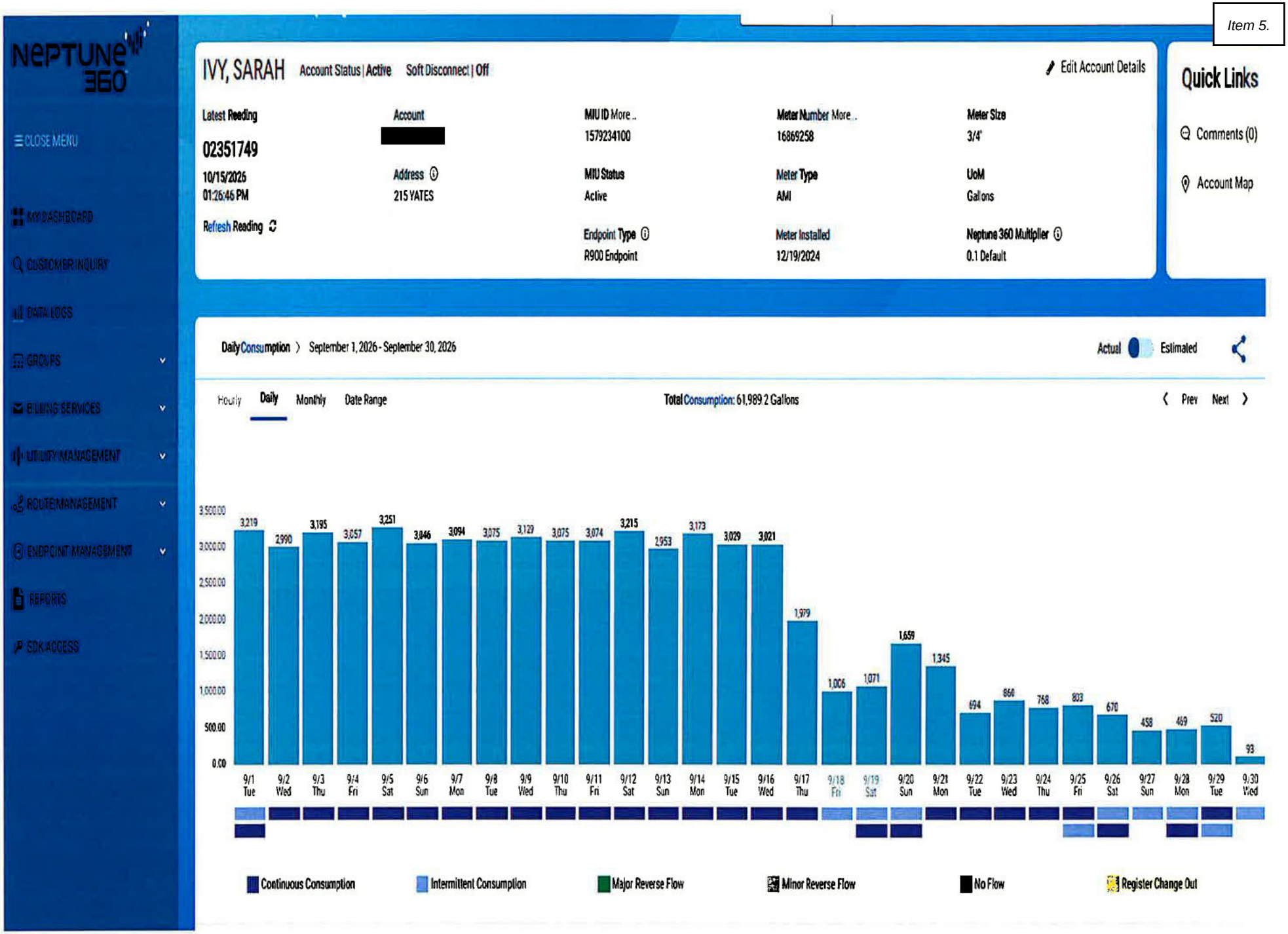
Hourly Daily Monthly Date Range

Total Consumption: 66,728 Gallons

Prev Next



Date	Consumption	Reading
8/31/2026 Mon	2,166.900	01713002
8/30/2026 Sun	3,180.100	01691333


NEPTUNE 360
CLOSE MENU
MY DASHBOARD
CUSTOMER INQUIRY
DATA LOGS
GROUPS
BILLING SERVICES
UTILITY MANAGEMENT
ROUTE MANAGEMENT
ENDPOINT MANAGEMENT
REPORTS
SDK ACCESS
IVY, SARAH
Account Status | Active
Soft Disconnect | Off
Edit Account Details
Latest Reading
02351749
10/15/2026
01:26:46 PM
Refresh Reading
Account
[redacted]
Address
215 YATES
MIU ID More ..
1579234100
MIU Status
Active
Endpoint Type
R900 Endpoint
Meter Number More ..
16869258
Meter Type
AMI
Meter Installed
12/19/2024
Meter Size
3/4"
UoM
Gallons
Neptune 360 Multiplier
0.1 Default
Quick Links
Comments (0)
Account Map
Daily Consumption
September 1, 2026 - September 30, 2026
Actual
Estimated
Hourly
Daily
Monthly
Date Range
Total Consumption: 61,989.2 Gallons
Prev
Next
3,500.00
3,000.00
2,500.00
2,000.00
1,500.00
1,000.00
500.00
0.00
3,219
2,990
3,195
3,057
3,251
3,046
3,094
3,075
3,129
3,075
3,074
3,215
2,953
3,173
3,029
3,021
1,979
1,006
1,071
1,659
1,345
694
860
768
803
670
458
469
520
93
9/1 Tue
9/2 Wed
9/3 Thu
9/4 Fri
9/5 Sat
9/6 Sun
9/7 Mon
9/8 Tue
9/9 Wed
9/10 Thu
9/11 Fri
9/12 Sat
9/13 Sun
9/14 Mon
9/15 Tue
9/16 Wed
9/17 Thu
9/18 Fri
9/19 Sat
9/20 Sun
9/21 Mon
9/22 Tue
9/23 Wed
9/24 Thu
9/25 Fri
9/26 Sat
9/27 Sun
9/28 Mon
9/29 Tue
9/30 Wed
Continuous Consumption
Intermittent Consumption
Major Reverse Flow
Minor Reverse Flow
No Flow
Register Change Out


NEPTUNE 360
CLOSE MENU
MY DASHBOARD
CUSTOMER INQUIRY
DATA LOGS
GROUPS
BILLING SERVICES
UTILITY MANAGEMENT
ROUTE MANAGEMENT
ENDPOINT MANAGEMENT
REPORTS
SDK ACCESS
IVY, SARAH
Account Status | Active
Soft Disconnect | Off
Edit Account Details
Latest Reading
02351749
10/15/2026
01:26:46 PM
Refresh Reading
Account
[redacted]
Address
215 YATES
MIU ID More...
1579234100
MIU Status
Active
Endpoint Type
R900 Endpoint
Meter Number More...
16869258
Meter Type
AMI
Meter Installed
12/19/2024
Meter Size
3/4"
UoM
Gallons
Neptune 360 Multiplier
0.1 Default
Quick Links
Comments (0)
Account Map
Daily Consumption
October 1, 2026 - October 15, 2026
Actual
Estimated
Hourly
Daily
Monthly
Date Range
Total Consumption: 1,695 Gallons
Prev
Next
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
110
369
124
122
82
149
69
82
109
167
172
53
84
4
10/1 Thu
10/2 Fri
10/3 Sat
10/4 Sun
10/5 Mon
10/6 Tue
10/7 Wed
10/8 Thu
10/9 Fri
10/10 Sat
10/11 Sun
10/12 Mon
10/13 Tue
10/14 Wed
10/15 Thu
Continuous Consumption
Intermittent Consumption
Major Reverse Flow
Minor Reverse Flow
No Flow
Register Change Out
Date
Consumption
Reading

ACTIVE

W	75	78	3	44.50	[redacted]	128.05
S	SEWER			45.50		
G	GARBAGE			18.06		
SW	STORM WATER			3.00	4/15/2026	139.31
SA	SEWER LINES			15.50		
TX	TAX			1.49		

SEE WEBSITE FOR UPDATES
WWW.COMVTX.COM

2/19/2026 3/19/2026

215 YATES



2/19/2026

215 YATES

3/19/2026

SARAH IVY
215 YATES
MT. VERNON TX
75457

128.05 4/15/2026 139.31

ACTIVE

[redacted]

ACTIVE

W	78	83	5	53.00	[redacted] 145.05
S	SEWER			54.00	
G	GARBAGE			18.06	
SW	STORM WATER			3.00	5/15/2026 158.01
SA	SEWER LINES			15.50	
TX	TAX			1.49	

SEE WEBSITE FOR UPDATES 3/19/2026 4/19/2026
WWW.COMVTX.COM

215 YATES

3/19/2026 215 YATES



4/19/2026

SARAH IVY
215 YATES
MT. VERNON TX
75457

145.05 5/15/2026 158.01

ACTIVE

[redacted]

ACTIVE

W		83	87	4	48.75	[redacted] 136.55
S	SEWER				49.75	
G	GARBAGE				18.06	
SW	STORM WATER				3.00	6/15/2026 150.22
SA	SEWER LINES				15.50	
TX	TAX				1.49	

SEE WEBSITE FOR UPDATES
WWW.COMVTX.COM

4/19/2026 5/19/2026

215 YATES

4/19/2026

215 YATES

5/19/2026

SARAH IVY
215 YATES
MT. VERNON TX
75457

136.55 6/15/2026 150.22

ACTIVE

[redacted]

ACTIVE

W	87	92	5	53.00	[redacted] 145.05
S	SEWER			54.00	
G	GARBAGE			18.06	
SW	STORM WATER			3.00	7/15/2026 159.56
SA	SEWER LINES			15.50	
TX	TAX			1.49	

SEE WEBSITE FOR UPDATES 5/19/2026 6/19/2026
WWW.COMVTX.COM

215 YATES

5/19/2026 215 YATES



6/19/2026

SARAH IVY
215 YATES
MT. VERNON TX
75457

145.05 7/15/2026 159.56

ACTIVE

[redacted]

ACTIVE

W	92	100	8	65.75	[redacted] 170.55
S	SEWER			66.75	
G	GARBAGE			18.06	
SW	STORM WATER			3.00	8/15/2026 187.62
SA	SEWER LINES			15.50	
TX	TAX			1.49	
SEE WEBSITE FOR UPDATES					6/19/2026 7/19/2026
WWW.COMVTX.COM					

215 YATES

6/19/2026 215 YATES

7/19/2026

SARAH IVY
215 YATES
MT. VERNON TX
75457

170.55 8/15/2026 187.62

ACTIVE

[redacted]

ACTIVE

W	100	140	40	226.50	[redacted] 499.55
S	SEWER			235.00	
G	GARBAGE			18.06	
SW	STORM WATER			3.00	9/15/2026 549.51
SA	SEWER LINES			15.50	
TX	TAX			1.49	

SEE WEBSITE FOR UPDATES 7/19/2026 8/19/2026
WWW.COMVTX.COM

215 YATES

7/19/2026 215 YATES

8/19/2026

SARAH IVY
215 YATES
MT. VERNON TX 75457

499.55 9/15/2026 549.51

ACTIVE

[redacted]

ACTIVE

W	140	222	82	449.50	[redacted] 956.05
S	SEWER			468.50	
G	GARBAGE			18.06	
SW	STORM WATER			3.00	10/15/2026 1,051.66
SA	SEWER LINES			15.50	
TX	TAX			1.49	

SEE WEBSITE FOR UPDATES 8/19/2026 9/19/2026
WWW.COMVTX.COM

215 YATES

8/19/2026 215 YATES

9/19/2026

SARAH IVY
215 YATES
MT. VERNON TX
75457

956.05 10/15/2026 1,051.66

ACTIVE

[redacted]

A TEXAS TREASURE
Mount Vernon
1910

AGENDA ITEM REQUEST

Policy and Guidelines for City Council Agenda

Only the Mayor, Councilperson, City Administrator or City Secretary will be allowed to put items on the agenda.

