Court USB production (August 28, 2026) · thread T51

Request for Council Oversight: Records Discrepancies, Records Audit, and Public Interest Fee Waiver (Walmart Store #131)

1 message(s), 2026-02-03 · 2026-02-03. Public copy: personal contact details and excluded-subject material boxed.

1. 2026-02-03 16:04 Kyle Moring · 1 att.

From:	Kyle Moring <[redacted]>
To:	Wesley Lyon <Wlyon@mpcity.org>; chinton@mpcity.org; dcorbell@mpcity.org; kredfearn@mpcity.org; Melanie.knight@mpcity.org; jhageman@mpcity.org
Cc:	Rob Vine <rvine@mpcity.org>; Candias Webster <cwebster@mpcity.org>; Lea Ream <lream@dtrglaw.com>; Austin Beck <abeck@dtrglaw.com>; [redacted]
Date:	2026-02-03 16:04:03+00:00
Subject:	**Request for Council Oversight: Records Discrepancies, Records Audit, and Public Interest Fee Waiver (Walmart Store #131)**
Attachments:	2026-02-03 - City of Mount Pleasant - Council Transmittal Letter.pdf
USB file:	Request for Council Oversight Records Discrepancies, Records Audit, and Public Interest Fee Waiver (Walmart Store #131).msg (+2 identical copies)

Report This Email

Mayor and Members of the City Council,

Attached to this communication is my February 03, 2026, memorandum and supporting exhibits that identify specific statements by Lynn Barrett that appear inconsistent with the attached inspection and correspondence record regarding Walmart Supercenter #131. The packet also identifies the records needed to verify compliance, clarify the administrative record, and improve records reliability going forward.

Given the public safety implications and the broader context of my whistleblower matter (including substantiated food-safety findings and related workplace-safety and environmental concerns), I respectfully request that Council direct the City to:

1. Commission a City-wide, cross-departmental internal audit of records management, retention, search, and production practices for departments involved in inspections, complaint handling, permitting/inspection administration, and public information responses, including use and retrievability of email/Teams/text messaging and relevant systems of record.

2. Provide a written clarification correcting any inaccurate statements identified in the memorandum and produce the specific records identified therein (rolling production is acceptable).

3. Confirm that all potentially responsive records are being preserved pending completion of the City's review and any related Texas Public Information Act requests (including emails, attachments, texts, Teams messages, and permit/inspection system records).

4. Grant a public-interest waiver or reduction of fees for related Texas Public Information Act requests under Texas Government Code § 552.267. If a waiver is denied, please provide a written explanation of the basis for that determination.

Please confirm receipt and advise the appropriate point of contact for a written response. If possible, please also advise whether this matter will be placed on a future posted Council agenda for discussion and direction to staff.

Respectfully submitted,

Kyle Moring

[redacted]

[redacted]

TRANSMITTAL LETTER

TO: Mayor Wesley R. Lyon II and Members of the Mount Pleasant City Council
FROM: Kyle Moring, M.S., LPC-Associate
DATE: February 03, 2026
RE: Transmittal of Memorandum Documenting Inconsistencies in Staff Communications Regarding Walmart Store #131

Purpose of This Transmittal

I am providing the attached memorandum directly to the Mayor and City Council because it documents statements made by a department director to the City Manager that are inconsistent with the City's own records and state regulatory findings. The inconsistencies concern matters of public health and safety—specifically, food safety inspection failures at a high-volume retail food establishment serving the Mount Pleasant community.

The City Manager received these statements in preparation for a meeting with a citizen who sought to discuss regulatory compliance concerns. The attached documentation demonstrates that key statements provided to him were not supported by—and in some cases directly contradicted by—contemporaneous City and state records.

Because this matter involves the accuracy of information flowing from staff to executive leadership, I believe it appropriate to bring it to the attention of the governing body.

This memorandum does not allege statutory violations by the City; it identifies record inconsistencies and documentation gaps that require clarification to ensure the integrity of City records, permitting decisions, and public representations.

Requested Council Action

I respectfully request that the City Council direct staff to:

1. **Provide a written response** to the specific inconsistencies identified in the attached memorandum, with supporting documentation
2. **Produce the records** identified in the memorandum, including permit files, inspection histories, asbestos survey documentation, and complaint-driven food safety follow-up records
3. **Commission a City-wide internal audit** of records management, retention, search, and production practices for the departments implicated in this memorandum, as detailed in Requested Action #3 of the attached memorandum
4. **Confirm in writing** that all records related to these matters have been preserved and will not be altered or destroyed pending resolution

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Attachments

The following memorandum with exhibits is attached for Council review.

MEMORANDUM

TO: Robert G. Vine, CPM, City Manager
FROM: Kyle Moring, M.S., LPC-Associate
DATE: February 03, 2026
RE: Statements in October 31, 2025 Email from Lynn Barrett Inconsistent with Attached Records

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Purpose

This memorandum identifies statements made by Lynn Barrett, Director of Development Services, in her October 31, 2025 email to you that are inconsistent with the attached documentary record. The statements in question were provided to you in preparation for your meeting with David Ruff regarding Walmart Store #131 located at 2311 S. Jefferson Avenue, Mount Pleasant, Texas.

All quotations and the inspection/correspondence timeline referenced herein are supported by the attached exhibits. An Exhibit Index appears at the end of this document.

Requested Actions

Based on the inconsistencies documented below, I respectfully request that the City:

1. **Correct the record** by providing a written clarification addressing the statements identified in this memorandum
2. **Produce the specific records** identified herein, including the complete permit file for the roof replacement project, inspection history for Walmart Store #131, and any asbestos survey documentation
3. **Commission and complete a City-wide, cross-departmental internal audit** of records management, retention, search, and production practices for matters implicated by this memorandum, including (at minimum) Development Services; Health/Sanitarian/inspection functions; the City Secretary/records office; and the City Manager's office. The audit should cover both policy and implementation, including:
    - (a) records retention schedules and compliance;
    - (b) custodianship and chain-of-custody for inspection and permitting records;

- (c) completeness and reliability of searches performed before issuing "no records/no information" responses;
- (d) use of City systems of record (including Outlook/Exchange, Teams/IM, SMS/texting on City devices, and the permitting/inspection platform), including archiving and retrieval capability;
- (e) documentation controls to prevent post-hoc alteration or loss of metadata; and
- (f) corrective actions, training, and written procedures.

This request is made consistent with the City's obligations to maintain a records management program under Texas Local Government Code Chapter 203.

4. **Confirm preservation** of all records responsive to pending Public Information Act requests and any records related to the matters addressed in this memorandum

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Statement-by-Statement Analysis

Statement 1: "No asbestos was falling"

Lynn Barrett's Claim: In response to concerns about "Possible and ACTUAL Asbestos falling on food - Walmart and found in roof replacement," Ms. Barrett stated: "No asbestos was falling."

Issue:

This categorical denial is not supported by any referenced documentation. The 18,000 square foot roof removal project at a commercial building of this age presents inherent asbestos exposure risks. The appropriate response would reference the pre-renovation asbestos survey required under federal and state law (discussed below), which would establish whether asbestos-containing materials were present and what containment measures were implemented.

Records Requested: Asbestos survey documentation for this project and any containment protocols required and verified during the roof removal.

Statement 2: "Not industry standard for reroof" (Regarding Asbestos Pre-inspection)

Lynn Barrett's Claim: When asked about the lack of asbestos pre-inspection, Ms. Barrett responded: "Not industry standard for reroof."

This Statement Is Inconsistent with Federal and State Law.

Pre-renovation asbestos inspection is not merely "industry standard"—it is a legal requirement under multiple overlapping authorities:

Federal Law — Asbestos NESHAP (40 CFR § 61.145): Prior to commencement of a demolition or renovation, the owner/operator must thoroughly inspect the affected facility or part of the facility for the presence of asbestos, including Category I and Category II nonfriable ACM.

