From Candias Webster <cwebster@mpcity.org>
Date Mon, 30 Jun 2025 13:05:01 +0000
To Regina Reynolds <rreynolds@mpcity.org>, John Ankrum <jankrum@mpcity.org>, Lynn Barrett <LBarrett@mpcity.org>, Larry McRae <LMcRae@mpcity.org>, "Jennifer Williams" <jwilliams@mpcity.org>, Aristeo Rodriguez <arodriguez@mpcity.org>, Danny Beard <DBeard@mpcity.org>, Brad Eubanks <BEubanks@mpcity.org>
Subject FW: Public Information Act Request – Roofing Permits ROOF-35226 & ROOF-33173 (Walmart #131)

Good morning,

Can you please provide this information to me only? If this guy reaches out to you, please do not reply to him.

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
City of Mt. Pleasant
Office: 903-575-4154
Cell: [redacted]
Fax: 903-577-1828

ATTENTION OFFICIALS: A "Reply to All" on this e-mail or reply or forward to one other official could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

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From: kdmoring[redacted] <[redacted]>
Sent: Saturday, June 28, 2025 7:03 AM
To: Candias Webster <cwebster@mpcity.org>
Subject: Public Information Act Request – Roofing Permits ROOF-35226 & ROOF-33173 (Walmart #131)

CAUTION: [EXTERNAL EMAIL]

Good morning,

Pursuant to the Texas Public Information Act (Texas Government Code Chapter 552), I hereby request electronic copies of the following records for Walmart Supercenter #131, located at 2311 S. Jefferson Avenue, Mount Pleasant, TX, related to roof permits ROOF-35226 (2025) and ROOF-33173 (2024). I ask that this request be forwarded to any relevant departments, including but not limited to the Building & Development Department and Fire Marshal, as needed to obtain the records listed below:

1. **Permit Applications & Approvals**
    - Completed permit applications, valuation worksheets, fee receipts, and contractor information.
    - Permit-issue dates and any annotations regarding expedited or retroactive processing.
2. **Plan-Review Documentation**
    - Review comments, redlines, condition letters, and attachments for both permits.
    - Any asbestos survey certificates, "no-ACM" affidavits, or engineer's statements filed under Tex. Occ. Code § 1954.259.
3. **Asbestos Notifications**
    - All Texas Department of State Health Services (DSHS) 10-day NESHAP (RC-1) notifications and related correspondence with EPA/DSHS.
4. **Inspector Field Notes & Inspection Reports**
    - Inspector's notes taken at permit issuance (plan review logs, field annotations).
    - Logs, checklists, photos, and results for each required inspection stage (deck, insulation/cover, dry-in, final).
    - Any stop-work or correction orders issued.
5. **Fire-System Records**
    - Fire-alarm and sprinkler permit files or plan approvals maintained by the Fire Marshal.
    - Impairment permits, fire-watch logs, and related correspondence.
6. **Correspondence**
    - E-mail or written communications between City staff and Walmart Inc. or its contractors concerning these permits.

If any portion of this request is withheld or redacted, please cite the specific statutory exemption and include a brief explanation of the basis for that exemption.

I further request a waiver of all fees in accordance with Tex. Gov't Code § 552.007, as this request serves the public interest by shedding light on government operations and public safety matters. If the fee waiver is denied, please provide an itemized estimate before proceeding.

Please note: Under Tex. Gov't Code § 552.221, failure to comply with the Act within the statutory deadline may subject the City to administrative penalties and liability for costs, including attorney's fees.

I appreciate your prompt attention and look forward to receipt of these records within ten business days as required by law.

With gratitude,

Kyle Moring

[redacted]

On Jun 27, 2025, at 2:44 PM, [redacted] wrote:

The roof work permit (ROOF35226) for the current roof activity does not have an issue date. Was the issue date the same as the date of payment listed on the permit? Also, is it a full roof replacement (removal of current roof then rebuild) or a roof overlay?

On Jun 27, 2025, at 2:33 PM, Candias Webster <cwebster@mpcity.org> wrote:

Here is the link to the information.
<image001.png> Wal-Mart

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
City of Mt. Pleasant
Office: 903-575-4154
Cell: [redacted]
Fax: 903-577-1828

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From: Kyle Moring <[redacted]>
Sent: Friday, June 27, 2025 1:46 PM
To: Candias Webster <cwebster@mpcity.org>
Subject: Re: Public Information Request – Roofing & Construction Permits (2019–Present) – Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

Payment is complete. A receipt for the transaction is not required. Thank you for your support with this matter.