Items to be on the agenda must be in the City Secretary's office no later than 12:00 noon on the Wednesday preceding the council meeting.

Date 10.26.2024

Person Requesting: Jonathan Jones

Mailing Address: [redacted]

Physical Location: 106 Houston St. N. Mt Vernon, TX

Phone # [redacted]

Agenda Item Request (will be worded as printed) Utility ~~Credit Request~~ Forgiveness Request for Serenity Plus Home Health

Action Item: ✓ (The council will vote on this item.)

Discussion Item: _____ (The council will only discuss this item no action will be taken.)

Citizen Participation: _____ (This item is for informational purposes only.)

Jonathan Jones
Signature

10.26.2024
Date

ACCOUNT: [redacted]
NAME: CHAD WARDRUP/ SERENITY PLUS
ADDRESS: 106 HOUSTON

	BILL DATE	WATER	SEWER	Monthly W&S Totals*
1	4/1/2026	32.00	33.00	65.00
2	5/1/2026	32.00	33.00	65.00
3	6/1/2026	32.00	33.00	65.00
4	7/1/2026	32.00	33.00	65.00
5	8/1/2026	32.00	33.00	65.00
6	9/1/2026	32.00	33.00	65.00
6 MO. AVERAGE		**32.00**	**33.00**	**65.00**
Contested W&S Total	10/1/2026	352.50	367.00	**719.50**
DIFFERENCE		320.50	334.00	654.50
DISCOUNT	50%	160.25	$ 167.00	$ 327.25

Suggested New W&S Total **$ 392.25** *

*Does not Include Adtnl Bill Charges; trash, etc.

Account Number [redacted] New Occupant

Zone 01

Address 106 HOUSTON

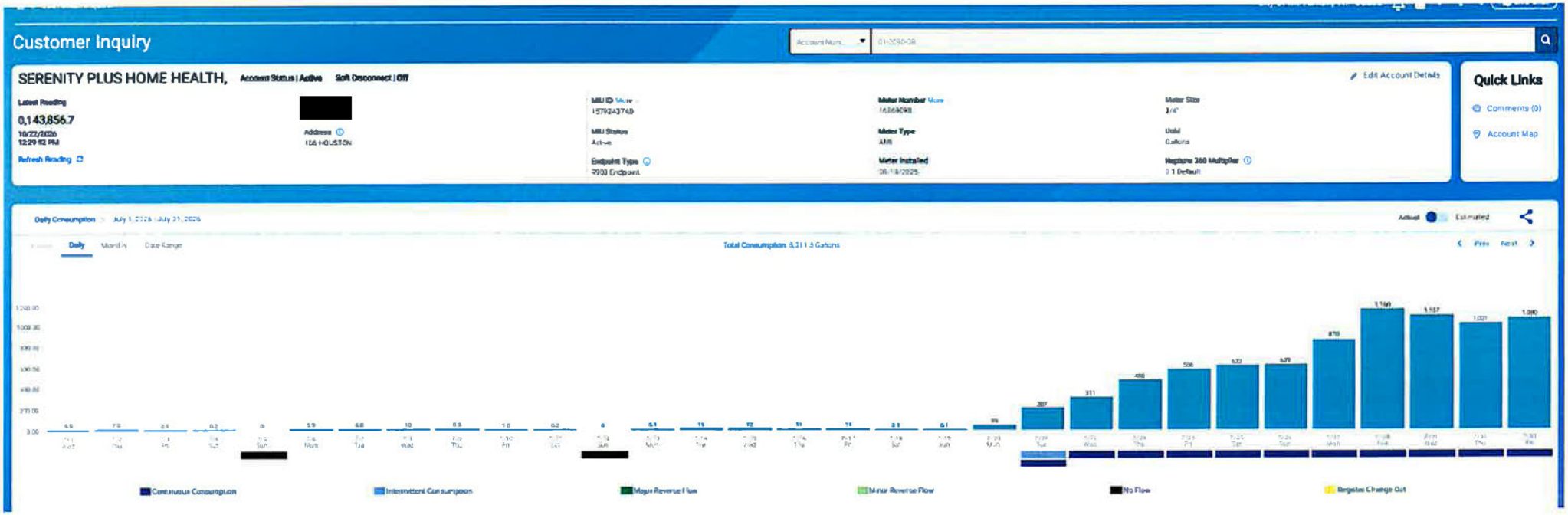
Name SERENITY PLUS HOME HEALTH, INC

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Pending Activity 0.00 Balance 855.98 Filter

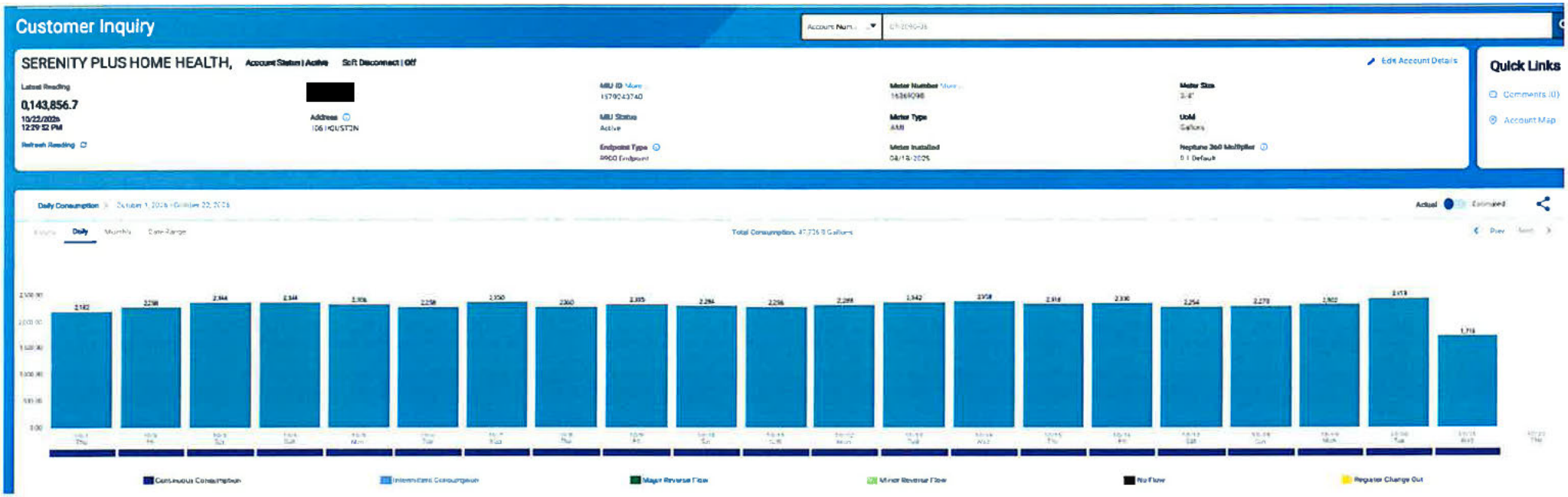
Drag a column header here to group by that column

Date	Packet	Type	Receipt #	Reference	Debits	Credits	Balance
10/16/2026	015260	Late Charge			77.81		855.98
10/01/2026	015214	Bill		8/19- 9/19 10/15	778.17		778.17
09/15/2026	015170	Web Payment	370575	Web Payment		123.67	0.00
09/01/2026	015115	Bill		7/19- 8/19 09/15	123.67		123.67
08/15/2026	015086	Web Payment	369812	Web Payment		123.67	0.00
08/01/2026	015049	Bill		6/19- 7/19 08/15	123.67		123.67
07/15/2026	015022	Web Payment	368986	Web Payment		123.67	0.00
07/01/2026	014987	Bill		5/19- 6/19 07/15	123.67		123.67
06/15/2026	014959	Web Payment	368178	Web Payment		123.67	0.00
06/01/2026	014927	Bill		4/19- 5/19 06/15	123.67		123.67
05/15/2026	014899	Web Payment	367526	Web Payment		123.67	0.00
05/01/2026	014866	Bill		3/19- 4/19 05/15	123.67		123.67
04/15/2026	014834	Web Payment	366695	Web Payment		123.67	0.00
04/01/2026	014802	Bill		2/19- 3/19 04/15	123.67		123.67
03/15/2026	014770	Web Payment	365843	Web Payment		127.67	0.00


Customer Inquiry
SERENITY PLUS HOME HEALTH,
Access Status | Active
Soft Disconnect | Off
Edit Account Details
Latest Reading
0,143,856.7
Refresh Reading
Address
156 HOUSTON
MIU ID
Meter Number
Meter Size
MIU Status
Active
Meter Type
Unit
Endpoint Type
Meter Installed
Neptune 360 Multiplier
Quick Links
Comments (0)
Account Map
Daily Consumption
Actual
Estimated
Daily
Monthly
Date Range
Total Consumption
Continuous Consumption
Intermittent Consumption
Major Reverse Flow
Minor Reverse Flow
No Flow
Register Change Out


Customer Inquiry
SERENITY PLUS HOME HEALTH,
Account Status | Active
Soft Disconnect | Off
Edit Account Details
Quick Links
Comments (0)
Account Map
Latest Reading
0,143,856.7
10/22/2026
12:29:52 PM
Refresh Reading
Address
1061HOUSTON
MRU ID
IS7924374O
MRU Status
Active
Endpoint Type
R900 Endpoint
Meter Number
16869096
Meter Type
AMI
Meter Installed
08-18-2025
Meter Size
Unit
Gallons
Neptune 360 Multiplier
Daily Consumption
August 1, 2026 - August 31, 2026
Actual
Estimated
Daily
Monthly
Date Range
Prev
Next
Continuous Consumption
Intermittent Consumption
Major Reverse Flow
Minor Reverse Flow
No Flow
Register Change Out


Customer Inquiry
SERENITY PLUS HOME HEALTH,
Account Status | Active
Soft Disconnect | Off
Edit Account Details
Latest Reading
0,143,856.7
Address
Quick Links
Comments (0)
Account Map
Refresh Reading
Daily Consumption
Actual
Estimated
Daily
Prev
Next
Continuous Consumption
No Flow