Texas Administrative Code — 25 TAC Chapter 296: Texas asbestos rules require surveying suspect asbestos-containing materials and managing or abating regulated asbestos consistent with NESHAP for facility renovations and demolitions. The rules also establish a survey/certification requirement tied to municipal permitting.

Texas Occupations Code § 1954.259: A municipality may not issue a permit for the renovation or demolition of a public or commercial building unless the permit applicant provides evidence that:

- An asbestos survey has been conducted by a licensed asbestos inspector, or
- A licensed architect or engineer has provided written certification based on knowledge and belief that asbestos-containing materials are not present in the building

Conclusion: Ms. Barrett's characterization that pre-inspection is "not industry standard for reroof" is contradicted by federal NESHAP requirements, Texas administrative rules, and Texas statutory law governing municipal permitting of commercial building renovations.

Records Requested: Evidence of compliance with Texas Occupations Code § 1954.259 for the roof replacement permit, including any asbestos survey or architect/engineer certification provided by the permit applicant.

Statement 3: "No information" (Regarding Inspection Results Dating Back to 2018)

Lynn Barrett's Claim: When asked about "Disturbing Inspection results dating back to 2018," Ms. Barrett responded: "No information."

Issue:

The City of Mount Pleasant maintains inspection records as part of its regulatory function and is required to establish a records management program under Texas Local Government Code Chapter 203. A response of "no information" to a question about the City's own inspection history suggests either that records have not been maintained in compliance with retention requirements, or that a reasonable search was not conducted before responding.

Records Requested: Complete building inspection records for Walmart Store #131 (2311 S. Jefferson Avenue) from 2018 to present.

Statement 4: "All permits properly issued" (Contractor Licensing)

Lynn Barrett's Claim: Regarding concerns about contractor licensing on work at Walmart, Ms. Barrett stated: "All permits properly issued."

Issue:

This statement should be verifiable through permit records. The assertion cannot be evaluated without access to the underlying documentation.

Records Requested:

- Identity of contractor(s) who performed the 18,000 square foot roof removal
- Contractor license documentation on file at time of permit issuance
- Permit application and issuance records
- Inspection records for this project

Statement 5: "Not to our knowledge" (Failed Food Safety Inspections)

Lynn Barrett's Claim: When asked about "Multiple failed inspections in regards to food safety at Walmart," Ms. Barrett responded: "Not to our knowledge."

This Statement Is Inconsistent with the Attached Records.

Records Requested: All City records reflecting complaint-driven food safety follow-ups for Walmart Store #131 from July 2025–present, including field notes, measurements (temps/sanitizer readings), photos in native format with metadata, corrective-action documentation, interagency communications (DSHS), and any internal directives regarding scope and verification.

The documented timeline below demonstrates the City's knowledge of food safety inspection issues:

Date	Event	Exhibit
July 18, 2025	City of Mount Pleasant conducts inspection; **Inspection Outcome: Fail**; Compliance Date set for July 28, 2025; Inspector notes "concerns of debris falling on food and food packaging"	**Exhibit D**
July 28, 2025	DSHS conducts complaint inspection; **Complaint Substantiated**; Documents ceiling insulation and dirt on food products including packaged food, beverages, and baby products	**Exhibit E**
August 19, 2025	DSHS refers matter to **John Ankrum (jankrum@mpcity.org)** at the Mt. Pleasant Health Department for follow-up	**Exhibit F** (page 2)
August 20, 2025	DSHS issues Mobile Inspection Report documenting 6 violations and 3 discussion items; Notes "100% retail - Local HD Jurisdiction: Yes" confirming City oversight responsibility	**Exhibit F** (page 8)
October 15, 2025	DSHS Compliance Officer Milan Patel emails John Ankrum to schedule meeting regarding complaint in City's jurisdiction	**Exhibit A**
October 16, 2025	Meeting scheduled for 10:00 AM October 17; **Lynn Barrett is copied on the email chain**	**Exhibit A**
October 17, 2025	DSHS meets with City officials (John Ankrum; Lynn Barrett copied on scheduling correspondence)	**Exhibit G**
October 28, 2025	DSHS and City conduct **joint inspection**; DSHS Inspector Jonathan Bradley documents **8 violations**	**Exhibit B**
October 31, 2025	Lynn Barrett states "Not to our knowledge" regarding failed food safety inspections	**Exhibit H**
November 13, 2025	Candias Webster confirms October 28 was a "joint inspection at the request of the DSHS"	**Exhibit C**

City's July 18, 2025 Failed Inspection — Exhibit D

The City's own Inspection Manager Record Summary documents:

- **Inspection Outcome:** Fail
- **Inspector:** Juan Ramirez
- **Accompanied By:** John Ankrum
- **Compliance Date:** 07/28/2025

- **Comments:** "Conducted complaint inspection at 2311 s Jefferson Ave on 7/18. Upon arrival spoke to manager on site about **concerns of debris falling on food and food packaging**. Management instructed the store team to clean up debris and protect food items from further environmental contamination."

DSHS July 28, 2025 Substantiated Complaint — Exhibit E

The DSHS Inspection Private Note documents a complaint inspection where inspectors:

- Met with Mr. Pake Montgomery, Fresh Coach
- Addressed each individual photo from the complaint
- Documented findings including:
    - Ceiling insulation and dirt on Great Value Hamburger Dill Chips display rack
    - Ceiling insulation and dirt on boxed Modelo beer
    - Ceiling insulation and dirt on boxed Miller Light beer
    - Ceiling insulation and dirt on boxed Millie Moon luxury diapers
    - Ceiling insulation and dirt on distilled water display rack
    - Ceiling insulation and dirt on pet toys and pet products

Complaint Determination: "This complaint is Substantiated."

DSHS August 19-20, 2025: Referral to City and Mobile Inspection Report — Exhibit F

Page 2 of Exhibit F states:

> "8/19/2025-Referred to the Mt. Pleasant Health Department for follow up: **jankrum@mpcity.org**. MA"

John Ankrum is the Building Official who reports to Lynn Barrett, Director of Development Services. DSHS explicitly referred this matter to the City for follow-up action on August 19, 2025.

Page 8 (dated 08/20/2025) documents the following violations:

Current observations/correction Timeframe:

1. Employee jacket stored by packaged meat in meat market cooler
2. Roof replacement resulting in dirt and insulation on canned goods, boxed beer, diapers, water jugs, pet products
3. Flies found in deli, bakery, and food storage areas
4. Handwashing stations in meat market, Produce backroom, and Bakery area not reaching suitable temp
5. Lack of thermometers at Deli Display cooler and Produce walk-in cooler
6. Lack of Quaternary ammonium test strips in deli area, meat market and produce backroom

Jurisdiction notation: "100% retail - Local HD Jurisdiction: **Yes**"

Other Food-Regulating Agencies (Page 4): "City of Mt. Pleasant Health Department"

DSHS Inspection Findings (October 28, 2025) — Exhibit B

The DSHS Notice of Inspectional Observations (Inspection No. 310327) documented the following violations at Walmart Store #131:

1. **Storage of personal items** — Employee jacket stored next to donut prep table in bakery
2. **Personal food/drink in food areas** — Employee water bottle stored next to orange whip bag in bakery cooler
3. **Ceiling deficiencies** — Five missing ceiling tiles above water heaters and bread storage near loading dock
4. **Sanitizer failure** — Quaternary ammonium sanitizer tested at **0 ppm** in three-compartment sink in deli backroom
5. **Pest exclusion failure** — Four live flies observed in Deli Department landing on clean stainless steel mixing bowls
6. **Inadequate handwashing water temperature** — Three separate handwashing stations failed to reach adequate temperature:
    - Meat Market: Did not exceed 74°F after 3 minutes
    - Produce backroom: Did not exceed 75°F after 3 minutes
    - Bakery: Did not exceed 79°F after 3 minutes
7. **Missing testing supplies** — Quaternary ammonium test strips missing in deli area
8. **Allergen cross-contact risk** — Unpackaged sesame seed bread stored above plain bread; exposed donuts and bread on rolling racks

Firm Representative who signed the inspection report: Carrie Mahon, Store Manager

Documentation of Lynn Barrett's Notice

Exhibit A (October 15-16, 2025 email chain) shows:

- **From:** Milan Patel, DSHS Compliance Officer
- **To:** John Ankrum
- **Cc:** Eric Martinez (DSHS); **Lynn Barrett**
- **Subject:** RE: Complaint
- **Content:** Scheduling of meeting to discuss complaint in City's jurisdiction

Ms. Barrett was directly copied on the email chain scheduling the DSHS meeting—**fifteen days before** she stated "Not to our knowledge."

