



City Commission Meeting Minutes

Tuesday, August 19, 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 Knowles led the pledge of allegiance. Commissioner Johnston 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 - July 10, 2025

Mayor White asked for approval of the minutes from the Study Session Meeting on July 10, 2025.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.

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

B. Regular Session - July 15, 2025

Mayor White asked for approval of the minutes from the Regular Meeting on July 15, 2025.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.

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

5. Awards/Presentations/Appointments

A. Mayor's Appointment - Mount Pleasant Industrial Development Board

Mayor White stated they need to make an appointment to the Mount Pleasant Industrial Development Board so they can have a meeting in order to be able to set our Industrial Development Board up again very quickly. It will be for one meeting and will be for the purpose of getting an opportunity to save some money on the gas system. His recommendation and he has spoken to him, and he would be happy to do it for one meeting is Mr. John Hunter. He currently serves on the Planning Commission as well.

Motion made by Mayor White to appoint Mr. John Hunter to the Mount Pleasant Industrial Board. Seconded by Commissioner Johnston.

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

6. Completion / Review of Unfinished Business from prior meeting

There was no unfinished business.

7. Monthly report from Mayor

Mayor White stated there is still a little ground to cover on the square. We had a TDOT grant for that so we can't plant the greenery until after November and before April. They are looking at some other things that may be available for Cherry Glenn right now through the County IDB. We have had a big groundbreaking out there after the last meeting for Xxentria. It is going to be a 300,000 square foot building and will employ about 80 people at about \$72,000 a year. It is a nice little piece of development.

8. Monthly Financial / Budget report

Mrs. Cox stated we are in the middle of audit and when she emailed them the financials she put in the notes that they will be closing the books for last fiscal year next week and will include June and July financials. We have until August 31st to close those books and then we will officially start the process of having auditors outside starting September. She stated if they have any questions just contact her.

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/budget report as presented. Seconded by Commissioner Knowles.

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

9. Monthly report from City Manager

Mr. Grooms updated them on Arrow Mines Park bathroom stating it should be closed out in the next week or so. He gave them some dates and information on some upcoming events and activities. October 4th is the date set for Gardenia Park and the dedication to Mrs. Celestine Wilson. The October 17th and 18th BBQ Festival already has several vendors signed up. They hired one person this month in the Fire Department Mr. Eric Barnett, he comes from the City of Pulaski, he is a paramedic and certified. Lastly on the State of the City Captain Nathan Duncan is our employee of the month he joined us at the Fire Department in 2019. He is Captain of the Fire Department and also serves as our chaplain.

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

A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated they have a detailed report from Matthew Johnson at Barge Design who was at the Study Session. They do have substantial completion on the plant it should close out in the next thirty days and then they will set a date to tour the new facility soon.

B. Mount Pleasant Gas System Report

Mr. Grooms stated the rate study is still underway. They will have it later on the agenda to approve that letter of credit for the new gas discount.

11. New Business

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

- A. Ordinance 2025-1135 - (First Reading) - 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 stated that on Thursday night they had a good hour plus long conversation concerning this property. He heard a lot of good things, and they are here tonight to have the vote. The first piece they need to discuss is the zoning. He and Kori have discussed this extensively to make sure they follow this as they should. We have four facts of findings that they have by the bylaws that they have to cover with this. He read through them. The first finding is this amendment in agreement with the Land Use Plan for the area. He stated we already have some R3 in this community. If they look around town just about every bit of it is R3. It calls for that to be where it can have amenities to that group for R3 to be able to do that as they discussed in the meeting. If they look in the vicinity of where this is you have a Dollar Store you could walk to, there is a convenience store and there are two restaurants that are right there. That is something they have looked at very closely in other R3 rezonings they have done. Each of the Commissioners and Mrs. Jones then discussed number one just as they did on Thursday night. For more details refer to the audio/visual recording attached to the agenda.

Mayor White read number two which states there will be no adverse effect upon adjoining property owners unless this effect can be justified by the overwhelming public good or welfare. He stated they discussed the fact that this in the realization of it in pure cold hard dollars, which would generate a ton of revenue to this community in both property tax and in building permits. It would be approximately 2.5 to 2.7 people to a household now. That would be adding about 600 people that would be taxpayers and buyers in this community. They would be purchasing things from this community, which they would pay sales tax on. It would be for the public good for that to happen to help offset what we currently have. That is where we left it.

Mayor White opened the floor for the Commissioners to discuss number two. For more details refer to the audio/visual recording attached to the agenda.

Mayor White read number three stating no property owner or small group of property owners will benefit materially from the change to the detriment of the general public. He stated he was going to revert back to number two there is no small group of people that will benefit from this. When you are talking about adding roughly 600 people that is not a small group in this community that is growth of about 10% or so. The owners would be people buying the homes so he doesn't see how materially they would benefit from it other than having a roof over their head and he wants everyone to have a roof over their head. We discussed this at length and he's just narrowing down what their discussion was.