Customer Inquiry
SERENITY PLUS HOME HEALTH,
Account Status | Active
Soft Disconnect | Off
Edit Account Details
Latest Reading
0,143,856.7
10/22/2025
12:29:52 PM
Refresh Reading
[redacted]
Address
106 HOUSTON
MIU ID
MIU Status
Active
Endpoint Type
Meter Number
Meter Type
AMI
Meter Installed
Meter Size
UoM
Gallons
Neptune 360 Multiplier
Quick Links
Comments (0)
Account Map
Daily Consumption
Actual
Estimated
Daily
Monthly
Date Range
Total Consumption: 47,726.9 Gallons
Prev
Next
Continuous Consumption
Intermittent Consumption
Major Reverse Flow
Minor Reverse Flow
No Flow
Register Change Out

ACTIVE

W	4	4	0	32.00	[redacted] 123.67
S	SEWER			33.00	
G	GARBAGE			34.34	
SW	STORM WATER			6.00	4/15/2026 123.67
SA	SEWER LINES			15.50	
TX	TAX			2.83	

SEE WEBSITE FOR UPDATES
WWW.COMVTX.COM

2/19/2026 3/19/2026

106 HOUSTON



2/19/2026 106 HOUSTON

3/19/2026

CHAD WARDRUP
SERENITY PLUS HOME HEALTH, INC
P.O. BOX 901
MT. VERNON TX
75457-0901

123.67 4/15/2026 123.67

ACTIVE

[redacted]

ACTIVE

W	4	4	0	32.00	[redacted] 123.67
S	SEWER			33.00	
G	GARBAGE			34.34	
SW	STORM WATER			6.00	5/15/2026 123.67
SA	SEWER LINES			15.50	
TX	TAX			2.83	

SEE WEBSITE FOR UPDATES
WWW.COMVTX.COM

3/19/2026 4/19/2026

106 HOUSTON

3/19/2026 106 HOUSTON

4/19/2026

123.67 5/15/2026 123.67

CHAD WARDRUP
SERENITY PLUS HOME HEALTH, INC
P.O. BOX 901
MT. VERNON TX
75457-0901

ACTIVE

[redacted]

ACTIVE

W	4	4	0	32.00	[redacted] 123.67
S	SEWER			33.00	
G	GARBAGE			34.34	
SW	STORM WATER			6.00	6/15/2026 123.67
SA	SEWER LINES			15.50	
TX	TAX			2.83	
SEE WEBSITE FOR UPDATES					4/19/2026 5/19/2026
WWW.COMVTX.COM					

106 HOUSTON

4/19/2026 106 HOUSTON

5/19/2026

123.67 6/15/2026 123.67

CHAD WARDRUP
SERENITY PLUS HOME HEALTH, INC
P.O. BOX 901
MT. VERNON TX 75457-0901

ACTIVE

[redacted]

ACTIVE

W	4	4	0	32.00	[redacted] 123.67
S	SEWER			33.00	
G	GARBAGE			34.34	
SW	STORM WATER			6.00	7/15/2026 123.67
SA	SEWER LINES			15.50	
TX	TAX			2.83	

SEE WEBSITE FOR UPDATES
WWW.COMVTX.COM

5/19/2026 6/19/2026

106 HOUSTON



5/19/2026 106 HOUSTON

6/19/2026

CHAD WARDRUP
SERENITY PLUS HOME HEALTH, INC
P.O. BOX 901
MT. VERNON TX
75457-0901

123.67 7/15/2026 123.67

ACTIVE

[redacted]

ACTIVE

W	4	4	0	32.00	[redacted] 123.67
S	SEWER			33.00	
G	GARBAGE			34.34	
SW	STORM WATER			6.00	8/15/2026 123.67
SA	SEWER LINES			15.50	
TX	TAX			2.83	

SEE WEBSITE FOR UPDATES
WWW.COMVTX.COM

6/19/2026 7/19/2026

106 HOUSTON



6/19/2026 106 HOUSTON

7/19/2026

123.67 8/15/2026 123.67

CHAD WARDRUP
SERENITY PLUS HOME HEALTH, INC
P.O. BOX 901
MT. VERNON TX
75457-0901

ACTIVE

[redacted]

ACTIVE

W	4	4	0	32.00	[redacted] 123.67
S	SEWER			33.00	
G	GARBAGE			34.34	
SW	STORM WATER			6.00	9/15/2026 123.67
SA	SEWER LINES			15.50	
TX	TAX			2.83	

SEE WEBSITE FOR UPDATES
WWW.COMVTX.COM

7/19/2026 - 8/19/2026

106 HOUSTON

7/19/2026 106 HOUSTON

8/19/2026

123.67 9/15/2026 123.67

CHAD WARDRUP
SERENITY PLUS HOME HEALTH, INC
P.O. BOX 901
MT. VERNON TX
75457-0901

ACTIVE

[redacted]

ACTIVE

W	4	68	64	352.50	[redacted] 778.17
S	SEWER			367.00	
G	GARBAGE			34.34	
SW	STORM WATER			6.00	10/15/2026 778.17
SA	SEWER LINES			15.50	
TX	TAX			2.83	

SEE WEBSITE FOR UPDATES
WWW.COMVTX.COM

8/19/2026 9/19/2026

106 HOUSTON

8/19/2026 106 HOUSTON

9/19/2026

CHAD WARDRUP
SERENITY PLUS HOME HEALTH, INC
P.O. BOX 901
MT. VERNON TX
75457-0901

778.17 10/15/2026 778.17

ACTIVE

[redacted]

A TEXAS TREASURE
Mount Vernon
1910

RECEIVED
OCT 13 2026
BY:_____

[redacted]
maryk rogers

AGENDA ITEM REQUEST

Policy and Guidelines for City Council Agenda

Only the Mayor, Councilperson, City Administrator or City Secretary will be allowed to put items on the agenda.

Items to be on the agenda must be in the City Secretary's office no later than 12:00 noon on the Wednesday preceding the council meeting.

Date Oct. 13, 2026

Person Requesting: Mary Rogers

Mailing Address: [redacted] 75457

Physical Location: 926 Highway 375, Mt. Vernon, Tex 75457

Phone # [redacted]

Agenda Item Request (will be worded as printed) To meet to talk about trash cans when get dumpster

Action Item:_____(The council will vote on this item.)

Discussion Item:_____(The council will only discuss this item no action will be taken.)

Citizen Participation:_____(This item is for informational purposes only.)

Mary Rogers
Signature

Oct. 13, 2026
Date

Know what's below.
Call before you dig.



EXHIBIT ONLY	
DATE:	08/10/26
SCALE:	NTS
JOB NO.:	2026-616-1
CLIENT:	PENNY
TECHNICIAN:	JBK

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BY-LINE SURVEYING LLC
P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www. bylinesurveying.com

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Texas 811
Know what's below.
Call before you dig.



EXHIBIT ONLY	
DATE:	08/10/26
SCALE:	NTS
JOB NO.:	2026-616-2
CLIENT:	PENNY
TECHNICIAN:	JBK

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Firm No: 10194233
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From: Mitchell Mayben
To: Craig Lindholm; penny clay
Subject: Re: City Attorney Comments
Date: Friday, August 28, 2026 5:02:50 PM
Attachments: image001.png

External sender <mitch@maybenrealty.com>
Make sure you trust this sender before taking any actions.

Craig,

We definitely need to talk. Unfortunately there is absolutely NO way this can be affordable housing with the suggestions mentioned. I feel the city attorney is missing the big picture of what we are trying to accomplish here.

What time would you be available to meet on Monday? Would 1:30 work for you? Let's give this one more shot!

Best regards,
Mitch

Sent from my iPhone

> On Aug 28, 2026, at 12:06 PM, Craig Lindholm <clindholm@comvtx.com> wrote:
>
> Hi Mitch,
>
> The comments/recommendations I received from our city attorney regarding the proposed site plans are below. Please look these over and let me know when you can meet to discuss them. I am sure there is some room to negotiate, as well as some possible options. Thanks!
>
> 1. We are suggesting that this be rezoned to a planned development zoning ("PD") so that very specific development requirements are put in place that are unique to this development.
>
> 2. I continue to have concerns with any lot having direct access to Miller Street. With future development coming to the west, direct access to Miller Street will create traffic and safety concerns. Also, all lots that front Miller Street will not, in all practicality, be a part of this development.

3. There does not appear to be any areas at any of these entry points for monument signs or entry features. I believe that entry features along with landscaping are needed.

4. Privacy fencing should be addressed. There should be a requirement that all fences be the same height, the same material, and, the developer/builder be required to install on each completed house.

5. If each house is to have a mailbox, then there should be uniformity of design and style. The developer/builder be required to install with each completed house.

6. The same house model (or the same front elevation) shall not be allowed except for every ___ lots. This prevents the same house model being built right next to its neighbor.

7. There should be sidewalks constructed throughout the entire subdivision.

8. All streets and sidewalks should be concrete.

9. Require that all street lights be of a decorative nature (ie: not the standard issue street lights).

10. All utilities must be underground.

11. That there be a required homeowners association that is responsible for all common area and entry feature upkeep and maintenance.

12. There is no open space or green space in this development.

13. The PD ordinance will also need to address items such as: minimum square footage for house size, front, back and side yard setbacks.

I believe that the items above are needed, at a minimum. All of this detail would be incorporated into the PD ordinance.

Regards,

Craig

Craig Lindholm

City Administrator
EDC Director
903-277-5728

CITY OF MOUNT VERNON, TEXAS, AND
COUNTY OF FRANKLIN, TEXAS

FIRST AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT FOR FIRE PROTECTION SERVICES

This **FIRST AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT FOR FIRE PROTECTION SERVICES** (this "***First Amendment***") is made and entered into on the First Amendment Effective Date (hereinafter defined) by and between the COUNTY OF FRANKLIN, TEXAS, a political subdivision of the State of Texas (the "*County*"), and the CITY OF MOUNT VERNON, TEXAS, a Type A general-law municipality located in Franklin County, Texas (the "*City*" or "*Mount Vernon*") (collectively, the "*Parties*" and each individually a "*Party*" hereto), and amends the Original Agreement (hereinafter defined) as set forth herein.

RECITALS

WHEREAS, the Parties previously entered into that certain Interlocal Cooperation Agreement for Fire Protection Services, effective as of November 24, 2025, and recorded in the official records of the Franklin County Commissioners' Court as Instrument No. 2025-3259, CCM Vol. 78, P. 264 (the "Original Agreement"), pursuant to which the City provides Fire Protection Services to the County in exchange for the Service Fee;

WHEREAS, Section 6(b) of the Original Agreement provides that the Original Agreement shall continue in full force and effect until September 30, 2026 (the "Initial Term"), and that upon conclusion of the Initial Term the Original Agreement shall automatically terminate unless the Parties duly agree in writing, via formal amendment, to extend the duration of the Original Agreement (a "Renewal Term");

WHEREAS, Section 10(g) of the Original Agreement provides that no amendment, modification, or alteration to the Original Agreement shall be binding unless the same is in writing, dated subsequent to the date of the Original Agreement, and duly executed by the Parties;

WHEREAS, the Parties are presently engaged in good-faith negotiations regarding the terms, scope, funding, and structure of a successor or long-form renewal agreement for fire protection services, and require additional time in which to conclude those negotiations;

WHEREAS, the Parties desire that Fire Protection Services continue without interruption to the residents of the County and the City during the pendency of those negotiations, and

accordingly desire to extend the Term of the Original Agreement for a period of two (2) months on the terms set forth herein;

WHEREAS, each Party has sufficient funds available from current revenues to perform the functions and services contemplated by the Original Agreement, as amended by this First Amendment, and the Parties agree, acknowledge, and understand that this First Amendment is conditioned upon appropriation of sufficient revenue being made available by the County to pay the monetary consideration to the City as provided herein;

WHEREAS, Chapter 791 of the Texas Government Code, as amended, and Section 352.001 of the Texas Local Government Code, as amended, authorize the Parties to enter into and amend this interlocal cooperation agreement; and

WHEREAS, this First Amendment has been approved by the Commissioners' Court of Franklin County, Texas, and by the City Council of the City of Mount Vernon, Texas, and the Parties find and determine that this First Amendment will promote the health, safety, and general welfare of the residents located within the City and County.