Exhibit C (November 13, 2025 email from Candias Webster) confirms:

> "This was a joint inspection at the request of the DSHS. We walked the property with the state inspector..."

Summary

Ms. Barrett's statement "Not to our knowledge" is inconsistent with:

- The City's own **failed inspection** on July 18, 2025, which documented "concerns of debris falling on food and food packaging" (Exhibit D)
- DSHS's July 28, 2025 complaint inspection, which was **substantiated** and documented ceiling insulation and dirt on food products (Exhibit E)
- DSHS's **August 19, 2025 referral directly to John Ankrum** (jankrum@mpcity.org) at the Mt. Pleasant Health Department for follow-up (Exhibit F, page 2)
- DSHS's August 20, 2025 Mobile Inspection Report documenting 6 violations and confirming **"100% retail - Local HD Jurisdiction: Yes"** (Exhibit F, page 8)
- Her inclusion on DSHS correspondence regarding complaints in the City's jurisdiction (Exhibit A)
- The City's participation in a joint inspection with DSHS three days prior that documented 8 violations (Exhibit B)
- The Assistant City Manager's subsequent confirmation of City participation in that joint inspection (Exhibit C)

John Ankrum, the Building Official, reports to Lynn Barrett as Director of Development Services. DSHS explicitly referred this matter to Ms. Barrett's subordinate by email address on August 19, 2025—**over ten weeks before** she stated "Not to our knowledge." The City's own inspector (Juan Ramirez) had also conducted the July 18, 2025 inspection **accompanied by John Ankrum**.

Additional Concerns: Characterization of Public Records Requests

In her October 23, 2025 email to you, Ms. Barrett characterized public records requests as follows:

> "This has been the result of complaints from Kyle Moring who is on a vendetta against Walmart for terminating him and has filed literally dozens and dozens of public records requests with us on every single thing..."

Context:

Public records requests are protected under the Texas Public Information Act (Texas Government Code Chapter 552). The volume of requests reflects the scope of regulatory compliance issues identified—issues now substantiated by DSHS inspection findings (Exhibit B). Characterizing lawful public records requests as

evidence of improper motive in official government communications raises concerns about the City's compliance posture under the Act.

Additionally, the characterization of David Ruff as someone who "does not have any standing to discuss this matter officially" does not accurately reflect the rights of citizens to engage with their local government on matters of public concern.

Conclusion

The attached records document inconsistencies between Ms. Barrett's October 31, 2025 statements and the regulatory record. Most significantly, her statement that the City had no knowledge of failed food safety inspections was made while she was copied on DSHS correspondence about complaints in the City's jurisdiction (Exhibit A) and three days after the City participated in a joint inspection that documented 8 violations (Exhibit B).

I am providing this documentation to ensure you have accurate information regarding these matters and respectfully request the actions identified above.

Exhibit Index

Exhibit	Description	Pages
A	Email chain: DSHS Compliance Officer Milan Patel and City officials (October 15-16, 2025) — Lynn Barrett copied on CC line	3
B	DSHS Notice of Inspectional Observations, Inspection No. 310327 (October 28, 2025) — 8 violations documented	2
C	Email from Candias Webster confirming joint inspection (November 13, 2025) — includes photos from inspection	7
D	City of Mount Pleasant Inspection Manager Record Summary (July 18, 2025) — Inspection Outcome: Fail; Accompanied by John Ankrum	1
E	DSHS Inspection Private Note (July 28, 2025) — Complaint Substantiated; ceiling insulation and dirt documented on food products	2
F	DSHS Mobile Inspection Report (July 28, 2025 inspection; report dated August 20, 2025) — Page 2: "8/19/2025-Referred to the Mt. Pleasant Health Department for follow up: jankrum@mpcity.org"; Page 8: 6 violations documented; "100% retail - Local HD Jurisdiction: Yes"	8
G	Calendar invite for DSHS meeting (October 17, 2025)	1

Exhibit	Description	Pages
H	Email thread: Lynn Barrett to Rob Vine (October 23-31, 2025) — Contains Barrett's statements analyzed in this memorandum; includes "vendetta" characterization and "Not to our knowledge" response	5

This memorandum is provided pursuant to my rights as a citizen under the Texas Public Information Act and applicable whistleblower protection statutes.

From:	Patel,Milan (DSHS)
To:	John Ankrum
Cc:	Martinez,Eric (DSHS); Lynn Barrett
Subject:	RE: Complaint
Date:	Thursday, October 16, 2025 9:49:00 AM
Attachments:	image001.png

Thank you. I sent over an invite.

Milan Patel
Compliance Officer
Manufactured Food Operations Branch
Consumer Protection Division
Texas Department of State Health Services
Email: milan.patel@dshs.texas.gov
Office: 512-834-6670
Cell: [redacted]
Fax: 512-206-3790

Website: www.dshs.texas.gov/foods
Open Records e-mail: FORR@dshs.texas.gov
General e-mail: Foods.regulatory@dshs.texas.gov



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From: John Ankrum <jankrum@mpcity.org>
Sent: Thursday, October 16, 2025 9:37 AM
To: Patel,Milan (DSHS) <Milan.Patel@dshs.texas.gov>
Cc: Martinez,Eric (DSHS) <Eric.Martinez1@dshs.texas.gov>; Lynn Barrett <LBarrett@mpcity.org>
Subject: RE: Complaint

Yes it does

From: Patel,Milan (DSHS) <Milan.Patel@dshs.texas.gov>
Sent: Thursday, October 16, 2025 9:35 AM
To: John Ankrum <jankrum@mpcity.org>
Cc: Martinez,Eric (DSHS) <Eric.Martinez1@dshs.texas.gov>; Lynn Barrett <LBarrett@mpcity.org>
Subject: RE: Complaint

CAUTION: [EXTERNAL EMAIL]

Good morning,

Does 10 am tomorrow work you? If yes, I will send an invite.

Thanks,

Milan

Milan Patel
Compliance Officer
Manufactured Food Operations Branch
Consumer Protection Division
Texas Department of State Health Services
Email: milan.patel@dshs.texas.gov
Office: 512-834-6670
Cell: [redacted]
Fax: 512-206-3790

Website: www.dshs.texas.gov/foods
Open Records e-mail: FORR@dshs.texas.gov
General e-mail: Foods.regulatory@dshs.texas.gov



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From: John Ankrum <jankrum@mpcity.org>
Sent: Thursday, October 16, 2025 9:32 AM
To: Patel,Milan (DSHS) <Milan.Patel@dshs.texas.gov>
Cc: Martinez,Eric (DSHS) <Eric.Martinez1@dshs.texas.gov>; Lynn Barrett <LBarrett@mpcity.org>
Subject: RE: Complaint

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Hey Milan, we can join tomorrow before noon or any day next week except Friday.

From: Patel,Milan (DSHS) <Milan.Patel@dshs.texas.gov>

Sent: Wednesday, October 15, 2025 3:17 PM
To: John Ankrum <jankrum@mpcity.org>
Cc: Martinez,Eric (DSHS) <Eric.Martinez1@dshs.texas.gov>
Subject: Complaint

CAUTION: [EXTERNAL EMAIL]

Good afternoon,

I am a compliance officer with Manufactured Food Operations with DSHS. Do you have any availability to join in on a teams meeting to discuss a complaint in your jurisdiction? If yes, what time/date works best for you?

