



City Commission Meeting Minutes

Tuesday, February 17, 2026 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 Willie Alderson led the Pledge of Allegiance and Commissioner Lorrie Knowles led the invocation.

3. Roll Call

PRESENT

Mayor Bill White

Vice Mayor Willie Alderson

Commissioner Pam Johnston

Commissioner Loree Knowles

ABSENT

Commissioner Mike Davis

4. Approval / Correction of Minutes from Prior Meetings

Mayor White asked for a motion to approve the minutes from the Strategic Plan on January 8, 2026, the Study Session Meeting on January 15, 2026 and the Regular meeting on January 20, 2026.

Motion made by Commissioner Knowles to approve the minutes from the Strategic Plan on January 8, 2026, the Study Session on January 15, 2026, and the Regular meeting on January 20, 2026. Seconded by Commissioner Johnston. Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, and Commissioner Knowles.

A. Study Session - Strategic Plan - January 8, 2026

B. Study Session - January 15, 2026

C. Regular Session - January 20, 2026

5. Awards/Presentations/Appointments

A. Oath of Office for Police Officer Carson McDougal

Mayor White asked Chief Hay to introduce Officer McDougal and Mrs. Cox to do the oath.

Chief Hay presented Carson McDougal as a third-generation law enforcement.

Shiphrah Cox gave the oath to Carson McDougal.

Mayor White stated he was proud to have Officer McDougal.

B. Proclamation for Teresa Davis

Mayor White called Teresa Davis and family up to receive her Proclamation.

He then honored Teresa's 46 years and presented Teresa her proclamation.

C. Mayor's Appointment - Airport Board

Mayor White explained to Kori that Greg Martin came to the study session on Thursday night and asked that Mayor White serve on the board. Mayor White mentioned one of the things that will take place is each of the members on the current board will be replaced. The accounting will now be sent to the county instead of at the location so that it has the best accounting possibility.

The commissioners discussed a conflict of interest and Kori stated she did not believe so.

Mayor White then asked for a roll call.

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

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

Voting Abstaining: Mayor White

D. Mayor's Appointment - Housing Authority

Mayor White asked Mr. Grooms for Housing Authority information. Mr. Grooms stated that Mr. Roy Bullock resigned and they had a nomination for Brandy Pinkerton. The commissioners discussed briefly.

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

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

E. Mayor's Appointment - Communication Committee

Mayor White asked Commissioner Alderson appointment about Merilee ?? to become the Communication Committee Substitute. She is a replacement for Angie Cothran?

Motion made by Commissioner Knowles, Seconded by Commissioner Johnston.

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

6. Completion / Review of Unfinished Business from prior meeting

- A. Ordinance 2026-1139 - (Public Hearing/Final Reading) - An Ordinance to amend Ordinance 2025-1134 said Ordinance appropriating the revenues and expenses of operating and maintaining the departmental functions of the City of Mount Pleasant, Tennessee for the fiscal year beginning July 1, 2025 and ending June 30, 2026; providing an effective date.

Mayor White stated this was a Public Hearing and final reading of Ordinance 2026-1139 to amend Ordinance 2025-1134. He called Shiphrah to discuss Ordinance 2026-1139.

No one cared to speak at the Public Hearing.

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

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

7. Monthly report from Mayor

Mayor White stated on March 21st, 2026, there will be a community CPR class at City Hall. It is free to attend and if anyone is wanting to get the American Heart Association certification there will be a \$25 fee. The Pizza Place will be providing lunch. This is being done in memory of Daniel W. Hudson Jr.

8. Monthly Financial / Budget report

Mayor White called Shiphrah Cox up to discuss the financial and budget report.

Mrs. Cox discussed that a new person was hired in to replace Teresa Davis's position.

She also stated property taxes were due on February 28th and several were hitting now.

Shiphrah also stated the gas fund rate increase was done in November. That increase is helping the gas fund come out of the deficit.

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

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

9. Monthly report from City Manager

Phillip Grooms stated the winter storm and the generators that were purchased to be prepared. No questions were asked from Mayor White or the Commissioners.

He also stated Logan Sweeley from Scout Troop 154 wanting to do a project in Rotary Park. He is wanting to stain the benches, the bridge, and build a handicap ramp into it. Mr. Grooms wanted to make the Mayor and Commissioners aware of the upcoming projects.

Mr. Grooms spoke about a local resident wanting to help write a grant. He said there may be a survey coming out to see what the community is wanting to see.