AGREEMENT

NOW, THEREFORE, in consideration of the above Recitals and the mutual covenants, promises, obligations, and agreements set forth below, the City and County hereby mutually agree as follows:

Section 1. Findings Incorporated; Defined Terms.

The foregoing Recitals are hereby incorporated into the body of this First Amendment and shall be considered part of the mutual covenants, consideration, and promises that bind the Parties. Capitalized terms used but not otherwise defined in this First Amendment shall have the meanings assigned to them in the Original Agreement. As used herein, the term "Agreement" means the Original Agreement as amended by this First Amendment.

Section 2. Extension of Term; Amendment to Section 6(b).

Section 6(b) of the Original Agreement is hereby deleted in its entirety and replaced with the following:

> (b) **Term**. Upon the Effective Date, this Agreement shall continue in full force and effect until September 30, 2026, unless terminated earlier in accordance with the provisions of this Agreement (the "*Initial Term*"). The Initial Term is hereby extended, and this Agreement shall continue in full force and effect, for the period commencing October 1, 2026 and ending at 11:59 p.m. on November 30, 2026, unless terminated earlier in accordance with the provisions of this Agreement (the "*First Renewal Term*"). Upon conclusion of the First Renewal Term, this Agreement shall automatically terminate, unless the Parties duly agree in writing, via formal amendment to this Agreement, to extend the duration of this Agreement (each such extension, together with the First Renewal Term, a "*Renewal Term*"). The Initial Term and each Renewal Term, if applicable, shall be collectively referred to as the "*Term*" herein.

The Parties agree, acknowledge, and understand that the First Renewal Term constitutes a Renewal Term for all purposes under the Original Agreement, and that all rights, duties, and obligations of the Parties under the Original Agreement that are stated to apply "during the Term" shall apply during the First Renewal Term.

Section 3. Purpose of Extension; No Prejudice to Negotiations.

The sole purpose of the extension effected by this First Amendment is to afford the Parties additional time in which to negotiate the terms of a successor or long-form renewal agreement for fire protection services while Fire Protection Services continue without interruption. Neither the execution of this First Amendment nor the continued performance of either Party during the First Renewal Term shall be construed as: (i) an agreement by either Party to any term, condition, service level, funding amount, or allocation proposed or discussed in those negotiations; (ii) a course of dealing, waiver, admission, or precedent binding upon either Party in those negotiations or in any subsequent term; or (iii) an obligation of either Party to enter into any successor or renewal agreement. Each Party expressly reserves all rights, positions, claims, and defenses.

Section 4. Consideration for the First Renewal Term; Amendment to Section 5(a).

(a) **Reimbursement in Lieu of Service Fee**. Notwithstanding anything to the contrary in Section 4 or Section 5(a) of the Original Agreement, and in lieu of any Service Fee that would otherwise accrue or become due for the Fiscal Year commencing October 1, 2026, the County shall reimburse the City, out of current revenues, for Reimbursable Expenses (hereinafter defined) actually incurred by the City during the First Renewal Term, in an amount not to exceed THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($37,500.00) per calendar month (the "Monthly Reimbursement Cap"). No Service Fee shall be payable by the County with respect to any period falling within the First Renewal Term, and the County shall have no payment obligation hereunder except as expressly provided in this Section 4.

(b) **Reimbursable Expenses**. As used herein, "Reimbursable Expenses" means the actual, documented expenses incurred by the City in and attributable to the provision of the Fire Protection Services during the First Renewal Term, including without limitation personnel and payroll expenses, fuel, repairs, maintenance, supplies, and equipment expenses relating to the City fire equipment used in performance hereunder. Reimbursable Expenses do not include: (i) any expense incurred outside the First Renewal Term; (ii) any capital expenditure, or acquisition of apparatus, vehicles, or equipment, in each case in excess of Five Thousand and No/100 Dollars ($5,000.00), unless approved in advance in writing by the County; (iii) any expense reimbursed, paid, or payable to the City from any other source, including insurance proceeds, grants, or payments from any County Volunteer Fire Department; (iv) attorneys' fees or costs relating to the negotiation of this First Amendment or any successor agreement; or (v) fines, penalties, or amounts paid in settlement or satisfaction of any Claim.

(c) **Expense Transaction Ledger; Submission and Payment**. As a condition precedent to payment, the City shall submit to the County, on or before the tenth (10th) day of the calendar month following the month in which the expenses were incurred, a detailed expense transaction ledger itemizing each Reimbursable Expense for which reimbursement

is sought, stating for each the date incurred, the payee, the amount, and a description sufficient to identify the nature and purpose of the expense (the "Expense Ledger"). The County shall pay the undisputed portion of each Expense Ledger, up to the Monthly Reimbursement Cap, within thirty (30) calendar days following receipt thereof, in accordance with Chapter 2251 of the Texas Government Code, as amended. The County may withhold payment of any line item it disputes in good faith, provided that the County notifies the City in writing of the disputed item and the basis for the dispute within fifteen (15) calendar days of receipt of the Expense Ledger, and the Parties shall endeavor to resolve the dispute in accordance with Section 10(b) of the Original Agreement.

(d) **Supporting Documentation; Records; Audit**. Upon the County's written request, the City shall furnish invoices, receipts, payroll records, or other documentation reasonably supporting any item set forth in an Expense Ledger. The City shall maintain records of all Reimbursable Expenses in accordance with generally accepted accounting principles and applicable records-retention requirements for not less than four (4) years following the expiration or termination of this Agreement, and the County, at its sole expense, shall have the right upon reasonable prior written notice to audit and inspect such records during normal business hours. This Section 4(d) shall survive the expiration or termination of this Agreement.

(e) **Cap; No Carryover; Proration**. The Monthly Reimbursement Cap applies separately to each calendar month, and any unused portion of the Monthly Reimbursement Cap for a given month shall not carry forward to, or increase the Monthly Reimbursement Cap for, any subsequent month. In no event shall the County's aggregate obligation under this Section 4 exceed SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($75,000.00) for the First Renewal Term. For any partial calendar month, including a month in which this Agreement is terminated prior to its expiration, the Monthly Reimbursement Cap shall be prorated on the basis of a thirty (30) day month. The City's right to submit, and the County's obligation to pay, a final Expense Ledger for the last month of the First Renewal Term shall survive the expiration or termination of this Agreement, provided such Expense Ledger is submitted within thirty (30) calendar days following such expiration or termination.

(f) **Current Revenues; Appropriation**. All payments required under this First Amendment shall be made solely from current revenues lawfully available to the County. The County's reimbursement obligation is conditioned upon the appropriation of sufficient revenue by the Commissioners' Court of Franklin County, Texas. Nothing herein shall be construed as creating a debt of the County within the meaning of the Texas Constitution or as pledging the ad valorem taxing power of the County.

(g) **No Modification of Section 5(a) Beyond the First Renewal Term**. Except as expressly set forth in this Section 4, Section 5(a) of the Original Agreement remains in full force and effect. In the event the Parties execute a further extension pursuant to Section 5 below, the consideration for such further extension shall be as set forth in the written amendment effecting the same, and in the absence of a stated amount or method shall continue on the reimbursement basis, and subject to the Monthly Reimbursement Cap, set forth in this Section 4.

Section 5. Option to Further Extend.

(a) **Further Extensions**. The Parties may, but shall not be obligated to, further extend the duration of this Agreement for one (1) or more additional periods, on a month-to-month basis or for such other defined period as the Parties may agree, by written amendment dated subsequent to the date hereof, executed by both Parties, and duly approved by the Commissioners' Court of Franklin County, Texas and the City Council of the City of Mount Vernon, Texas in accordance with Section 10(g) of the Original Agreement.

(b) **Outside Date**. Notwithstanding Section 5(a) above, in no event shall the Term be extended by amendment executed pursuant to this Section 5 beyond September 30, 2027, it being the intent of the Parties that any continuation of fire protection services beyond such date be effected by a successor agreement negotiated and approved by the governing bodies of both Parties.

(c) **No Automatic Renewal**. Nothing in this Section 5 shall be construed to create an automatic renewal, a right of first refusal, an option exercisable by one Party unilaterally, or any obligation of either Party to agree to any further extension. Absent a duly executed written amendment, this Agreement shall automatically terminate at the expiration of the First Renewal Term as provided in Section 6(b), as amended hereby.

Section 6. Termination During the First Renewal Term; Amendment to Section 7.

Solely with respect to the First Renewal Term and any further extension executed pursuant to Section 5 above, the sixty (60) calendar day notice period set forth in clause (iii) of Section 7 of the Original Agreement is hereby reduced to thirty (30) calendar days, such that either Party may terminate this Agreement, at any time, for cause or for convenience, upon at least thirty (30) calendar days prior written notice to the other Party in accordance with Section 10(n) of the Original Agreement. In all other respects, Section 7 of the Original Agreement remains in full force and effect.

Section 7. No Other Modifications; Ratification.

Except as expressly amended and modified by this First Amendment, all terms, conditions, covenants, rights, duties, and obligations of the Original Agreement remain unchanged and in full force and effect, including without limitation the provisions of Section 3 (Fire Protection Services), Section 4 (Personnel; Equipment) (as modified solely to the extent provided in Section 4 of this First Amendment), Section 8 (Insurance), Section 9 (Liability), and Section 10 (Miscellaneous) thereof, together with Exhibit A and Exhibit B attached thereto, and the Parties hereby ratify, confirm, and adopt the same. In the event of any conflict between the terms of this First Amendment and the terms of the Original Agreement, the terms of this First Amendment shall control.

Section 8. Miscellaneous.

(a) **First Amendment Effective Date**. This First Amendment shall not take effect until the date on which the latter of all the following have occurred: (i) the County has approved and duly executed this First Amendment after obtaining approval from the Commissioners' Court of Franklin County, Texas; and (ii) the City has formally approved and duly executed

this First Amendment after obtaining approval from the City Council of the City of Mount Vernon, Texas (the "First Amendment Effective Date"). The Parties intend that the First Amendment Effective Date occur on or before September 30, 2026.

(b) **Governing Law; Venue**. This First Amendment shall be governed by and construed in accordance with the laws of the State of Texas, without regard to choice of law rules of any jurisdiction, and venue for any suit, action, or legal proceeding between the Parties in any way relating to this First Amendment shall lie exclusively in Franklin County, Texas.

(c) **Counterparts**. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument. Signatures delivered by electronic transmission shall be deemed originals for all purposes.