Look forward to hearing from you,

Milan

Milan Patel
Compliance Officer
Manufactured Food Operations Branch
Consumer Protection Division
Texas Department of State Health Services
Email: milan.patel@dshs.texas.gov
Office: 512-834-6670
Cell: [redacted]
Fax: 512-206-3790

Website: www.dshs.texas.gov/foods
Open Records e-mail: FORR@dshs.texas.gov
General e-mail: Foods.regulatory@dshs.texas.gov

TEXAS Health and Human Services | Texas Department of State Health Services

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TEXAS DEPARTMENT OF STATE HEALTH SERVICES
Consumer Protection Division
PO Box 149347, Austin, TX 78714
(512) 834-6660

Name	WALMART STORES TEXAS LLC WAL MART SUPERCENTER 131	License Type	Food Manufacturer
Address	2311 S JEFFERSON MOUNT PLEASANT TX 75455	License Number	0036543
Inspection Type	Complaint/Incident	Inspection Number	310327
Inspector	BRADLEY, JONATHAN	Inspection Date	10/28/2025

NOTICE OF INSPECTIONAL OBSERVATIONS

This notice is to acknowledge that the Texas Department of State Health Services (DSHS) conducted an inspection of your business on the date listed above. The information that has been gathered is subject to further department review and you may receive additional correspondence as a result.

Your attention is directed to the conditions observed and noted below. These conditions are not intended to be an all-inclusive list of deficiencies at your firm. It is your responsibility to comply with all applicable state laws and regulations, including requirements associated with the labeling and advertising of products and services offered by your firm.

Observation	**Description/Notes**
1	Storage of personal items Notes: Failure of personnel to store clothing and belongings in an area where food is not exposed and equipment or utensils are not washed. Specifically, Employee jacket stored on moving cart next to donut prep table in bakery.
2	Personal food/drink/tobacco Notes: Failure of employees to restrict drinking beverages to areas where food is not exposed. Specifically, employee water bottle stored next to orange whip bag in bakery cooler.
3	Floors, walls and ceilings Notes: Failure of plant construction to allow ceilings to be kept in good repair. Specifically, bread room near loading dock doors is missing five ceiling tiles above two water heaters and Mrs. Baird bread. Work order #330033431 was placed during time of inspection.
4	Safe and adequate for use Notes: Failure to use sanitizing agents which are safe and adequate under the conditions of use. Specifically, quaternary ammonium sanitizer tested at 0ppm in three compartment sink in deli area backroom using QT-40 test strips.
5	Pest exclusion - food storage or food preparation areas Notes: Failure to exclude pests from food preparation areas. Specifically, four live flies were observed in Deli Department landing on clean stainless steel mixing bowels. Work order #330034905 placed during time of inspection.

TEXAS DEPARTMENT OF STATE HEALTH SERVICES
Consumer Protection Division
PO Box 149347, Austin, TX 78714
(512) 834-6660

6	Water - Suitable temp. and pressure Notes: Failure to provide running water at a suitable temperature for hand washing. Specifically, A) Handwashing station in the Meat Market area did not temp above 74F using state issued thermometer for 3 min. Work order #330005083 placed during time of inspection. B) Handwashing station in the Produce backroom area did not temp above 75F using state issued thermometer for 3 min. Work order #330005083 placed during time of inspection. C) Handwashing station in the Bakery area did not temp above 79F using state issued thermometer for 3 min. Work order #330005083 placed during time of inspection.
7	Testing Notes: Failure to perform chemical testing where necessary to identify sanitation failures. Specifically, Quaternary ammonium tests strips missing in deli area. Firm replaced with new quaternary ammonium test strips during inspection.
8	Physical factors, time, temperature, humidity, water activity, pH, pressure, flow rate, manufacturing operations Notes: Failure to manufacture and store foods under conditions and controls necessary to minimize allergen cross contact and contamination. Specifically, A) Unpackaged cooked sesame seed bread stored above unpackaged plain cooked bread in bakery area. Firm corrected during time of inspection. B) Cooked exposed donuts and cooked exposed bread stored on rolling racks in bakery area.

Inspector:

BRADLEY, JONATHAN

Date: 10/28/2025

Firm Representative:

Carrie Mahon

Date: 10/28/2025

From: **Candias Webster** cwebster@mpcity.org
Subject: RE: TPIA Request — Records re City meeting/visit with Walmart #131 management on/about October 28, 2025
Date: November 13, 2025 at 8:28 AM
To: Kyle Moring [redacted]
Cc: Austin Beck abeck@dtrglaw.com

CW

Good morning, Kyle,

This was a joint inspection at the request of the DSHS. We walked the property with the state inspector, and this was not an annual inspection for us. The annual inspection was done in July, and the next one will be in January. The state inspector should have all the information you are looking for.

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
City of Mt. Pleasant
Office: 903-575-4000
Cell: [redacted]
Fax: 903-577-1828

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From: Kyle Moring <[redacted]>
Sent: Wednesday, November 12, 2025 3:18 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: Austin Beck <abeck@dtrglaw.com>; Rob Vine <rvine@mpcity.org>; Wesley Lyon <wlyon@mpcity.org>; [redacted]
Subject: Re: TPIA Request — Records re City meeting/visit with Walmart #131 management on/about October 28, 2025

CAUTION: [EXTERNAL EMAIL]

The HSCloud export and photos confirm that a walk-through occurred, but they do not include the **numeric TCS/product temperatures, instrument calibration, sink wash temperature/sanitizer readings, time in/out, or corrective actions** customary for a complaint-driven visit. Please produce those items for October 28, 2025 (or certify their non-existence) and provide native photo files with EXIF metadata. If none were taken, please explain the City's policy for measurement/verification during complaint follow-ups.

With gratitude,

Kyle Moring

[redacted] | [redacted]

On Nov 12, 2025, at 2:55 PM, Candias Webster <cwebster@mpcity.org> wrote:

Good afternoon, Kyle,

Here is the information you requested and this request is closed as of 11/12/2025

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.

CONFIDENTIALITY NOTICE: This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing, or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your computer.

From: Kyle Moring <[redacted]>
Sent: Wednesday, October 29, 2025 6:46 AM
To: Candias Webster <cwebster@mpcity.org>
Cc: Austin Beck <abeck@dtrglaw.com>; Rob Vine <rvine@mpcity.org>; Wesley Lyon <wlyon@mpcity.org>
Subject: TPIA Request — Records re City meeting/visit with Walmart #131 management on/about October 28, 2025

CAUTION: [EXTERNAL EMAIL]

Ms. Webster

Ms. Webster,

Under the Texas Public Information Act, please provide **all records** reflecting or arising from any **City** meeting or site visit with **Walmart Store #131 management** (2311 S. Jefferson Avenue, Mount Pleasant, Texas 75455) **on or about October 28, 2025** (± 3 days).

Custodians & systems to search:

- Custodians: **City Manager/Assistant City Manager; City Secretary; Building Official John Ankrum; Code Enforcement Officers; Fire Marshal; Health/Sanitarian personnel**; any other staff who scheduled/attended/approved.
- Systems: **Outlook/Exchange** (incl. .pst archives), **Teams/IM**, **text/SMS** on City-issued devices, **permit/inspection systems**, and **calendar** (.ics).

Records sought (any format):

1. **Calendars/invites/roll-call** with attendees, date/time, and location.
2. **Emails/Teams/texts** with **Walmart/Facilities Maintenance** and/or **DSHS/TCEQ/OSHA** about the meeting/visit.
3. **Field notes, inspection reports, photos/video** taken during the visit; any **letters/notices** issued; **compliance dates** set.
4. **Decisions or directives** (e.g., permit or enforcement instructions, follow-up inspections).
5. **Travel logs/timecards** identifying attending personnel.
6. Any **inter-agency communication** with **DSHS/USDA/FSIS/TCEQ/OSHA** related to this meeting.