Mayor White opened the floor for the Commissioners to discuss number three. For more details refer to the audio/visual recording attached to the agenda.

Mayor White read number four stating conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's Land Use Plan and subsequently, the zoning map. He stated again this area is changing someone just mentioned there will be 700 homes right up across the street basically. There is sufficient extent to warrant an amendment because of the fact that it is coming anyway. It is here whether we want it or not. We have approved some R3 already that is within the community. As Mike brought up it is right next door to a plant across the street. That was pretty much their discussion on that and we spent quite a while here having this discussion. Which was excellent that is why they did it.

Mayor White opened the floor for the Commissioners to discuss number four. For more details refer to the audio/visual recording attached to the agenda. No one had any comments.

Mayor White then opened it up for the Commissioner to give their overall opinions. For more details refer to the audio/visual recording attached to the agenda.

Motion made by Commissioner Johnston to accept Ordinance 2025-1135 on first reading for a change of zoning to R3. Seconded by Vice Mayor Alderson.

Roll Call Vote Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Voting Nay: Commissioner Davis, Commissioner Knowles.

Motion passed 3 to 2.

- B. Resolution 2025-41 - 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.

Mayor White stated this resolution follows a lot of what they just voted on. He stated for everyone's information this will set the public hearing.

Mrs. Jones stated applicant John Mayor Builders with the consent of the property owner submitted an application for annexation of approximately 106 acres located off of Trotwood and Old Zion Road. This is a proposed annexation by owner consent. This is not initiated by Mount Pleasant. A property can only be annexed into the City pursuant to a plan of services for the territory proposed for annexation. The plan of services was prepared and reviewed by the City staff, but it reflects the services requested by the applicant. This is the first resolution in the annexation process. The purpose of this resolution is only to set a public hearing on the proposed annexation and the plan of services. This resolution as drafted sets that public hearing for September 11, 2025, at 5:00 pm in this commission room. A copy of this resolution will be published in three different physical locations and in Main Street Maury. Notice of the public hearing will also be published. The annexation and the plan of services were reviewed and recommended by the Planning Commission at the last public hearing. Tonight, again is not a public hearing but you are free to discuss the elements of the plan of services and or the annexation as a whole.

Mayor White recommended they have the public hearing on September 11, 2025, and he recommends they start it at 5:00 p.m. here so that everybody has plenty of time to come speak. He gave some recommendations on the discussion timeframe with the time limit being 3 minutes.

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

Mayor White asked for a motion to set the public hearing on September 11, 2025, at 5:00 p.m. here at City Hall on the resolution.

Motion made by Vice Mayor Alderson to accept Resolution 2025-41 for a Public Hearing on September 11, 2025, at 5:00 pm. Seconded by Commissioner Johnston.

Roll Call Vote Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

Voting Nay: Commissioner Davis

Motion passed 4 to 1.

- C. Resolution 2025-42 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to approve Task Order No. 2, General Wastewater System Assistance to a Professional Services Agreement with Barge Design Solutions, Inc.

Mrs. Jones stated the purpose of this resolution is to approve the general wastewater assistance services that were just outlined and also for the WWTP Lagoon inspection engineering services from Barge. This is part of a contract you have already approved. The cost will be \$56,500 and the timeframe is one year. The scope of work is set forth in the Exhibit, which is attached and is also included in your packets. Shiprah spoke at the Study Session that they have budgeted this amount already.

Motion made by Commissioner Davis in favor of Resolution 2025-42 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.

- D. Resolution 2025-43 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the Industrial Development Board of the City of Mount Pleasant, Tennessee to issue a Letter of Credit.

Mrs. Jones stated the City purchases natural gas from the Munigas program which is a joint purchasing program. This program allows the City to purchase gas at lower than market prices then sell to customers at your regular market price. The City can use these savings for infrastructure improvements. The City would like to add a few of the industrial heavy gas users to this program, but Munigas requires that those purchases be supported by a letter of credit. The purpose of this resolution is to authorize Mount Pleasant's Industrial Development Board to issue that letter of credit so that these industrial users can join the program.

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

Motion made by Vice Mayor Alderson to approve Resolution 2025-43 as presented. Seconded by Commissioner Knowles.

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

- E. Resolution 2025-44 - A Resolution extending Project Major Oak's Timeframe to enter into a Pilot Agreement.

Mrs. Jones stated last year you all approved a PILOT framework for Project Major Oak. That project has not completed its PILOT agreement within the year timeframe that was allowed, and they have asked for a 90-day extension. The Maury County IDB is in charge of executing this pilot agreement and they have already approved this extension. So, the purpose of this resolution is just to approve the 90-day extension so that Project Mayor Oak can enter into a pilot agreement if they still want too.

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

Motion made by Commissioner Johnston to approve Resolution 2025-44 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.

- F. Approve Gray Lane Paving Bid.