(d) **Drafting Provisions; Interpretation**. This First Amendment shall be deemed to have been drafted equally by each Party hereto. The language of all parts of this First Amendment shall be construed as a whole according to its fair and common meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings are inserted for convenience only and are not intended to be used in construing this First Amendment.

(e) **Immunity Not Waived**. Nothing in this First Amendment shall be construed as a waiver by either Party of any rights, privileges, defenses, remedies, or immunities, governmental or otherwise, available to governmental entities within the State of Texas.

(f) **Third-Party Rights**. The provisions and conditions of this First Amendment are solely for the benefit of the City and the County, and any lawful assigns or successors, and are not intended to create any rights, contractual or otherwise, to any other person or entity.

(g) **Acknowledgement; Binding Authority**. The Parties represent and warrant that they fully and completely understand the scope and purpose of this First Amendment and the terms contained herein, and voluntarily enter into this First Amendment as evidenced by signing and executing it below. The person signing this First Amendment on behalf of each Party has been properly authorized by that Party's respective governing body to sign this First Amendment for that Party.

HAVING READ AND UNDERSTANDING ALL THE PROVISIONS OF THIS FIRST AMENDMENT, THE CITY AND COUNTY AGREE TO BE BOUND BY ITS TERMS. THIS FIRST AMENDMENT IS EFFECTIVE AS OF THE FIRST AMENDMENT EFFECTIVE DATE AS DEFINED HEREIN.

[REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

EXECUTION PAGES TO IMMEDIATELY FOLLOW.]

CITY

CITY OF MOUNT VERNON, TEXAS
a Type A general-law municipality

By: _____

Name: _____

Title: Mayor, City of Mount Vernon, Texas

Date: _____

ATTEST:

By: _____

Name: _____

Title: City Secretary

COUNTY

COUNTY OF FRANKLIN, TEXAS
a political subdivision of the State of Texas

COMMISSIONERS COURT OF FRANKLIN COUNTY, TEXAS

By: Scott Lee

Name: Scott Lee

Title: Franklin County Judge

Date: 9/28/26

ATTEST:

By: Brook Noble

Name: Brook Noble

Title: Franklin County Clerk

CARRASCOSA'S CROSSING

MC6 DEVELOPMENTS LLC | SUBDIVISION PLAT SUBMISSION

October 27, 2026

To: Mayor and City Council
City of Mount Vernon, Texas

Re: Request for Approval — Carrascosa's Crossing Preliminary and Final Subdivision Plat

Dear Mayor and Members of the City Council,

On behalf of MC6 Developments LLC, we respectfully submit the proposed Carrascosa's Crossing subdivision plat for your consideration and approval. The approximately 1.32-acre property is located at Miller Street and Rutherford Street in Mount Vernon, within the Joseph Sloan Survey, Abstract No. 425.

The proposal divides the tract into five lots intended for single-family homes. MC6 Developments LLC plans to construct the homes individually, one at a time. Each residence will include approximately 1,323 square feet of living space, a 420-square-foot attached carport, a 78-square-foot front porch, and a 62-square-foot rear porch, totaling 1,883 square feet under roof. All five homes will share a cohesive architectural style and similar floor plans, with modest variations in exterior finishes. The proposal uses existing streets and does not include a new public street.

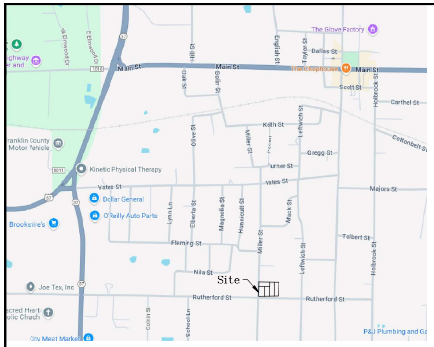
The enclosed preliminary/final plat, Lot 5 dimensional illustrations, and architectural drawings show the proposed residential development and the relationship between the representative home footprint and the City's R-2 zoning standards.

We request approval of the submitted preliminary and final subdivision plat for Carrascosa's Crossing in accordance with the City's applicable subdivision review process.

Thank you for your consideration.

Respectfully, MC6 Developments LLC

Preliminary Plat of Carrascosa's Crossing Subdivision, Franklin County, Texas
Joseph Sloan Survey A-425, City of Mount Vernon, Franklin County, Texas



Vicinity Map:

Field Notes:

Carrascosa Parcel
TBD Rutherford St. – 1.32 Acres
Joseph Sloan Survey, A-425
City of Mount Vernon, Franklin County, Texas

All that certain lot, tract or parcel of land, situated in the Jospeh Sloan Survey, Abstract No. 425, City of Mount Vernon, Franklin County, Texas, and being all of that parcel conveyed in Deed from Van West Development, LLC, to MC6 Developments, LLC, dated October 19, 2026, and recorded in Document Number 180349 of the Official Public Records, Franklin County, Texas, and being more particularly described as follows:

BEGINNING at an Iron Rod found on the Southeast corner of a tract conveyed to David & Brandi Janes described in Deed dated 15 July, 2021, and recorded in Volume 412, Page 666, of the Official Public Records, Franklin County, Texas, and a point on the West boundary of a tract conveyed to Fernando & Bianca Arzola dated June 7, 2023, and recorded in Volume 448, Page 112, of the Official Public Records, Franklin County, Texas, for the Northeast corner of the Carrascosa Parcel;

THENCE S 05°36'22" W along the West boundary of said Arzola tract, and the East boundary of said Carrascosa Parcel, a distance of 15.14 feet to an Iron Pipe found for the Southwest corner of said Arzola tract, and the Northwest corner of a tract conveyed to Leopoldo & Janet Herrera in Deed dated September 1, 1992, and recorded in Volume 229, Page 315, of the Deed Records, Franklin County, Texas;

THENCE S 00°45'18" W along the West boundary of said Herrera Tract and the East boundary of said Carrascosa Parcel, a distance of 183.48 feet to an Iron Rod set on the North Right-of-Way of Rutherford St. for the Southeast corner of said Carrascosa Parcel, and the Southwest corner of said Herrera Tract;

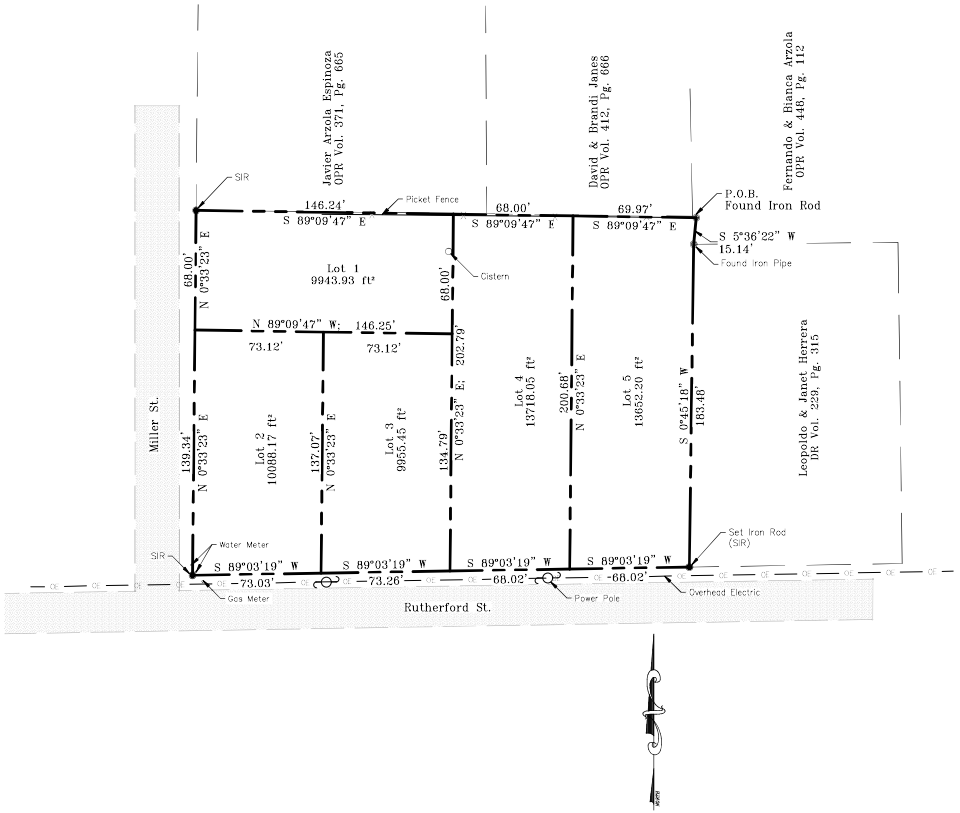
THENCE S 89°03'19" W along said Right-of-Way of Rutherford St. and the South boundary of said Carrascosa Parcel, a distance of 282.42 feet to an Iron Rod set on the East Right-of-Way of Miller St. and the North Right-of-Way of Rutherford St. for the Southwest corner of said Carrascosa Parcel;

THENCE N 00°33'23" E a distance of 207.34 feet to an Iron Rod set for the Northwest corner of said Carrascosa Parcel, and the Southwest corner of a tract conveyed in Deed to Javier Arzola Espinoza dated July 9, 2019, and recorded in Volume 371, Page 665, of the Official Public Records, Franklin County, Texas;

THENCE S 89°09'47" E along the South boundaries of said Espinoza Tract and said Janes Tract, and the North boundary of said Carrascosa Parcel, a distance of 284.21 feet to the POINT OF BEGINNING, containing 1.32 acres more or less.

Area Table:

Lot 1: 9943.93 Sq. Ft.
Lot 2: 10088.17 Sq. Ft.
Lot 3: 9955.45 Sq. Ft.
Lot 4: 13718.05 Sq. Ft.
Lot 5: 13652.20 Sq. Ft.



SCALE: 1" = 50'

Physical Address:

TBD Rutherford St., Mount Vernon, TX 75457

Surveyor's Notes:

1. The bearings on this plat are based on NAD 83, Texas State Plane Coordinates, North Central Zone.
2. This plat is based on the Deed from Mike and Anne D. Edwards to Van West Development LLC, dated August 17, 2021, and recorded in Volume 414, Page 717, of the Official Public Records, Franklin County, Texas.
3. The field surveys on which this plat is based was completed on May 22nd, 2025.
4. Due to inaccuracies in the original survey plat and or new technology, the bearings and distances between recovered corners may differ slightly from the original calls

Surveyor's Certificate:

I, James A. Kalmon, a Registered Professional Land Surveyor in the state of Texas, do hereby certify that this plat is a correct and accurate representation of a field survey and there are no visible or apparent encroachments or protrusions, except as shown.

James A. Kalmon RPLS 6799 for and on behalf of Cypress Surveying, LLC, Firm Reg. #10194858 — Date

Owner's Certificate and Dedication:

I, the undersigned MC6 Developments, LLC, do hereby certify that I am the owner of and the only person having any right, title, or interest in the land described in Deed from Van West Development, LLC, to MC6 Developments, LLC, dated October 19, 2026, and recorded in Document Number 180349 of the Official Public Records, Franklin County, Texas, and that the plat represents a correct survey of the above described property made with my consent, and that I hereby dedicate to the public use all the streets and alleys as shown on the annexed map; that the easements as shown on the annexed map are created for the installation and maintenance of the public utilities; that I hereby guarantee a clear title to all lands so dedicated from myself, my heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear except as shown in the abstractor's certificate.