Format & delivery:

- Electronic only; emails as **.eml/.msg** with headers/attachments; spreadsheets **.xlsx/.csv**; documents **searchable PDF**; photos in original format with metadata.
- Please retrieve any responsive records maintained by **vendors/portals** for the City, per **§ 552.002(a-1)**.
- If estimated charges exceed **$40**, provide the **§ 552.2615 itemized statement** (tasks/minutes).
- If the City intends to withhold any portion, please **seek an AG ruling** and produce all **segregable** parts.

Please include a short **search statement** (custodians/systems/date range) and provide a **target**

Please include a short **search statement** (custodians/systems/date range) and provide a **target production date**. Thank you.

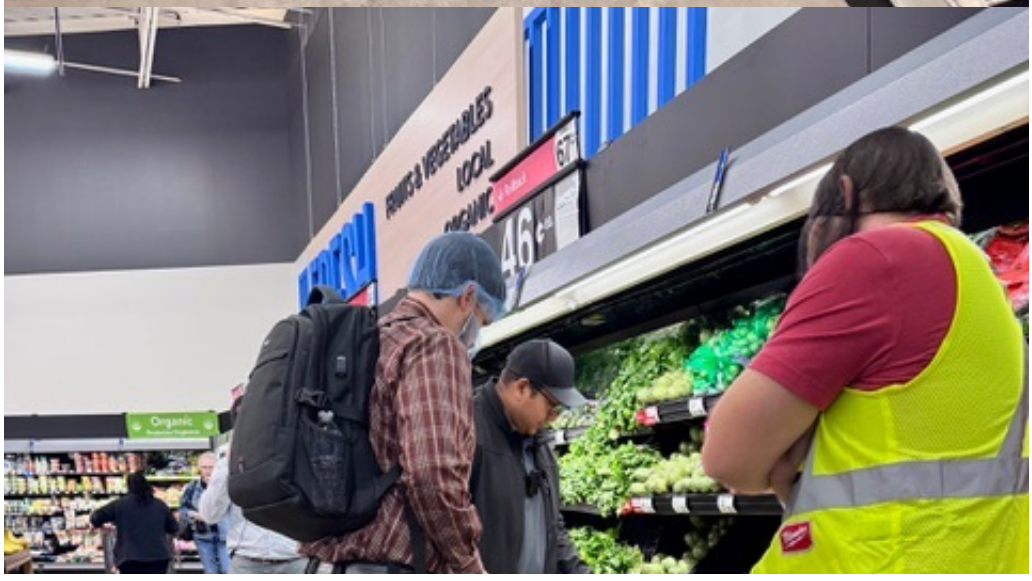
With gratitude,

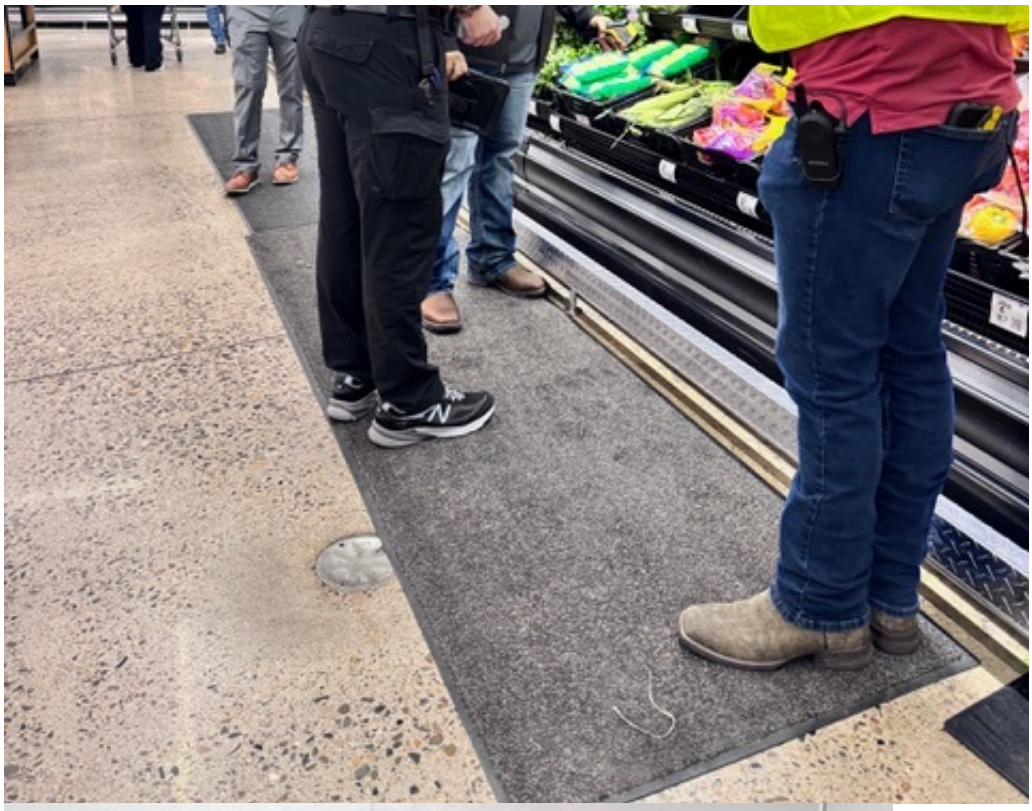
Kyle Moring

[redacted] | [redacted]

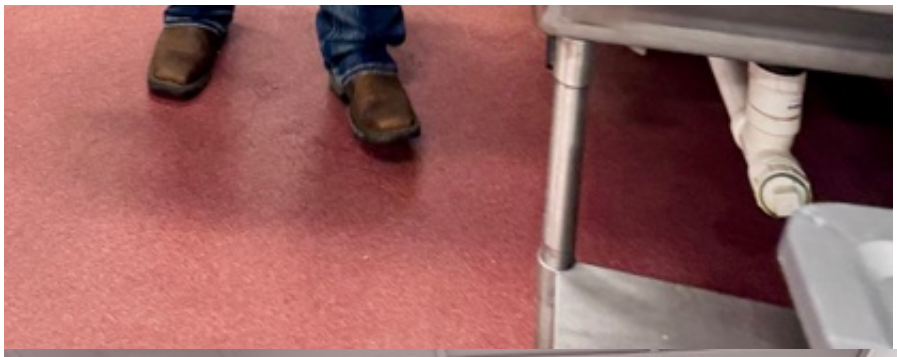





FRUITS & VEGETABLES
LOCAL
ORGANIC
46
Organic









Inspection Manager Record Summary

printed on 07/21/2025 11:21 AM by Juan Ramirez

Permit Manager

Address: 2311 S Jefferson Ave Mount Pleasant, TX 75455-6011
Program: Food
Catalog Number:
Expiration Date: 12/31/2025
Issuance Reason:
Invoice Total: $275.00
Owner Address: 702 SW 8th St Stop 500NULL Bentonville AR 72716-6209
Next Routine Inspection Due: 01/18/2026
Complaint Number:
Last Inspection Date: 07/18/2025

Permit Name: Wal-Mart Store
Permit Type: Food Establishment
Establishment Name: Wal-Mart
Date License Paid: 12/19/2024
Latest Invoice Date: 12/19/2024
Invoice Balance: $0.00
Risk:
GPS: 33.13543 -94.96807
Complaint Address:

Permit Number: 2329
Device Type:
Issue Date: 12/31/2024
Status: Permitted
Latest Invoice Number: 1227
Owner: Wal-Mart Licensing- Grocery
Assigned To: Juan Ramirez
Legacy Permit Number: 2329
Complaint Type:

Inspection Date 07/18/2025
Purpose Routine

Inspector Juan Ramirez

Accompanied By John Ankrum

Comments Conducted complaint inspection at 2311 S Jefferson Ave on 7/18. Upon arrival spoke to manager on site about concerns of debris falling on food and food packaging. Management instructed the store team to clean up debris and protect food items from further environmental contamination. Roof work is being done in stages and contractors will communicate with store management every morning to plan accordingly for food protection.

