



City Commission Meeting Minutes

Tuesday, September 16, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. Call to Order

Mayor White called the meeting to order.

2. Pledge of Allegiance / Invocation

Commissioner Davis led the pledge of allegiance. Commissioner Knowles gave the invocation.

3. Roll Call

PRESENT

Mayor Bill White

Vice Mayor Willie Alderson

Commissioner Mike Davis

Commissioner Pam Johnston

Commissioner Loree Knowles

4. Approval / Correction of Minutes from Prior Meetings

A. Study Session - August 14, 2025

Mayor White asked for approval of the minutes from the Study Session on August 14, 2025.

Motion made by Vice Mayor Alderson to approve the minutes from the Study Session on August 14, 2025. Seconded by Commissioner Knowles.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

B. Regular Meeting - August 19, 2025

Mayor White asked for approval of the minutes from the Regular Meeting on August 19, 2025.

Motion made by Vice Mayor Alderson to approve the minutes from the Regular Meeting on August 19, 2025. Seconded by Commissioner Knowles.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

5. Awards/Presentations/Appointments

Mr. Grooms stated there were no awards, presentations or appointments.

6. Completion / Review of Unfinished Business from prior meeting

- A. Ordinance 2025-1135 - (For deferral until next public hearing) - An Ordinance amending Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code, the same being the Zoning Ordinance for the City of Mount Pleasant,

Tennessee, including the Municipal Zoning Map incorporated therein by a Property Contingent Upon Annexation. To High Density Residential (R3) Zoning Upon Annexation - Trotwood/Zion.

Mayor White turned the floor over to Kori Jones.

Mrs. Jones stated they cancelled the public hearing that was scheduled for last Thursday because we had insufficient legal notice for the hearing and because we were researching how to address Old Zion Road extension as it relates to the annexation. We are still trying to figure out the legal ownership of Old Zion extension. This is important because the answer determines whether the property proposed are contiguous to Mount Pleasant's current municipal boundaries and because the answer impacts how the plan of services is drafted. So, for those reasons her recommendation to them is that they defer the zoning ordinance and the resolution that sets the public hearing because we do not want to start the process over until we are sure that what is presented to them is accurate. She asked if anyone had any questions for her.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Vice Mayor Alderson to defer Ordinance 2025-1135. Seconded by Commissioner Johnston.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

Voting Nay: Commissioner Davis

Motion passed 4 to 1 vote.

7. Monthly report from Mayor

Mayor White stated he was invited and attended an awards banquet Friday by the Governor for the Tennessee Department of Environment and Conservation. As they know about two or three months ago, they passed a resolution in support of a state park for the City of Mount Pleasant. One of the very first steps in that was Sanofi receiving verification through TDEC that the property was suited for it. Friday he was there was asked to attend, and Sanofi received an award for excellence in recovery of natural resources. They were one of eight awarded that day and it was for different things. The elephant sanctuary in Hohenwald got one for the way they do recycling through what they do. He thought that was pretty neat. Just in the plan of the way this works through is that was the first piece that had to fall in place and say that the property is actual ready to be looked at for this. This is a big deal. He has asked Phillip to do a proclamation for them for next month's meeting. Just in support of the City continuing to promote, because the next step is the big one and that is through the finance department. We are making headway.

8. Monthly Financial / Budget report

Mrs. Cox explained how they can go to the City's website on the home page and where it says records they can pull up the agenda and minutes and if they click there, they will have every public meeting that the City has had since September of last year. Underneath that it says agenda and minutes archives if they want to go back to any meetings that were before that they can access any minutes, ordinances all of that stuff is available through the website. What the Commissioners are looking at now is uploaded on the website. She then brought up as of this morning they received 82 total letters regarding the ordinance they just deferred. As we are getting them in the mail Teresa is scanning them in and emailing them to all of the Commissioners, that way they all receive the data at the same time. She stated as far as the financials go, she emailed them out on Friday. June is officially closed at the end of August. She discussed a few highlights with them.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Commissioner Davis to approve the monthly financial and budget report as presented. Seconded by Commissioner Knowles.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles

9. Monthly report from City Manager

Mr. Grooms highlighted on a few bullet points he had. On the Downtown project tomorrow is the final inspection on the fountain to be completed by the State. Once they approve that it will be operational. We did get notification that we did receive the additional \$413,000 for TAP overruns, change orders. As far as how that all plays out Shiprah is keeping up with it. Just know we had talked about that, and we did get notification that we did receive the additional grant funding for the Downtown. One good thing last week we started our leak survey with our third-party company. At the end of last week, he had identified 18 distribution leaks and 2 customers sides, it is estimated at 73 gallons per minute, it is pretty accurate but until we actual fix those will we know more about it, so that is good news that he found those. He will finish the 2nd week after this. As far as some upcoming events October 4th is the dedication at Gardenia Park for Celestine Wilson and that is from 12:00 pm until 1:00 pm. We have an agenda together and we will be getting that out to the public and to you guys. Friday, October 17th and 18th is the BBQ Festival we have 35 venders already signed up and 6 BBQ food venders. Sounds like it will be pretty successful. He called their attention to the 2nd page of the State of the City, Employee of the Month and he is proud to announce this one James Dye, employed since July 2021 in Community Services Department. A couple of words that describe him, he is dedicated, he always signs up for extra duty and is willing to stay until the job is done and lastly provides a positive attitude and outlook. He wishes every employee was like James.

10. Special reports from other City Departments or Committees if applicable

A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated the monthly report is in their packet. He believes by the end of this week or next week we are closing that thing out. Ever since he can remember there has been a Barge Liaison Report, he doesn't know if we have to do that anymore. We are up and operational like we should be. He will ask if we should be closing this out. He will reach out to them about a tour sometime next month. If you look in the packet there is one thing, and it is paperwork everything else is complete.

B. Mount Pleasant Gas System Report

Mr. Grooms stated as Shiprah said the rate study is ongoing, and we are still working with Kori and Munigas and the Comptroller's Office about the letter of credit that we can take by issuing a letter of credit to help offset the rates. It is about \$100,000 in value once we figure that out.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

11. New Business

(Comments from citizens may or may not be included, dependent on the issues.)

A. Resolution 2025-45 - A Resolution calling for a public hearing on the proposed annexation of territory into the City of Mount Pleasant, Tennessee by owner consent and approving a plan of services. (Old Zion & Trotwood)

Mayor White stated as Kori recommended, we need to defer this. She will get us the dates and everything for that as quickly as possible. We want to make sure everything is published correctly.

Motion made by Commissioner Johnston to defer Resolution 2025-45. Seconded by Vice Mayor Alderson.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

Voting Nay: Commissioner Davis - Motion passed 4 to 1.

- B. Resolution 2025-47 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to apply for and accept federal assistance. Community Facility Loan and/or Grant

Mrs. Jones stated this is just exactly what it says, this is a resolution to authorize Phillip to complete the application and seek funding for a fire truck and related equipment through USDA.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Commissioner Knowles to accept Resolution 2025-47 as presented. Seconded by Vice Mayor Alderson.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

- C. Approval of Residential Water Meter Bid

Mr. Grooms stated the staff, and our engineers are requesting the bid award to Grayco Constructors. It is broken out in two parts, and it is in the packet. Schedule A is \$127,575.00 this is for the meter installation itself. Schedule B is \$211,250.00 and it is related to parts and quantities in the cost of each part and quantities in the packet. The total bid is \$338,825.00 labor and related parts and we purchased all the residential meters.

Mayor White stated just for the public's awareness the bid is \$61,000.00 less than the other bid.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Vice Mayor Alderson to approve the water meter replacement. Seconded by Commissioner Johnston.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

- D. Hydrant Maintenance Estimate - Rogers Hydrant Service, Inc. Full-Service Agreement 2025

Mr. Grooms stated this is in your packets the details of the three-year contract basically \$72.00 per hydrant and that includes flow testing, hydrant flushing, chlorine testing as mandates. We have approximately 240 hydrants.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Commissioner Johnston to approve the hydrant maintenance estimate as presented. Seconded by Vice Mayor Alderson.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

12. General comments from citizens (May be limited in time and/or number of comments.)

There were no citizens to sign up.

13. Board / Staff Comments / Adjournment

Commissioner Knowles thanked everybody for coming out and having patience throughout this process. Thank you all very much.

Commissioner Johnston thanked everyone as well. She appreciates the folks that have taken the time to have conversations about the things that we are working on. It means a lot and especially

with what is happening in our country, just trying to have conversations with people we may not ever agree but at least we talked and she appreciates that.

Mayor White stated Danny Grooms is here. For everybody's information Danny was just elected as the Chairman of the County Commission. A Mount Pleasant boy.

Mr. Grooms highlighted some things the Mayor and Commissioners may not know about what is going on in the County.

Motion made by Vice Mayor Alderson to adjourn. Seconded by Commissioner Johnston.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.