Martin Carracosa – MC6 Developments, LLC — Notarized By: _____

I, _____ Chairman/Secretary of the city planning and zoning commision of the city of Mt. Vernon, State of Texas, hereby certify that the said commission duly approved the annexed map of Franklin County Industrial Park Subdivision on this _____ day of _____ 20_____,

Chairman/Secretary: _____

Certificate of the City Secretary:

I, _____, city secretary of the city of Mt. Vernon, Franklin County, State of Texas, do hereby certify that I have examined the records of the said city and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land as shown on the annexed plat of Franklin County Industrial Park Subdivision on this _____ day of _____ 20_____,

City Secretary: _____

County Tax Accessor Collector Certificate:

I, _____, do hereby certify that I am duly elected, qualified and acting county tax accessor collector of Franklin County, State of Texas, that the tax records of said county show all taxes are paid for the year _____, and prior years on the land shown on the annexed plat of Franklin County Industrial Park Subdivision in Franklin County, Texas; and the required statutory security has been deposited in the office of the county tax assessor collector guaranteeing payment of the year's current taxes.

In witness whereof, said county tax assessor collector has cuyased this instrument to be executed at _____, Texas, on this _____ day of _____ 20_____,

County Tax Assessor Collector: _____

City Manager's Approval:

I, _____, City Manager of the city of Mt. Vernon, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations as to which my approval is required.

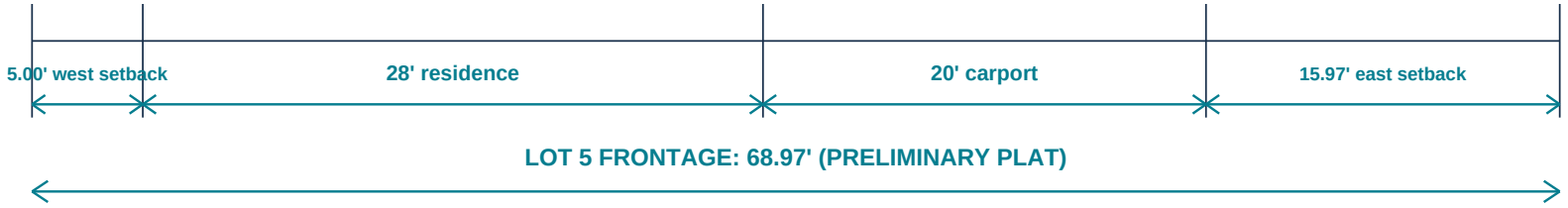
City Manager: _____

Franklin County Recording Stamp

Carrascosa's Crossing Subdivision Franklin County, Texas Van West Development, LLC 210 West Main Mount Vernon, TX 75457	Cypress Surveying, LLC. 100 Houston St. Mt. Vernon, TX 75457 (903) 537-9240 O • (970)618-4123 C info@cypress-surveying.com	REV. DATE: SCALE: DATE: SHEET: 57 PROJECT: DFT:

LOT 5 | FRONT ELEVATION & LOT-WIDTH RELATIONSHIP

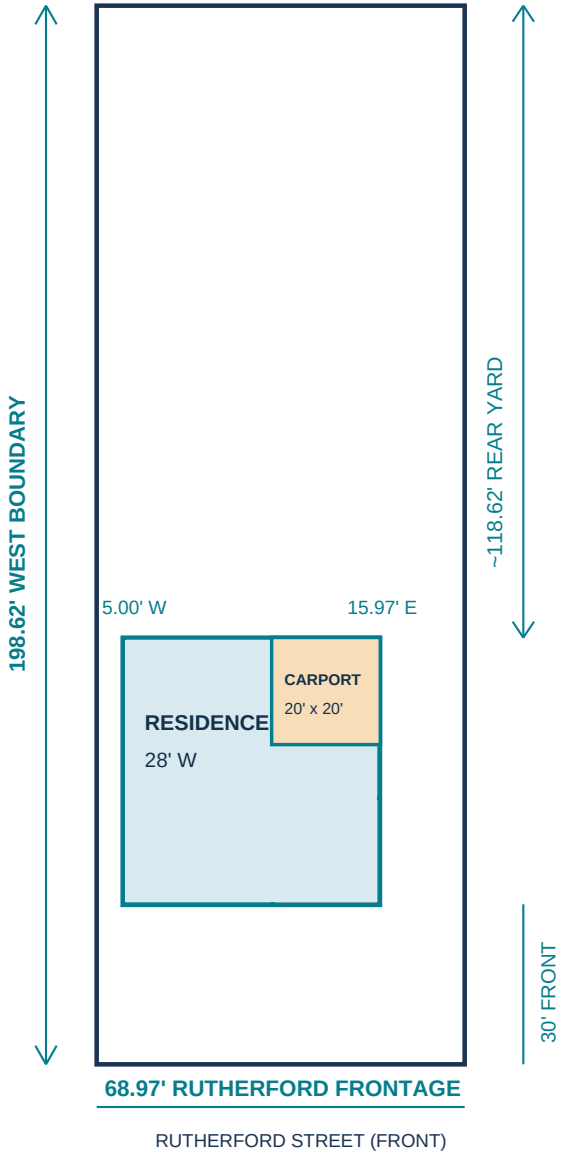




Residence + carport: 48 ft nominal frontage. West setback: 5.00 ft; east setback: 15.97 ft.

LOT 5 | OVERHEAD SITE PLACEMENT & R-2 SETBACKS

Scaled conceptual layout using preliminary plat frontage and east-side depth



SITE DATA

Lot 5 area: 13,652.20 sq ft (plat)

Lot frontage: 68.97 ft

West boundary: 198.62 ft

Illustrative footprint: 48 x 50 ft

Front yard shown: 30 ft

East side yard shown: ~15.97 ft

West side yard shown: 5.00 ft

Rear yard shown: ~118.62 ft

R-2 CHECK

Minimum lot area: 5,000 sq ft

Minimum lot width: 60 ft

Front setback: 10 ft minimum

Rear setback: 10 ft minimum

Side setbacks: 5-10 ft

Max. lot coverage: 50%

Max. driveway width: 24 ft

Sources, dimensions and zoning reference

SOURCE DOCUMENTS

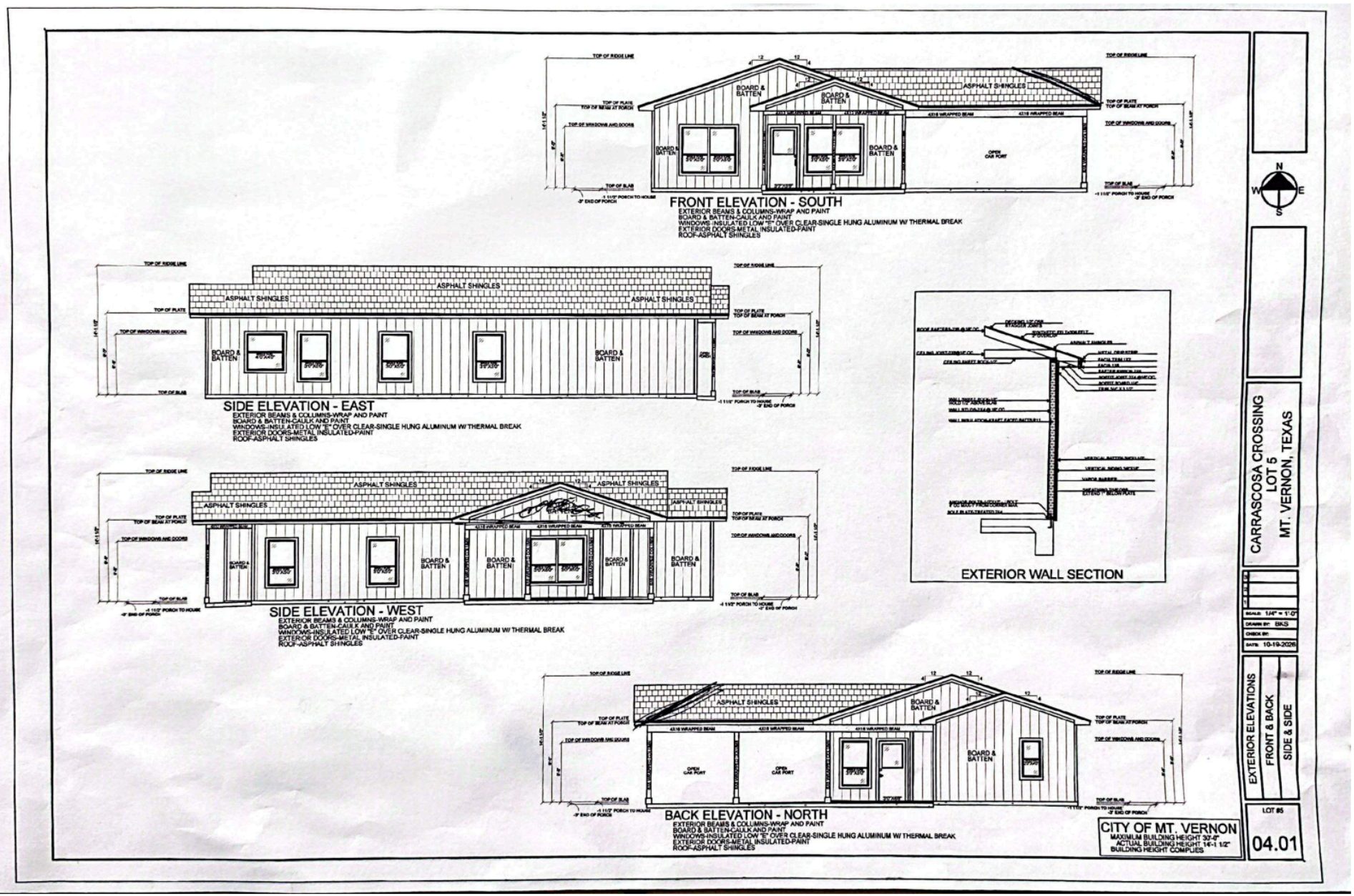
- Cypress Surveying LLC — Preliminary Plat of Carrascosa's Crossing (submitted).
- City of Mount Vernon R-2 zoning excerpt, Section 2-4 (submitted).
- Bob Stinson architectural elevations, floor plan, room schedule and roof plan (submitted).
- MC6 warranty deed and plat application (submitted).