Inspection Outcome Fail
Legacy Inspector

Compliance Date 07/28/2025
Legacy Inspection Type

Assigned To

Inspection Private Note

7/22/25: Complaint #1524250148 sent to East Branch- JS

On 7/28/2025 Miranda Beall and I addressed Complaint #1524250148 in person at Walmart Supercenter 131 located at 2311 S Jefferson, Mount Pleasant, TX 75455. We met with Mr. Pake Montgomery, the Fresh Coach, for this location. I conveyed to Mr. Pake Montgomery the reason for the complaint and the concerns the complainant had. Miranda Beall and I addressed each individual photo included with the complaint to find all the locations that the complainant took photos of. We then took photos of those same locations to document our findings.

Our findings are as follows:

A) Ceiling insulation and dirt found on the metal display rack where the Great Value Hamburger Dill Chips are located.

B) Ceiling insulation and dirt found on top of the boxed Modelo beer.

C) Ceiling insulation and dirt found on top of the boxed Miller Light beer.

D) Ceiling insulation and dirt found on top of boxed Millie Moon luxury diapers.

E) Ceiling insulation and dirt on the display rack where the Great Value distilled water and Parent's Choice distilled water is located.

F) Ceiling insulation and dirt found on and around pet toys and pet products.

There were no findings of dirt, debris, metal shavings or insulation on any exposed food products, infant formula, baby food, packaged tortillas, packaged meats or frozen food items.

There were no findings of wet walls and floor areas in open refrigeration zones. Mr. Pake Montgomery informed us that there was a previous water issue. During a roof replacement, a water pipe was punctured, which was how the leak started. This has since been repaired and no leak was present during the time of inspection.

The complainant also took four photos of raw chicken water/blood pooled in plastic drip trays underneath where packaged raw chicken is stored in the display cooler for retail sales. This was visualized during my inspection on this date. I discussed the firm’s cleaning process with Mr. Pake Montgomery to address this issue. Mr. Pake Montgomery said that it is cleaned multiple times a day with paper towels and a green machine.

This complaint is Substantiated.

66 Attachments (1 Front of Firm, 4 Images of Observations, 1 of notes, 60 images of complaint #1524250148).

TEXAS Health and Human Services | Texas Department of State Health Services

Mobile Inspection Report

Name:	WAL MART SUPERCENTER 131 WALMART STORES TEXAS LLC	**Program/License Type:**	Food Manufacturer / Food Manufacturer	**Inspection Number:**	308620
Address:	2311 S JEFFERSON MOUNT PLEASANT, TX. 75455 TITUS (903) 572-0018	**License Number:**	0036543	**Inspection Class:**	F Food
		File Number:	8665	**Inspection Type:**	Complaint/Incident
		License Status:	Current	**Inspector:**	BRADLEY, JONATHAN
		License Expiration:	06/29/2027	**Inspection Date:**	07/28/2025
				Disposition:	0061 - Voluntary Action Indicated No Warning

License RSD Data

Hours of Operation

HOURS_OF_OP
6am - 11pm

Product

PRODUCT	CLASS	SUBCLASS	PIC	PRODUCTCODE	PRIMARY
72M-Retail Food Estab. (Manufacturer)					F

Notes:

Mobile Inspection Report

Inspection Private Note	8/19/2025-Referred to the Mt. Pleasant Health Department for follow up: jankrum@mpcity.org. MA 7/22/25: Complaint #1524250148 sent to East Branch- JS On 7/28/2025 Miranda Beall and I addressed Complaint #1524250148 in person at Walmart Supercenter 131 located at 2311 S Jefferson, Mount Pleasant, TX 75455. We met with Mr. Pake Montgomery, the Fresh Coach, for this location. I conveyed to Mr. Pake Montgomery the reason for the complaint and the concerns the complainant had. Miranda Beall and I addressed each individual photo included with the complaint to find all the locations that the complainant took photos of. We then took photos of those same locations to document our findings. Our findings are as follows: A) Ceiling insulation and dirt found on the metal display rack where the Great Value Hamburger Dill Chips are located. B) Ceiling insulation and dirt found on top of the boxed Modelo beer. C) Ceiling insulation and dirt found on top of the boxed Miller Light beer. D) Ceiling insulation and dirt found on top of boxed Millie Moon luxury diapers. E) Ceiling insulation and dirt on the display rack where the Great Value distilled water and Parentâ¿¿s Choice distilled water is located. F) Ceiling insulation and dirt found on and around pet toys and pet products. There were no findings of dirt, debris, metal shavings or insulation on any exposed food products, infant formula, baby food, packaged tortillas, packaged meats or frozen food items. There were no findings of wet walls and floor areas in open refrigeration zones. Mr. Pake Montgomery informed us that there was a previous water issue. During a roof replacement, a water pipe was punctured, which was how the leak started. This has since been repaired and no leak was present during the time of inspection. The complainant also took four photos of raw chicken water/blood pooled in plastic drip trays underneath where packaged raw chicken is stored in the display cooler for retail sales. This was visualized during my inspection on this date. I discussed the firmâ¿¿s cleaning process with Mr. Pake Montgomery to address this issue. Mr. Pake Montgomery said that it is cleaned multiple times a day with paper towels and a green machine. This complaint is Substantiated. 66 Attachments (1 Front of Firm, 4 Images of Observations, 1 of notes, 60 images of complaint #1524250148).

Mobile Inspection Report

A - General Firm Info

General Firm Information

Licensing

License Q1. List the GAS of firm Comment: $9,000,000	$ 1,000,000 - $ 9,999,999.99
License Q2. Is this firm a private labeler (no production at this location)? If so, provide name and address of co-packers Comment: The firm is not a private labeler.	No
License Q3. Does this firm co-pack private label products for other firms? If so, provide name and address of private label customer(s). Comment: Firm does not co-pack.	No
License Q4. Is this firm a warehouse operator? If so, provide square footage of area where products under our jurisdiction are stored. Provide name and address of Warehouse Registrants: Comment: Firm is not a warehouse operator.	No
License Q5. Does the firm store product at any offsite storage locations? If so, provide the name and address of any storage locations. Comment: Firm does not store products offsite.	No
License Q6. Does the firm have an EIN noted in the firm file? If no, obtain the EIN from the firm management.	Yes

Firm Data

Firm Q1. If there is any change to the license, indicate the change and effective date	No
Firm Q2. List the most responsible person onsite to whom credentials were presented: Comment: Name and Title of Individual: Mr. Pake Montgomery, Fresh Coach	Provide Info
Firm Q3. List the most responsible person for this location Comment: Ms. Carrie Mahon, Store Manager	Provide Info
Firm Q4. List the firm's website(s) if any: Comment: www.walmart.com	Provide Info
Firm Q5. Select the firm hours of operation Comment: 6am-11pm, Daily.	Food Op Hr 5: Alternative Hours (require days and hours)
Firm Q6. Indicate the number of FTEs the firm has Comment: 240 FTE	A note is needed

Facility Data

Mobile Inspection Report

Facility Q1. Are updates needed to the product codes? Ensure all high risk State product codes are identified. To update, to Additional Info tab.	No
Facility Q2. Has firm added any new product lines? If so, go to Additional info to add	
Facility Q3. Total Square footage of the firm	A note is needed
Comment: 172,000 Sq Ft	
Facility Q4. Temperature Type	Food Temp 7: Ambient/Refrigerated/Frozen
Facility Q5. Water Source	0 - Public Water Source
Facility Q6. Other Food-Regulating Agencies	Food Agency: Local Health
Comment: City of Mt. Pleasant Health Department	

Contract, Compliance, Violative and New Firm Information

Corporate Information (Required for Contract, Compliance, Violation, and initial)

CorpOff Q1. Enter the names and titles of all corporate officers of the firm being inspected.	A note is needed
Comment: Doug McMillon, CEO, Walmart INC John Furner, President and CEO, Walmart U.S. John David Rainey, EVP and CFO, Walmart INC	
CorpOff Q2. Enter the names, titles, and area of responsibilities of location management (if different from corporate officers).	A note is needed
Comment: Ms. Carrie Mahon, Store Manager, is the most responsible person at this location. Mr. Devin Wallace, Store Lead, responsible for all daily operations and transactions. Mr. Pake Montgomery, Fresh Coach, is in charge of produce, meat market, bakery and deli.	
CorpOff Q3. What is the legal status of the firm?	LLC - Limited Liability Company

