



City Commission Meeting Study Session Minutes

Thursday, September 11, 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. Awards/Presentations/Appointments

There were no awards, presentations or appointments.

3. Completion / Review of Unfinished Business from prior meeting

- A. Ordinance 2025-1135 - (Final 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 asked Kori Jones if Ordinance 2025-1135 will be deferred?

Mrs. Jones stated yes it will be taken off the agenda for Tuesday. We will work through the details, but you will not be voting on the annexation on Tuesday.

4. Monthly report from Mayor

Mayor White stated he would have a little something for Tuesday night. Probably more about the car show and the BBQ Festival.

5. Monthly Financial / Budget report

Mrs. Cox stated she will have something Tuesday.

Mrs. Jones wanted to point out one thing. As everyone knows they made the decision to cancel the official public hearing minutes before that hearing started. So, we had an unofficial hearing. We will have to set a new official public hearing for the annexation, the plan of services and the zoning. She may have to bring to them another resolution like they passed last month that just set the public hearing. That would be the only thing that they would vote on. It would not be the actual annexation. Annexing the property will not be on the agenda to vote on Tuesday. It will have to be after a public hearing.

6. Monthly report from City Manager

Mr. Grooms stated he will have a report on Tuesday.

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

- A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated it will be Tuesday, but he will say that we are very close to closing out the wastewater treatment plant.

B. Mount Pleasant Gas System Report

Mr. Grooms stated they are still working on the rate study. He will have more Tuesday.

8. New Business

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

A. Resolution 2025-45 - A Resolution for Annexation and Plan of Services.

Mayor White stated this is deferred.

Mrs. Jones stated yes, she may have to bring back the resolution that was passed last month that would set the public hearing. You will not be voting on the annexation on Tuesday.

B. Resolution 2025-46 - A Resolution to apply for Federal Assistance Community Facility Loan and/or Grant to be administered by the United States Department of Agriculture Rural Development (USDA RD) for fire engine and related equipment.

Mr. Grooms stated this is only to apply for a loan or grant. What we are looking at is with the 2012 Pumper Engine it is at the end of its life cycle. It is giving a lot of problems, so we are trying to get ahead of it. As you know we are still waiting on RD for the water upgrades, so it takes time. We are just applying to see what is offered there.

Mayor asked Phillip or Todd to update them on what is going on and the reason we need this is because of the pump truck.

Chief Todd Stewart stated they have a 2012 Pumper Engine, and it is about ready to go into the backup line. He updated them on the need for the loan or grant.

Commissioners discussed. No action taken. For more details refer to the audio/video recording attached to the agenda.

C. Approval of Residential Meter Bid

Mr. Grooms stated he could explain this, but Dale is here and would be better at explaining it.

Mr. Dale Brown explained the approval of the Residential Meter Bid and the need for it to the Commissioners.

Commissioners discussed. No action taken. For more details refer to the audio/video recording attached to the agenda.

Mr. Grooms stated that in their packets would be the recommendation from CEC for Grayco Constructors for the total bid of \$338,825.00 and we are still supplying the meters too. We are still within what we allocated for the project.

Mrs. Cox stated this is the borrowing we did between March and April of last year. We did a borrowing for the residential meters. We bid it out with local banks and United Community had the lowest rate for us. We have already borrowed the money.

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

Mr. Grooms asked Mr. Dale Brown to discuss this with the Commissioners.

Dale stated this is a quote from Roger Hydrant Group. They will be coming in to do flushing, chlorine testing as well as maintenance. They put together a really reasonable price. It is a lot more feasible to do this than full replacements. A lot of this stuff with the hydrants is TDEC regulated for water quality. He pointed out the highlights of this quote for the Commissioners.

Commissioner Davis asked if this had been done before.

Mr. Grooms stated yes with a different company.

Mr. Brown stated yes sir same process.

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

Mayor White stated we have already heard these comments.

10. Board / Staff Comments / Adjournment

Commissioner Davis stated he appreciated everybody that came out and spoke.

Meeting was adjourned.