DIMENSION BASIS

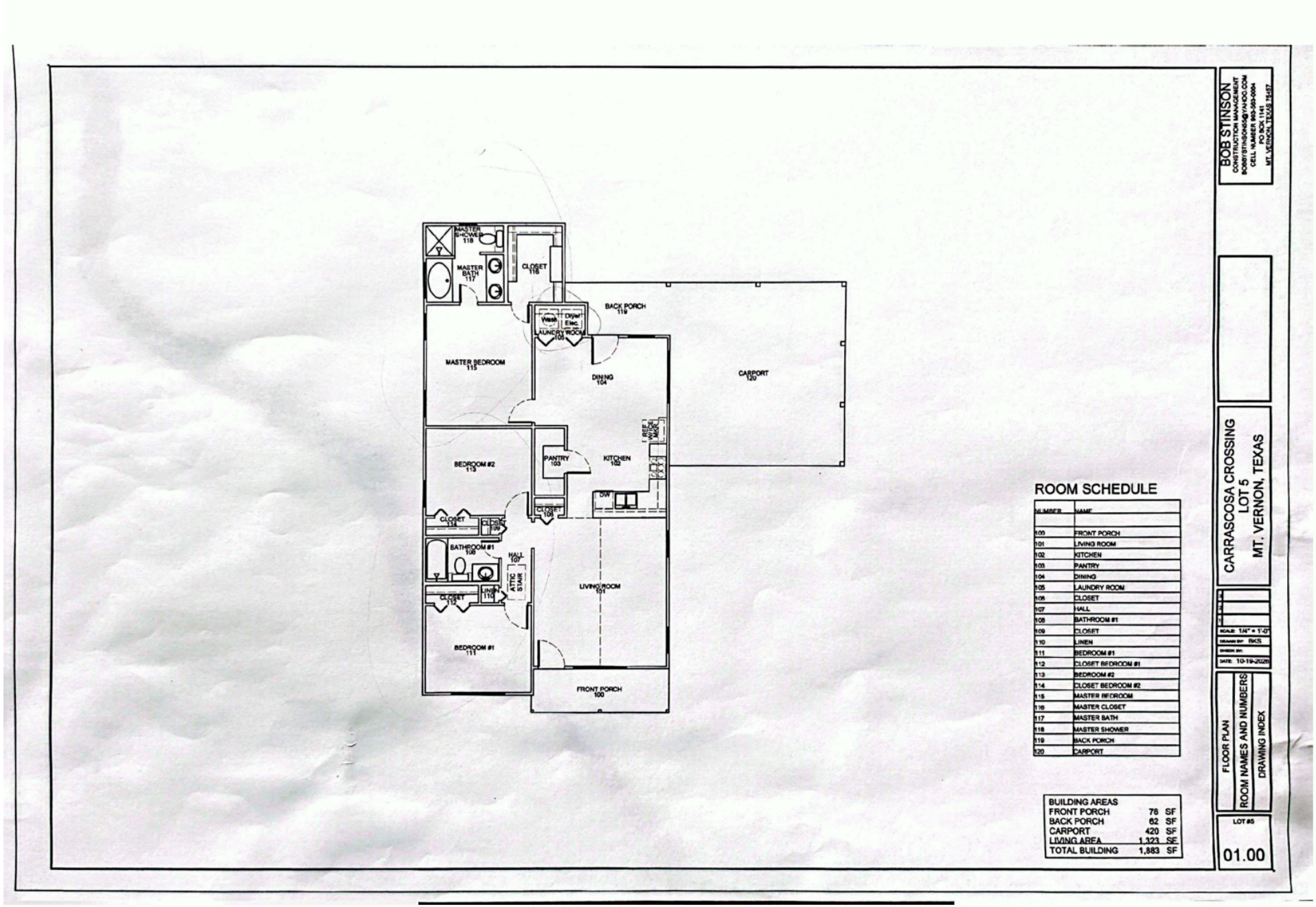
- Lot 5 frontage: 68.97 ft; west boundary: 198.62 ft; lot area: approx. 13,652.20 sq ft (source plat).
- Nominal frontage: 28 ft residence + 20 ft carport = 48 ft total.
- Illustrative footprint depth: 50 ft; front yard: 30 ft; side placement: 5 ft & 15.97 ft.
- Rear yard approximation assumes a rectangular 118.62-ft depth; actual lot geometry varies.

R-2 REFERENCE

- Minimum single-family lot area 5,000 sq ft; minimum width 60 ft; road frontage 35 ft.
- Front and rear minimum setbacks 10 ft each; side yard 5–10 ft per applicable condition.
- Maximum lot coverage 50%; maximum driveway width 24 ft; maximum building height 30 ft.


FRONT ELEVATION - SOUTH
EXTERIOR BEAMS & COLUMNS-WRAP AND PAINT
BOARD & BATTEN-CAULK AND PAINT
WINDOWS-INSULATED LOW "E" OVER CLEAR-SINGLE HUNG ALUMINUM W/ THERMAL BREAK
EXTERIOR DOORS-METAL INSULATED-PAINT
ROOF-ASPHALT SHINGLES
SIDE ELEVATION - EAST
EXTERIOR BEAMS & COLUMNS-WRAP AND PAINT
BOARD & BATTEN-CAULK AND PAINT
WINDOWS-INSULATED LOW "E" OVER CLEAR-SINGLE HUNG ALUMINUM W/ THERMAL BREAK
EXTERIOR DOORS-METAL INSULATED-PAINT
ROOF-ASPHALT SHINGLES
EXTERIOR WALL SECTION
SIDE ELEVATION - WEST
EXTERIOR BEAMS & COLUMNS-WRAP AND PAINT
BOARD & BATTEN-CAULK AND PAINT
WINDOWS-INSULATED LOW "E" OVER CLEAR-SINGLE HUNG ALUMINUM W/ THERMAL BREAK
EXTERIOR DOORS-METAL INSULATED-PAINT
ROOF-ASPHALT SHINGLES
BACK ELEVATION - NORTH
EXTERIOR BEAMS & COLUMNS-WRAP AND PAINT
BOARD & BATTEN-CAULK AND PAINT
WINDOWS-INSULATED LOW "E" OVER CLEAR-SINGLE HUNG ALUMINUM W/ THERMAL BREAK
EXTERIOR DOORS-METAL INSULATED-PAINT
ROOF-ASPHALT SHINGLES
CARRASCOSA CROSSING
LOT 5
MT. VERNON, TEXAS
EXTERIOR ELEVATIONS
FRONT & BACK
SIDE & SIDE
LOT #5
04.01
CITY OF MT. VERNON
MAXIMUM BUILDING HEIGHT 30'-0"
ACTUAL BUILDING HEIGHT 14'-1 1/2"
BUILDING HEIGHT COMPLIES

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ROOM SCHEDULE

NUMBER	NAME
100	FRONT PORCH
101	LIVING ROOM
102	KITCHEN
103	PANTRY
104	DINING
105	LAUNDRY ROOM
106	CLOSET
107	HALL
108	BATHROOM #1
109	CLOSET
110	LINEN
111	BEDROOM #1
112	CLOSET BEDROOM #1
113	BEDROOM #2
114	CLOSET BEDROOM #2
115	MASTER BEDROOM
116	MASTER CLOSET
117	MASTER BATH
118	MASTER SHOWER
119	BACK PORCH
120	CARPORT

BUILDING AREAS		
FRONT PORCH	76	SF
BACK PORCH	62	SF
CARPORT	420	SF
LIVING AREA	1,323	SF
TOTAL BUILDING	1,883	SF

BOB STINSON
CONSTRUCTION MANAGEMENT
BOBBYSTINSON54@YAHOO.COM
CELL NUMBER 940-569-0084
PO BOX 1141
MT. VERNON, TEXAS 75457

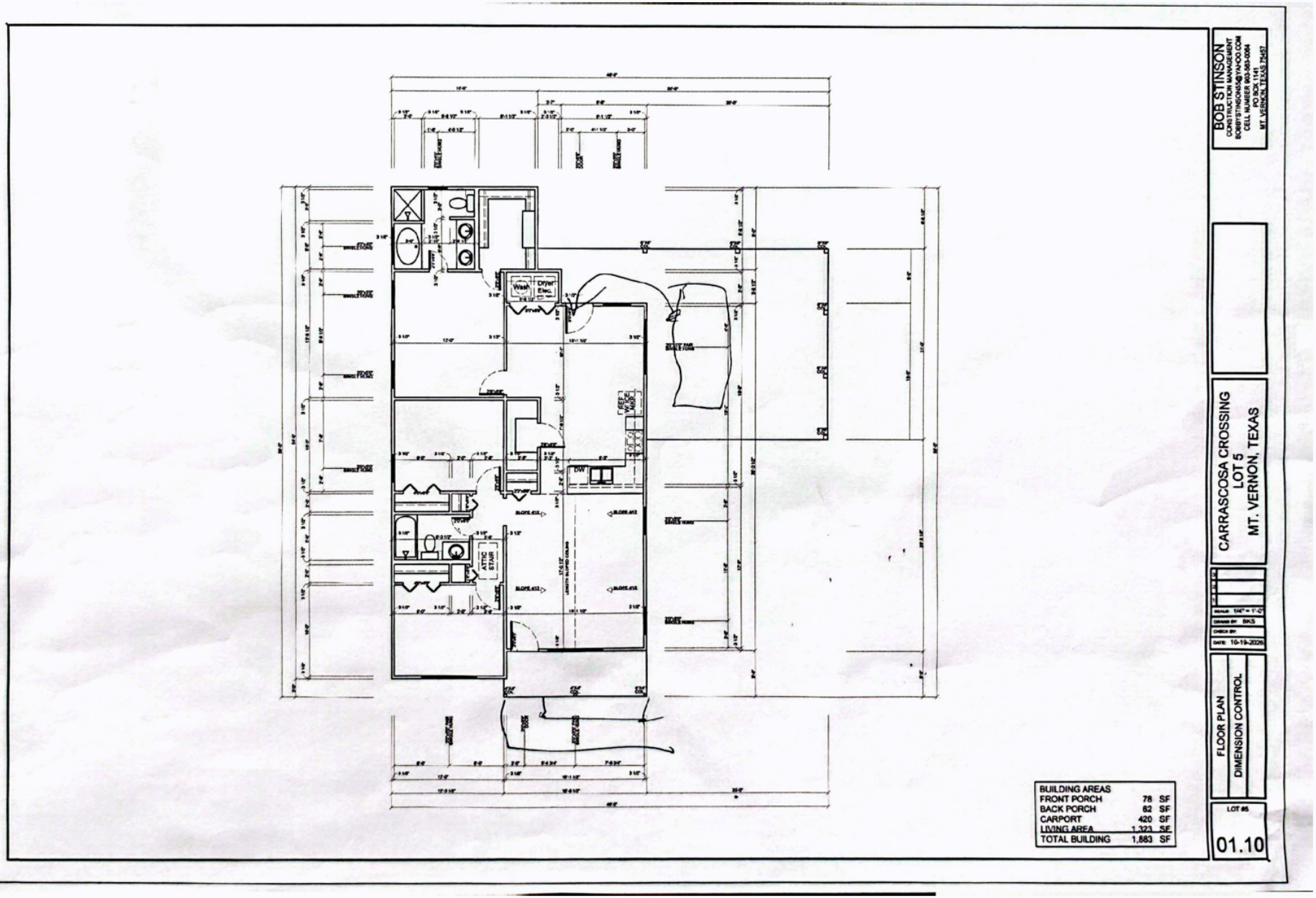
CARRASCOSA CROSSING
LOT 5
MT. VERNON, TEXAS