Supplier Information (Required for Contract, Compliance, Violative and Initial)

Supplier Q1. % Received Interstate, as reported by firm	A note is needed
Comment: 30%	
Supplier Q2. Is firm a direct importer?	No
Supplier Q3. Name the top 3-5 suppliers (name address, products supplied)	A note is needed
Comment: Indicate Products Supplied and full address for all Texas companies. Only city/state/zip required for out-of-state suppliers: 1) Walmart Distribution Center 6042: 20634 S Indian Meridian Rd, Pauls Valley, OK 73075 (Shelf Stable Products) 2) Walmart Distribution Center 6036: 201 Old Elkhart Rd, Palestine, TX 75801 (Fresh Product and Meat Products) 3) Walmart Distribution Center 8348: 940 E Pleasant Run Rd, Lancaster, TX 75146 (Fresh Produce)	

Distribution Information (Required for Contract, Compliance, Violative and Initial)

Distribution Q1. % Shipped Interstate, as reported by firm	A note is needed
Comment: 0%, Retail only.	
Distribution Q2. Distribution area	A note is needed
Comment: N/A, Retail only.	

Mobile Inspection Report

Distribution Q3. %Retail %Wholesale	A note is needed
Comment: 100% Retail.	
Customer Types. Customer Types	A note is needed
Comment: Walk in retail customers.	
Customer List. Name the top 3-5 customers (name and address).	A note is needed
Comment: N/A, Retail only.	

FFR, RFR and FSMA (Required for Contract and Compliance)

FFR and RFT Q1. Is the Firm AWARE of Food Defense Security Preventative Measures? If not, notes must be entered.	Yes
FFR and RFT Q2. Enter reasons if the firm is EXEMPT from FFR	Provide Info
Comment: Retail Food Establishment as its primary function	
FFR and RFT Q3. Enter registration status if the firm is SUBJECT to the FFR	Provide Info
Comment: Firm is exempt.	
Person Registered with FDA. Was the firm able to provide the name and contact information of the person responsible for registering the firm with FDA? If yes, provide the name and contact information in the notes.	No
Comment: Firm is exempt.	
RFT. Is Firm AWARE of the Reportable Food Registry requirement by FDA? If not, notes must be entered.	Yes
FSMA. Was the FSMA User Fee Document provided to the firm?	No

Manufacturing Operations (Required for Contract, Compliance, Violative and Initial)

MfgOps Q1. Enter Manufacturing Processes (select all the apply)	A note is needed
Comment: Prep w/ cook Prep w/o cook	
MfgOps Q2. Description of Manufactured Products	A note is needed
Comment: Various baked breads, baked sweet goods, deli sandwiches, deli salads, rotisserie chickens, deli chicken products, sliced deli meats and cheeses.	

Product Labeling (Required for Contract, Compliance, Violative and Initial)

ProductLabel Q1. Indicate specific food/color additives and allergens in manufactured product(s):	A note is needed
Comment: Milk, eggs, peanuts, tree nuts, wheat, soy, fish, crustacean shellfish, and sesame.	
ProductLabel Q2. Are finished products labeled appropriately for allergens?	Yes
ProductLabel Q3. Is firm exempt from NLEA labeling?	Yes
ProductLabel Q4. Product Labeling Comments:	A note is needed

Mobile Inspection Report

Comment: N/A

Warehouse/Distribution Operations (Required for Contract, Compliance, Violative and Initial)

WarehouseDist Q. Goods Distributed (Enter all that apply) — A note is needed

Comment: Food
OTC
Devices

WarehouseDist Q1. Description of Distributed product (excluding any products firm manufactures): — A note is needed

Comment: Dry bottled and canned grocery items, HBA items, cleaning supplies, paper products, produce, fresh meat, pet food, charcoal.

WarehouseDist Q3. Description of FROZEN Seafood that is wholesaled: — A note is needed

Comment: Firm does not wholesale frozen seafood.

WarehouseDist Q4. Description of REFRIGERATED seafood that is wholesaled: — A note is needed

Comment: Firm does not wholesale refrigerated seafood.

Process Assessment (Required for Contract, Compliance, Violative and Initial)

ProcessAssess Q1. Provide FDA product code for product reviewed during inspection. — A note is needed

Comment: 17 B G T 32
Poultry Products, Part I / Plastic, Synth / Packaged Food (Not Commercially Sterile) / Chicken, Whole

ProcessAssess Q2. Provide Products Produced During Inspection (not required for warehouse) — A note is needed

Comment: Rotisserie Chicken process was reviewed.

ProcessAssess Q3. Description of Specialized Processes and HACCP: — A note is needed

Comment: No specialized processes.

ProcessAssess Q4. Provide Process Flow (not required for warehouse EXCEPT HACCP) — A note is needed

Comment: Whole chickens are received boxed and refrigerated from the truck. They are stored in the meat walk in cooler. The pre-seasoned whole chickens are removed from walk in cooler and are placed in 390°F rotisserie oven and are cooked for 1hr and 20 min or internal temperature reaches 170°F-185°F. Once the cook process is complete the chickens are turned on their side to drain. The rotisserie chickens are then placed in individual plastic bags, labeled and placed for customer self service.

ProcessAssess Q5. Provide information on whom accompanied you during your review of the firm's process

ProcessAssess Q6. Does the firm have a Product Coding System? If so, describe and provide an example. — Yes

Comment: Product Label for manufactured products are coded with the packed date and best if used by date.
Example 6 count white kaiser rolls, packed on 07/26/2025 and Best if used by 07/29/2025.

ProcessAssess Q7. Does the firm have written recall procedures? — Yes

Comment: All recalls are handled by corporate office.

Mobile Inspection Report

ProcessAssess Q8. Report any review of the firm's complaint files — A note is needed

Comment: The firm’s complaint log was reviewed; however, the firm has not received any food safety complaints.

ProcessAssess Q9. Other Process Assessment Comments: — A note is needed

Comment: N/A

Sanitation (Required for Contract, Compliance, Violative and Initial)

SanitationQ1. Is the firm REQUIRED to keep Sanitation Monitoring Records? — No

SanitationQ2. If yes, does the firm monitor/document sanitation practices? — No

SanitationQ3. Briefly Describe the Firm's Sanitation Program (chemicals used, cleaning frequencies, etc...)? — A note is needed

Comment: Each Manufacturing department is equipped with a 3 compartment sink where equipment and utensils are washed, rinsed, and sanitized daily. Firm uses quaternary ammonia as a sanitizer.
Pest Control, Ecolab, services firm once per month.

General Firm Summary

Who accompanied you during the inspection?

InspCompany. Who accompanied you during the inspection? — Provide Info

Comment: Mr. Pake Montgomery, Fresh Coach

Other Summary Comments:

OtherSummary. Other Summary Comments: — Provide Info

Comment: R26 and R27 Cooler 30°F
B-7 Freezer 10°F
RCU1 and RCU2 Freezer 0°F
R12 freezer -4°F
52 Cooler 38°F
R13 Freezer -4°F

Correction

Correction. List any corrections made as result of the previous inspection. — Provide Info

Comment: Previously inspected by: DSHS
Date of Inspection: 06/29/2023
1) Bread room ceiling collapsing in back storage area. Corrected, Cost unknown.
2) Multiple flies in deli area. Not corrected.