With gratitude,

Kyle Moring

On Jun 27, 2025, at 1:18 PM, Candias Webster <cwebster@mpcity.org> wrote:

Please call Karina and she will take your payment and then I will email you the documents.
903-575-4000

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
City of Mt. Pleasant
Office: 903-575-4154
Cell: [redacted]
Fax: 903-577-1828

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From: kdmoring[redacted] <[redacted]>
Sent: Friday, June 27, 2025 12:56 PM
To: Candias Webster <cwebster@mpcity.org>
Subject: Re: Public Information Request – Roofing & Construction Permits (2019–Present) – Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

I accept the charges. Do I need to call you to provide payment again?

On Jun 27, 2025, at 12:53 PM, Candias Webster <cwebster@mpcity.org> wrote:

6/27/2025

VIA EMAIL TO: [redacted]

REQUESTOR NAME Kyle Moring

RE: Cost Estimate for TPIA Request to City of Mount Pleasant, Texas (Rec'd 6/25/2025)

Dear Mr./Ms. REQUESTOR LAST NAME: Moring

The City of Mount Pleasant, Texas (the "City") received a public information request from you on 6/25/2025 for 'Roofing & Construction Permits (2019–Present) – Walmart Store #131." Charges for providing copies of information responsive to your request will not be waived because the City has not determined that providing copies of responsive information will primarily benefit the general public.

The City is providing you with an itemized cost estimate as required by §552.2615 of the Texas Government Code. If the City later determines, before making any copies of responsive information available to you, that actual charges for providing copies of responsive information will exceed the estimated amount stated herein by 20% or more, the City will provide you with an updated estimate of charges.

Itemized Statement of Estimated Charges:

Description	**Qty x Price**	**Total**
Copies	0 x $0.10	$___.00
Personnel Time ($15/hour)	2 hours x $15.00	$30.00
Total cost		**$30.00**

An alternative, less costly method of viewing the records is available, and you may contact me regarding the alternative method. Your request will be considered automatically withdrawn if you do not respond in writing to this itemized cost estimate in the time and manner required by §552.2615 of the TPIA, and you may respond in writing to this itemized cost estimate by email to me atpcimics@cibolotx.gov. *See* §552.2615(a)(2) and (a)(3), Tex. Gov't Code. In accordance with §552.2615(b) of the TPIA, **your request will be considered to have been**

withdrawn by you if you do not inform the City in writing within ten business days from the date this letter was sent to you that you:

(a) accept the charges;
(b) wish to modify your request; OR
(c) have sent to the Texas Attorney General a complaint alleging that you have been overcharged for being provided with a copy of the requested information.

Please contact me if you have any questions regarding this matter. If you have any questions regarding the TPIA process generally, please consult with the Open Records Division of the Office of the Attorney General of Texas.
Sincerely,

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
City of Mt. Pleasant
Office: 903-575-4154
Cell: [redacted]
Fax: 903-577-1828

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From: kdmoring[redacted] <[redacted]>
Sent: Wednesday, June 25, 2025 9:28 AM
To: Candias Webster <cwebster@mpcity.org>
Subject: Public Information Request – Roofing & Construction Permits (2019–Present) – Walmart Store #131
Importance: High

CAUTION: [EXTERNAL EMAIL]

Good morning,

Pursuant to the Texas Public Information Act, Chapter 552 of the Texas Government Code, I respectfully request copies of all records related to roofing, structural repair, construction, alteration, or contractor activity at the following address:

Walmart Store #131
2311 S. Jefferson Avenue
Mount Pleasant, TX 75455

I am specifically requesting records generated or maintained between **June 25, 2019 and the present**, including but not limited to:

1. 1. All building and roofing permits issued for this property;
2. 2. Any related inspection reports, field notes, or violation notices;
3. 3. All contractor registration documents connected to permit issuance;
4. 4. Any associated work orders, project descriptions, plan reviews, or internal correspondence concerning roof or structural construction;
5. 5. Any revisions, denials, or resubmissions of permits for roof or structural work.

Please provide the documents in electronic format if available. If the estimated cost for production exceeds $40, I request advance notice. Otherwise, I respectfully request a waiver or reduction of fees pursuant to Section 552.267 of the Texas Government Code, as [redacted]

The records sought may contain information relevant to worker and public safety and are therefore requested in the public interest.

As provided by Section 552.221(a) of the Texas Government Code, I understand a governmental body is required to either produce the records or certify the existence of an applicable exception within 10 business days of receipt of this request.

Thank you for your time and attention to this matter. Please do not hesitate to contact me if clarification is needed.

With gratitude,

Kyle Moring

[redacted]