SCALE: 1/4" = 1'-0"
DRAWN BY: RKS
DATE: 10-19-2020

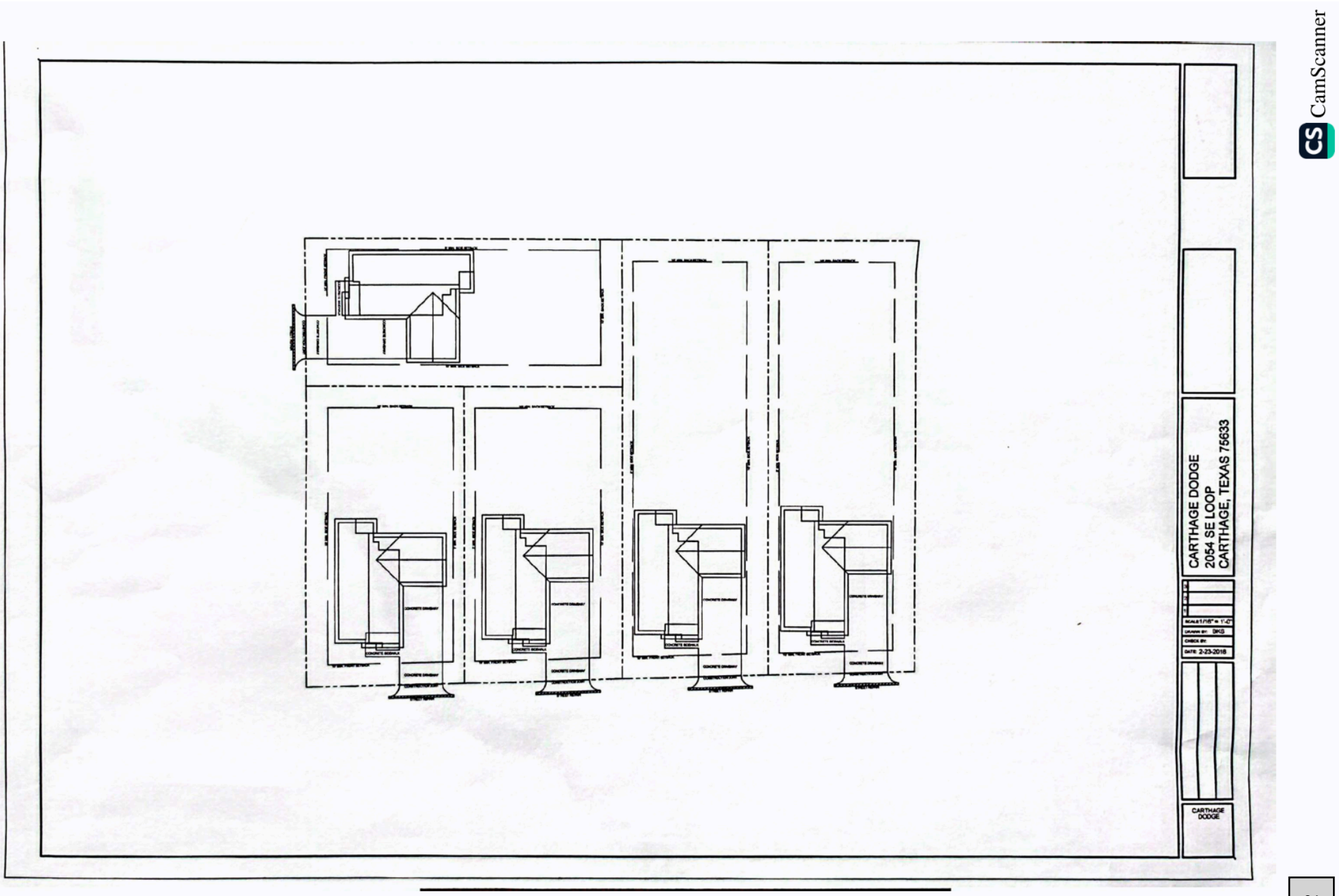
FLOOR PLAN
ROOM NAMES AND NUMBERS
DRAWING INDEX

LOT #5
01.00

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BOB STINSON
CONSTRUCTION MANAGEMENT
BOBBYSTINSON65@YAHOO.COM
CELL NUMBER 903-563-0084
PO BOX 1141
MT. VERNON, TEXAS 75457
CARRASCOSA CROSSING
LOT 5
MT. VERNON, TEXAS
DRAWN BY: BKS
DATE: 10-19-2026
FLOOR PLAN
DIMENSION CONTROL
LOT #5
01.10
Wash
Dryer
Elec.
REF.
W.H.
DW
ATTIC
STAIR
BUILDING AREAS
FRONT PORCH 78 SF
BACK PORCH 82 SF
CARPORT 420 SF
LIVING AREA 1,323 SF
TOTAL BUILDING 1,883 SF

CamScanner


CARTHAGE DODGE
2054 SE LOOP
CARTHAGE, TEXAS 75633
DRAWN BY: BKS
DATE: 2-23-2018
CARTHAGE DODGE

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Low-Density Residential (R-2) District

A. INTENT

The R-2 Low-Density Residential District is designed to permit low density residential development, both attached and detached. Character dimensions encourage four to six sites per acre for single-family homes and large lots for duplexes, garden homes, and townhomes.

B. PRINCIPAL PERMITTED USES

i. Dwellings, attached live/work
ii. Dwellings, single-family detached
iii. Dwellings, garden home
iv. Church, rectory, or other places of worship
v. Public parks & recreational use
vi. School, K-12, public/private

C. CONDITIONAL USES

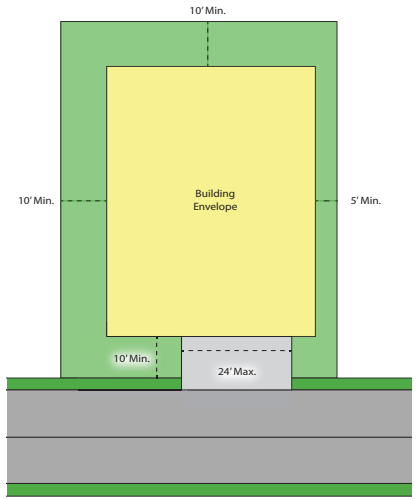
i. Dwellings, townhome
ii. Dwellings, duplex

2-4

Low-Density Residential (R-2) District

E. DEVELOPMENT STANDARDS

Lot Size	
Minimum lot area:	
Single-family	5,000 sqft
Townhome	1,600 sqft
Duplex	10,000 sqft
Minimum lot width:	
Single-family	60 ft
Townhome	22 ft
Duplex	60 ft
Minimum lot road frontage:	
Single-family	35 ft
Townhome	22 ft
Duplex	35 ft
Setbacks	
Minimum front yard setback:	
Single-family	10 ft
Townhome	20 ft
Duplex	25 ft
Minimum rear yard setback:	
Single-family	10 ft
Townhome	10 ft
Duplex	10 ft
Minimum side yard setback:	
Single-family	5 - 10 ft
Townhome	0*, 10 ft
Duplex	5 - 10 ft
Maximum building height:	30 ft
Max. driveway width:	
Single-family	24 ft
Townhome	20 ft
Duplex	24 ft
Building Area	
Max. Building Area	5,000 sqft
Max. Lot Coverage	50%



ORDINANCE No. 2026-10

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, TEXAS, AMENDING CHAPTER 12, OF THE CODE OF ORDINANCES RELATED TO UTILITY CONNECTIONS; PROVIDING A SEVERABILITY CLAUSE; REPEALING CLAUSE; PENALTY CLAUSE AND EFFECTIVE DATE

WHEREAS, the City has exclusive dominion, control and jurisdiction in, upon, over and under property owned by the City, and may provide for the improvement thereof by; and

WHEREAS, the City Council of the City of Mount Vernon, Texas has determined that the following section of the current Code of Ordinances should be amended.

NOW THEREFORE, THE CODE OF ORDINANCES FOR THE CITY OF MOUNT VERNON, TEXAS IS AMENDED AS FOLLOWS:

Section 1. AMENDMENTS:
The findings set forth below are incorporated into the body of this Ordinance; with deletions struck through and additions in red italics:

CHAPTER 12; SECTION 51 – Sewer Assessment Fee
An assessment charge will be charged ~~to each person receiving waste water from the~~ *for each utility connection within the* city for the 2012 Waste Water Improvement/Replacement Project. This fee will be used only to defray the construction costs associated with the construction of this project. Upon completion and final payment of the costs associated with said project, the fee imposed shall automatically expire. The corresponding fee can be found in the City's Fee Schedule which is kept on file with the City Secretary.

CHAPTER 12; SECTION 121 – Establishment of Stormwater/Drainage Fee
Upon each separate ~~person~~ *utility connection* receiving water from the city, there is imposed a monthly storm water/drainage fee. The corresponding fee can be found in the City's Fee Schedule which is kept on file with the City Secretary. Revenue from this fee shall be used for the purpose of the creation, operation, planning, engineering, inspection, construction, repair, maintenance, improvement, reconstruction, administration, and other reasonable and customary charges associated with the storm water and management and drainage services throughout the city.

Section 2. ADDENDUM:
All items affected by this amendment shall be renumbered accordingly, to accommodate additions or deletions listed above.

Section 3. SEVERABILITY CLAUSE:
It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. REPEALING CLAUSE:
Any provision of any prior ordinance of the City whether codified or uncodified, which are in conflict with any provisions of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the

ordinances of the City whether codified or uncodified, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 5: EFFECTIVE DATE:
This Ordinance shall become effective immediately upon its passage.

PASSED ADOPTED AND APPROVED this the 09th day of November, 2026

_____

Greg Ostertag, Mayor

Attest:

_____

Angie Pike, City Secretary

ORDINANCE No. 2026-11

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, TEXAS, AMENDING CHAPTER 2, OF THE CODE OF ORDINANCES RELATED TO RECORDS MANAGEMENT; PROVIDING A SEVERABILITY CLAUSE; REPEALING CLAUSE; PENALTY CLAUSE AND EFFECTIVE DATE

WHEREAS, pursuant to Local Government Records Act and Local Government Code, Chapter 203.025, each municipality is mandated to designate a single individual as the Records Management Officer; and

WHEREAS, the City Council of the City of Mount Vernon, Texas has determined that the following section of the current Code of Ordinances should be amended.

NOW THEREFORE, THE CODE OF ORDINANCES FOR THE CITY OF MOUNT VERNON, TEXAS IS AMENDED AS FOLLOWS:

Section 1. AMENDMENTS:
The findings set forth below are incorporated into the body of this Ordinance; with deletions struck through:

CHAPTER 2; ARTICLE II, SECTION 29, (d) – Records Management Officer
(d)Records management officer. The city secretary ~~and/or assistant city secretary~~ will serve as records management officer for the city as provided by law and will ensure that the maintenance, destruction, electronic storage, or other disposition of the records of this office are carried out in accordance with the requirements of the Local Government Records Act.

Section 2. ADDENDUM:
All items affected by this amendment shall be renumbered accordingly, to accommodate additions or deletions listed above.

Section 3. SEVERABILITY CLAUSE:
It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. REPEALING CLAUSE:
Any provision of any prior ordinance of the City whether codified or uncodified, which are in conflict with any provisions of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncodified, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 5: EFFECTIVE DATE:
This Ordinance shall become effective immediately upon its passage.

PASSED ADOPTED AND APPROVED this the 09th day of November, 2026

_____

Greg Ostertag, Mayor

Attest:

_____

Angie Pike, City Secretary