Mr. Grooms stated they opened bids last week and received four bids. We are requesting that you approve Nickell Contracting for \$66,307.21. That will go from North Greenwood down to Gray Lane with milling, repaving and striping.

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

Motion made by Vice Mayor Alderson to approve Gray Lane bidding to Nickell Contracting, LLC. Seconded by Commissioner Davis.

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

- G. Approve UV Disinfectant at Wastewater Treatment Plant Bid.

Mr. Grooms stated we opened bids for that last week as well and we three bids. The lowest bid is \$786,000 for the UV Light at the Wastewater Treatment Plant from the Community Development Block Grant. It is almost \$200,000 over budget as far as the grant and the match. We feel like we have a plan to match that with the ARPA which is next on the agenda so we can do all of it.

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

Motion made by Commissioner Davis to approve the UV Disinfectant at the Wastewater Treatment Plant as presented. Seconded by Commissioner Johnston.

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

H. Approve ARPA Water Line Replacement Bid.

Mr. Grooms stated this is from the ARPA Grant from 2023. We did put it out to bid. It was over budget at \$5.6 million. We have approximately \$2.5 million. When we bid it, we had four sections. We are going to request that you approve two of the sections. The first one is Part 3 Line C North Main Street and that is Magnolia at the connection at the bridge around Magnolia. That cost is Part 1 Line A Magnolia is \$406,710. We are not recommending Part 2 which is a total of \$4 million, and we are not recommending Part 4 which is \$46,000. We are recommending Part 3 Line C North Main Street which is \$1,174,675. This is we believe a 13% match, and we already allocated \$800,000 to this.

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

Motion made by Commissioner Johnston to approve the ARPA Water Line Replacement Bid 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.

I. Approve 2014 Property Tax Write-Offs.

Mrs. Cox stated per state law we are allowed for the County to collect up to ten years of delinquent property taxes and every year we have to write off that tenth year. When we start the fiscal year close out we write off that tenth year. Next year we will write off 2015. State law allows for counties to collect on delinquent taxes every ten years. This is just a formality. We are writing off \$1,070 between the City and County for 2014.

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

Motion made by Commissioner Davis to write off 2014 delinquent taxes as presented. Seconded by Commissioner Knowles.

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.)

Mayor White stated he is just going to guess that everybody on the list is signed up to speak about the rezoning and annexation. You are welcome to say a word or two tonight, but he would highly encourage that you attend the meeting on September 11th because that is when the real discussion is going to happen. It is going to be very open. Again, he wanted to reiterate that everybody will be kept to three minutes. That is why he is encouraging if you have a group or groups of people that would like to join together to speak that you do that so if there is twenty or less that speak and fifty that want to speak. He encouraged them to get their groups together and each one could say yes, I support what they are saying, because we don't want to go on for days with it, but we want to make sure that everyone has time to speak. That is only fair.

Mrs. Jones stated the Study Session starts at 6:00 pm on that night.

Mayor White stated yes that is correct. He asked if there were any questions about that. We usually don't ask this but that is the way that we have decided to do this and that way everybody has the opportunity to speak that would like too.

Mrs. Jones stated the Citizen Comments section the audience came to address the Commission it is not a question-and-answer session. They won't talk back they will just say thank you for your time and move forward. Same rules for the public hearing. The Mayor is about to open this up for the three minutes for anybody that wants to speak tonight.

Mayor White opened the meeting up for citizen comments.

Several concerned citizens in the area signed up to speak. Most of the citizens had the same concerns about increased traffic, water supply, history of the property and overcrowding of the schools.

The citizens who spoke at the meeting are listed below.

Jeff Brewer, Jim Harrison, Justin Kropf, Dawson Gray, Lee Bourque, Robert Lay, Cheryl Holley, Bob Grefseng, and Robert Murphy.

13. Board / Staff Comments / Adjournment

Commissioner Knowles thanked everyone for coming tonight and expressing themselves. She looks forward to meeting with them again on September 11th.

Commissioner Johnston thanked everybody for coming, we all love the City. She has only lived here for five years and drives pretty much everywhere. She loves where we are, and loves this town. She wished they would have been here Thursday night. She encouraged folks to do that and be here when they are having indepth discussions and really understand this is not an easy process. It is not easy to set up there and have somebody, you know, be berated, but she is a person of faith and a person who doesn't operate in fear. She loves this town. She is thankful they are all here tonight whether you like her or not that is okay.

Commissioner Davis stated he was thankful they came out and spoke their minds.

Commissioner Alderson stated she appreciated all of them coming and like she said earlier nobody is making phone calls. When you vote on something you have to do what is best for the people that elected you in here. Nobody has called her and said anything. So, she has to vote what is best for the citizens of Mount Pleasant. Thank you all for coming.

Mayor White stated same with him. He has to look at what is best for the community as a whole and that is where he landed. So, leave it at that. He reminded everyone of Music on the porch Saturday night.

Motion made by Commissioner Davis to adjourn. Seconded by Commissioner Knowles.

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