Phillip reminded them of the Town Hall meeting to discuss the Stormwater Utility discussion and our Zoning Ordinance update beginning at 5:30.

Mr. Grooms had nothing further.

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

A. Wastewater Liaison Report

Mayor White asked Phillip Grooms if he had an update for the Wastewater Liaison Report. Mr. Grooms stated to Kori about updating the Ordinance. Mr. Grooms said more would be discussed on this topic at the close out change order toward the end of the month.

B. Mount Pleasant Gas System Report

Mr. Grooms said he was still in the process with the EDA and the Tennessee ECD grant process to get the paperwork in and see where it goes from there.

11. New Business

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

A. Resolution 2026-7 - A Resolution approving Collier Engineering Company, Inc. Contract for the 2026 Polk Lane Resurfacing Project.

Mayor White stated that Resolution 2026-7 was a Resolution approving Collier Engineering Company, Inc. Contract for the 2026 Polk Lane Resurfacing Project.

Kori said the purpose of this Resolution was to enter into a contract with Collier engineering. They will provide engineering services to the City of Mount Pleasant during the planning, design and construction phase of the Polk Lane Resurfacing Project. The length of the contract is 1 year with the option to extend for 3 additional periods on the same terms. The cost of the contract is 5% of the total project cost plus reimbursement for mileage. Collier estimates it to be around \$22,500.00 based on the projected construction cost. The contract is online and included in the Commissioner packets.

Mr. Grooms stated Jeff Minatra was there for any questions from anyone.

No other questions were asked.

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

- B. Resolution 2026-8 - Resolution of the Governing Body of City of Mount Pleasant, Tennessee, authorizing the renewal and payment of Downtown Revitization Grant Anticipation Notes not to exceed \$450,000.

Mayor White read out Resolution 2026-8 being the Resolution of the Governing Body of City of Mount Pleasant, Tennessee, authorizing the renewal and payment of Downtown Revitalization Grant Anticipation Notes not to exceed \$450,000.

Shiphrah mentioned that \$1,050,000.00 was transferred at the end of July and got the approval from the controller's office. It is general fund money that was transferred to the general capital projects to cash flow the Downtown Project because TDOT's reimbursements were way behind towards that period of time last summer and we did not receive them until September. The contractor had to keep moving because the more days that were added to the contract, it would be a cycle of an increase in cost to keep extending. Mrs. Cox stated she had paid back \$600,000.00 of the \$1,050,000.00 and are supposed to be getting another reimbursement soon from the state. Shiphrah stated she is slowly returning more, but one reimbursement request can take months to get to us.

No other questions were asked.

Motion made by Commissioner Johnston, Seconded by Commissioner Knowles.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

- C. Resolution 2026-9 - A Resolution approving Collier Engineering Company, Inc. Master Agreement for On Call Engineering Services.

Mayor White brought up Resolution 2026-9 being a Resolution approving Collier Engineering Company, Inc. Master Agreement for On Call Engineering Services.

Kori said the purpose of this Resolution is to enter into an on-call contract with Collier Engineering Company with the length of the contract being 1 year with an option to extend with 3 additional one year periods on the same terms. Each contract will have a separate scope of work assigned to Collier's. The City of Mount Pleasant will pay Collier by the hour only for projects of this agreement. The rates are included in the contract.

Jeff Minatra stated that Phillip could call them anytime and he could get an expert on their payroll to come and address whatever problem or question Phillip may have.

No other questions or comments were made.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

- D. Resolution 2026-10 - A Resolution declaring the intent of the City of Mt. Pleasant, Tennessee to reimburse itself or the Board of Public Utilities for certain expenditures relating to Electric System Projects with the proceeds of bonds and other debt obligations to be issued by the City.

Mayor White brought up Resolution 2026-10 - A Resolution declaring the intent of the City of Mt. Pleasant, Tennessee to reimburse itself or the Board of Public Utilities for certain expenditures relating to Electric System Projects with the proceeds of bonds and other debt obligations to be issued by the City.

Kori said that Mount Pleasant Power System proposes a future bond issuance for approximately 6 million dollars and the bond will pay for the construction of a new delivery point substation in the South part of the Mount Pleasant Power System system. The bonds will

probably not be issued until 2027, but it is expected that it will be necessary to make expenditures to pay for certain cost before the issuance of the bond. The purpose of the Resolution is to authorize the city to repay any cash expenses for this project that occurred prior to the bond issue.