Discussion with Management

Discussion with Management. List any discussion with Firm Management — Provide Info

Mobile Inspection Report

Comment: Response to NIO: Mr. Pake Montgomery, Fresh Coach
Current observations/correction Timeframe:
1) Employee jacket stored by packaged meat in meat market cooler. Corrected during inspection.
2) Firms roof is being replaced at this firm and dirt and insulation was found on canned Great Value Hamburger Dill chips, Boxed Modelo beer, Boxed Miller Light beer, Boxed Millie Moon luxury diapers, 1 gallon distilled water jugs, pet toys and pet products. Firm will clean by end of day.
3) Flies found in deli, bakery, and food storage areas. Firm will correct by the end of the week.
4) Handwashing stations in meat market, Produce backroom, and Bakery area not reaching suitable temp. Work orders placed during time of inspection. Will be fixed withing 48 hours.
5) Lack of Thermometers at Deli Display cooler and Produce walk in cooler. Temperatures were within limits during the inspection. Firm will correct by end of day.
6) Lack of Quaternary ammonium test strips in deli area, meat market and produce backroom. Firm will correct within a week.

Discussion Items:
1) Trash can blocking produce backroom hand sink.
2) Plastic gloves inside handwash sink in the produce backroom area.
3) Products/general merchandise against the walls in the storage area.

B - Food Risk Evaluation

Food Risk Evaluation

Firm Operations

FREval-1-1. Select Firm Operations	(0) Vended Water/Ice; Wholesale Registrant; Private Label w/o storage; 100% retail with LHD

100% retail - Local HD Jurisdiction

FREval-2-2. Select 100% retail - Local HD Jurisdiction	Yes

Inspector Signature:



From: "Rob Vine" <rvine@mpcity.org>
To: "Lynn Barrett" <LBarrett@mpcity.org>
Date: 10/31/2025 5:40:48 PM
Subject: Re: Request for meeting
Headers:
From: "Rob Vine" <rvine@mpcity.org>
Sender: "Rob Vine" <rvine@mpcity.org>
To: "Lynn Barrett" <LBarrett@mpcity.org>
Subject: Re: Request for meeting
Date: Fri, 31 Oct 2025 17:40:48 -0600
MIME-Version: 1.0
Content-Type: multipart/related; type="multipart/alternative";
boundary="Mark=_1189281594640836"

Thank you!

Get Outlook for iOS

From: Lynn Barrett <LBarrett@mpcity.org>
Sent: Friday, October 31, 2025 12:22:38 PM
To: Rob Vine <rvine@mpcity.org>
Subject: RE: Request for meeting

Rob,
See answers below in red for your upcoming meeting with Dave Ruff.

Permits concerning Walmart

18000 sq foot of roof removal Walmart Permit issued, waiting for reinspection, 1 leak still to check, has to rain first
Possible and ACTUAL Asbestos falling on food - Walmart and found in roof replacement No asbestos was falling
Lack of asbestos preinspection Not industry standard for reroof
Disturbing Inspections results dating back to 2018 No information
Contractor licensing on work at Walmart All permits properly issued
Multiple failed inspections in regards to food safety at Walmart. Not to our knowledge

Thank you,

Lynn Barrett, AICP
Director of Development Services
Revised Hours: 7:30-5:30 M – Th; 8-noon Fridays
Phone: 903-575-4149
City of Mount Pleasant
501 N. Madison Ave.
Mount Pleasant, TX 75455

From: Rob Vine <rvine@mpcity.org>
Sent: Thursday, October 23, 2025 9:28 AM
To: Lynn Barrett <LBarrett@mpcity.org>; John Ankrum <jankrum@mpcity.org>
Cc: Candias Webster <cwebster@mpcity.org>
Subject: RE: Request for meeting

Lynn,

Candias has kept me in the loop regarding the Mr. Moring and his history with Walmart.

Regarding David, I am aware of who he is and what he does, but all things being considered, if a citizen wishes to come in and talk with me about a concern, I will make time for them to do so. My intention is not to share information so much as to listen, but I do not like going into a meeting blind if I can educate myself prior to the meeting.

Thank you in advance for helping me with this.

Robert G. Vine, CPM

City Manager
City of Mount Pleasant
501 N. Madison
Mt. Pleasant, TX 75455
Office: 903-575-4000

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From: Lynn Barrett <LBarrett@mpcity.org>
Sent: Thursday, October 23, 2025 9:08 AM
To: Rob Vine <rvine@mpcity.org>; John Ankrum <jankrum@mpcity.org>
Cc: Candias Webster <cwebster@mpcity.org>
Subject: RE: Request for meeting

Rob,
Roping in Candias in case you hadn't done so. This has been the result of complaints from Kyle Moring who is on a vendetta against Walmart for terminating him and has filed literally dozens and dozens of public records requests with us on every single thing and with various state agencies for

several months with all being aware of his vendetta, and was prevented with a Criminal Trespass order from going on their property yesterday. David Ruff is a social media complainant county resident who does not have any standing to discuss this matter officially ould be my educated guess. Lea has been involved as well.

Thank you,

Lynn Barrett, AICP
Director of Development Services
Revised Hours: 7:30-5:30 M – Th; 8-noon Fridays
Phone: 903-575-4149
City of Mount Pleasant
501 N. Madison Ave.
Mount Pleasant, TX 75455

From: Rob Vine <rvine@mpcity.org>
Sent: Thursday, October 23, 2025 9:03 AM
To: Lynn Barrett <LBarrett@mpcity.org>; John Ankrum <jankrum@mpcity.org>
Subject: FW: Request for meeting

Lynn and John,

Good morning.

Please see the highlighted portion of the email below and provide what information you can about these items. I will meet with David sometime the week of Nov. 3-7, so anytime next week will be fine to have it ready to share. I would like to have a short meeting with the staff member that is the most knowledgeable about this prior to my meeting with him as well.

Thank you.

Robert G. Vine, CPM

City Manager
City of Mount Pleasant
501 N. Madison
Mt. Pleasant, TX 75455
Office: 903-575-4000

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From: David Ruff <[redacted]>
Sent: Thursday, October 23, 2025 8:26 AM
To: Rob Vine <rvine@mpcity.org>
Cc: [redacted]; Carl Hinton <CHinton@mpcity.org>; Wesley Lyon <wlyon@mpcity.org>
Subject: Request for meeting

CAUTION: [EXTERNAL EMAIL]

Good morning Mr Vine,

My name is David Ruff, I am a resident of Titus county and have some information I'd like to sit and talk about. This includes:

Permits concerning Walmart
18000 sq foot of roof removal Walmart
Possible and ACTUAL Asbestos falling on food - Walmart and found in roof replacement
Lack of asbestos preinspection
Disturbing Inspections results dating back to 2018
Contractor licensing on work at Walmart
Multiple failed inspections in regards to food safety at Walmart.

I will be home after the 30th of this month and believe we should sit, discuss these issues as I am shocked at what has been uncovered.

David Ruff

On Wednesday, October 22, 2025 at 07:54:07 PM EDT, Wesley Lyon <wlyon@mpcity.org> wrote:

Hi Dave,

I appreciate you reaching out and I'm glad you want to talk about the Walmart roof situation. I'd prefer you reach out to Rob Vine first since he's much more plugged into the day-to-day operations. You can reach him at rvine@mpcity.org or (903) 575-4000 . He isn't on social media, so email or a phone call will be the best way to reach him.

If he's not responsive, or if you hear something you believe the elected officials should be aware of, please don't hesitate to reach out to me directly.

Regarding the meeting, our normal IT guy was out last night, which is why things looked a little different. It does happen from time to time.

I truly believe we now have people in place who operate with integrity, and that's the mindset we need to keep moving forward. If something seems off, it's not going to be nefarious—it's either being handled already or simply an oversight. Open communication is the best way to clear things up before anyone is led down a path that may not reflect the full

truth.

Councilman Hinton mentioned he was planning to meet with you next, but we both leave for the TML Conference on Wednesday. Whenever it happens, I'd enjoy talking with you again and catching up. I appreciate everything you've done for the city and hope you'll continue to be one of our champions and watchdogs. I think it's time for all of us to shift gears a bit—trust, but verify.

I copied Kim so she has the info too and Rob, to give him a heads up. Looking forward to our talk.

Wesley R. Lyon II
Mayor, City of Mt. Pleasant, Texas
Ex Officio, Mt. Pleasant Economic Development Corporation
Board Member, Ark-Tex Council of Governments (ATCOG)

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