



## CITY COUNCIL REGULAR MEETING

**Monday, April 13, 2026 – 6:00 PM**

109 North Kaufman Street, Mount Vernon, Texas 75457

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

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

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### MINUTES

#### **Call to Order**

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

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

Absent: Mayor Pro Tem Mark Huddleston

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

#### **Invocation and Pledges**

Invocation given by Member Keys

#### **Consent Agenda**

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

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

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

#### **Report on Items of Community Interest**

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

#### **Citizen Participation (3 minutes)**

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

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

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

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

### **Public Hearing**

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

Public Hearing opened at 6:20 pm

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

Public Hearing opened at 6:22 pm

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

Public Hearing closed at 6:24 pm

### **Items to be Considered**

6. Consider Audit Report for Fiscal Year 2024-2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. Consider change in IT Services for the City

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

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

### **Discussion Items and Mayor/Council/City Administrator Reports**

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

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

should be ready in two to three months.

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

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

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

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

**Presiding Officer to Adjourn the City Council Meeting**

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

**Approved:**

**Attest:**

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**Brad Hyman, Mayor**

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**Angie Pike, City Secretary**