AI came forward to state that in the capital plans for 2028, they are wanting a new delivery point substation. They already own existing property in the area. This substation would serve the communities of Summertown, Sandy Hook, Rockdale with power and Mount Pleasant with back-up power for future growth. He continued to re-explain what Kori had stated. The current debt service ratio is 3.9 and after the bonds it would go to 3.3. The floor is 1.5.

No other questions or comments were asked.

Motion made by Commissioner Johnston, Seconded by Commissioner Knowles.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

E. 2024/2025 Audit Approval

Bill White asked Shiphrah to introduce Allison Hightower with Mauldin and Jenkins. The audit was placed in everyone's packet and will be on the website.

Allison introduced herself and started to explain the Audit of 2025. She stated they were a new firm for the City of Mount Pleasant. Allison said their responsibility is to audit the city and issue an opinion under auditing standards generally accepted in the US as well as government auditing standards. She said the financial statements are the responsibility of the city manager and not the responsibilities of the auditors. They issued a clean or unmodified opinion on the audit results on the financial statements. They are still working through the federal grant program audits. A separate package will be given once that is done. The next section of her presentation went over the procedures of the audit with cash, testing receivables/capital assets, and performing under liabilities just to name a few. Allison then mentioned the accounting estimates and judgments. All estimates were reasonable. She stated to praise Shiphrah and her team for cooperating during the audit.

For the full presentation, please refer to the audio/visual recording attached to the agenda.

Shiphrah stated that if anyone had any questions, please let her know.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

F. Resolution 2026-11 - A Resolution approving Change Order #6 to the Construction Contract with BH Craig Construction Co., Inc. for the 2021 WWTP Improvements Project.

Mayor White brought up Resolution 2026-11 - A Resolution approving Change Order #6 to the Construction Contract with BH Craig Construction Co., Inc. for the 2021 WWTP Improvements Project.

Kori stated the purpose of this resolution is to approve the final change order for the 2021 WWTP Improvement Project. This change order balances the cash allowances on the project, provides the credit to the City for mutually agreed upon scope modifications, provides a credit to the contractor for a delay outside of their control, increases the contract time due to adverse weather days, and accesses the liquidated damages to the benefit of the city. All of those together decreases the contract price by around \$231,000 and adds 37 days to the contract for weather days. The change order is online and in the packet.

No questions or comments from anyone.

Motion made by Commissioner Knowles, Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

- G. Resolution 2026-12 - A Resolution approving Change Order #7 to the Agreement between Owner and Engineer for Professional Services dated December 5, 2018 for Wastewater System Improvements.

Mayor White stated Resolution 2026-12 - A Resolution approving Change Order #7 to the Agreement between Owner and Engineer for Professional Services dated December 5, 2018 for Wastewater System Improvements.

Kori said the purpose of this Resolution is to amend the engineering contract for the Wastewater Treatment Project with Barge. It adds engineering services, time, and payment that are associated with the increase in construction time that was talked about in Resolution 2026-11. The amount of the engineering change order is \$28,500.00 that covers the 5 months of extra engineering that was needed for the additional construction time on this project.

Motion made by Commissioner Johnston, Seconded by Vice Mayor Alderson.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

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

Mayor White asked for general comments from citizens and stated no one signed up.

13. Board / Staff Comments / Adjournment

Mayor White mentioned the Public Hearing.

Commissioner Knowles stated she did not have much to say and thanked the staff for the audit and doing a great job still. She also thanked the first responders, police, and the utility workers for everything that was done during the storm and told them how amazing of a job they did. She thanked God for each of them and for being in such a good group.

Vice Mayor Alderson agreed with Commissioner Knowles comments and appreciated everyone. She said that Al spoke the other night of how well the City of Mount Pleasant and the Power Company work together in their partnership. She prays the partnership continues and everyone keeps working well together. If she can help in any way, she wants anyone to reach out.

Commissioner Johnston agreed with Commissioner Knowles and Vice Mayor Alderson. She said the weather was nice Saturday and she walked down Main Street and said there was so much excitement and positivity. She is very excited and grateful for the City of Mount Pleasant and our staff. She thanked everyone for their time with the audit.

Commissioner Knowles said her church was so appreciative to all of the police and fire department that came down to the Super Bowl Saturday. It was a great success and people were very excited that the firemen showed up.

Mayor White entertained the motion to adjourn.

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

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