**From** Regina Reynolds <rreynolds@mpcity.org>
**Date** Tue, 25 Nov 2025 22:06:11 +0000
**To** Candias Webster <cwebster@mpcity.org>, John Ankrum <jankrum@mpcity.org>
**Subject** RE: Public Information Request – Walmart Store 131 Remodel Projects and Related Documentation

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Walmart projects he listed:

1. 1. **General Remodel (2023-2024)**
2. 2. **CAP-X Remodel (2024-2025)**
3. 3. **Roof Replacement Project (2025)**
4. 4. **TLE (Tire & Lube Express) Remodel (September-October 2025)**

No idea what CAP-X Remodel is.

General remodel this included the tire and lube. I have attached a copy of the permit and the information for the contractor. This project was created in our old system, so we do not have access to inspection records or the subs that were used.

Roofing project – I have attached a copy of the permit and the contractor information. Emails pertaining to this project has already been submitted to him. I have attached inspection records.

Thank you,
Regina Reynolds
Administrative Assistant
Building, Code, Planning, & Zoning
For the City of Mt. Pleasant, Texas
903-575-4149
500 N Madison Ave

**Office hours are:**
**Monday – Thursday 7:30 am to 5:30 pm**
**Friday 8 am to 12 pm**

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**From:** Candias Webster <cwebster@mpcity.org>
**Sent:** Tuesday, November 25, 2025 3:32 PM
**To:** Regina Reynolds <rreynolds@mpcity.org>; John Ankrum <jankrum@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 Request – Walmart Store 131 Remodel Projects and Related Documentation

Good afternoon, all,

Can you please gather this information for me and let me know how long it takes you to complete this request?

**Thank you,**
**Candias Webster, TRMC, CMC**
**Assistant City Manager/ City Secretary**
**City of Mt. Pleasant**
**Office: 903-575-4000**
**Cell: 903-285-8271**
**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:** Kyle Moring <[redacted]>
**Sent:** Wednesday, November 19, 2025 9:04 AM
**To:** Candias Webster <cwebster@mpcity.org>
**Cc:** Austin Beck <abeck@dtrglaw.com>; Rob Vine <rvine@mpcity.org>; Wesley Lyon <wlyon@mpcity.org>; [redacted]
**Subject:** Public Information Request – Walmart Store 131 Remodel Projects and Related Documentation

CAUTION: [EXTERNAL EMAIL]

Good morning,

Pursuant to the Texas Public Information Act, I respectfully request access to and copies of all records held by the City of Mount Pleasant relating to construction, permitting, subcontractor information, fire-protection reviews, and fee collection associated with Walmart Store #131 (2311 South Jefferson Avenue, Mount Pleasant, Texas 75455). This request includes all relevant departments, including Building & Development, Code Compliance, and the Fire Department.

Please provide the following:

**1) Subcontractor Lists for All Relevant Walmart Projects**

For each of the following projects, please provide **the complete list of subcontractors**, including general, electrical, plumbing, mechanical, fire-protection, and any other trade subcontractors:

1. 1. **General Remodel (2023-2024)**
2. 2. **CAP-X Remodel (2024-2025)**
3. 3. **Roof Replacement Project (2025)**
4. 4. **TLE (Tire & Lube Express) Remodel (September-October 2025)**

For each subcontractor, please include any records showing:

- * Their name and business entity
- * Trade or specialty
- * City license/registration status
- * Bonding information
- * Any subcontractor applications or approvals provided to the City

**2) Fire Alarm and Fire Sprinkler System – Third-Party Plan Review Documentation**

The Mount Pleasant Fire Department's published "Approved Third-Party Plan Review Process and List of Approved Firms" (effective October 1, 2020) indicates that new fire sprinkler systems and new fire alarm systems require third-party review before permit issuance.

Please provide:

1. 1. **The name of the third-party firm** that reviewed Walmart Store #131's
    - * New fire alarm system plans
    - * New fire sprinkler system plans
2. 2. **Copies of all third-party review documents**, including:
    - * Review letters, reports, or stamped drawings
    - * Any correspondence between the third-party reviewer and the City
    - * Any contractor submittals bearing the third-party reviewer's stamp/signature
    - * Any electronic plan files or documentation provided to the City as part of permit approval
3. 3. **Fire Department permits** associated with these systems, including:
    - * Permit applications
    - * Issued permits
    - * Plan approval notices
    - * Inspection reports
    - * Final acceptance test results or certificates

**3) Inspection and Approval Records**

For all projects listed above, please provide:

- * All Building Department inspection records

- * All Fire Department inspection records
- * Notes identifying which subcontractors performed each regulated trade activity
- * Final inspection results, including any corrections required or Code compliance memos
- * Certificates of completion or occupancy related to these remodels

**4) Fee Documentation**

For each project listed (General Remodel, CAP-X Remodel, Roof Replacement, TLE Remodel, and all fire protection system permits):

Please provide **all documentation showing the total amount of fees collected by the City**, including:

- * Building permit fees
- * Fire Department permit fees
- * Sewer, water, or tap-related fees
- * Road-cut or right-of-way fees
- * Review fees
- * Any other City-assessed charges or administrative fees

A simple itemized ledger, invoice, or permit system printout is sufficient as long as it shows amounts collected.

**5) Correspondence**

Please include:

- * Any written or electronic communications (emails, letters, memos) between the City and Walmart, or between the City and Walmart's contractors, that relate to subcontractor licensing/registration, fire alarm/sprinkler review, plan approvals, permit issuance, or fee assessment.

**Format and Cost**

I request that the records be provided **electronically**.

If estimated costs exceed **$40**, please provide an itemized cost estimate before proceeding.

If any part of this request is unclear, or if narrowing it would expedite processing, please notify me. If any portion is withheld, please cite the specific statutory exception under the Texas Government Code.

Thank you for your assistance.

With gratitude,

Kyle Moring

[redacted] | [redacted]