



City Commission Meeting Minutes

Tuesday, April 15, 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 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

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

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

A. Study Session - March 13, 2025

Mayor White asked for approval of the minutes from the Study Session meeting on March 13, 2025.

Motion made by Commissioner Johnston to accept the Study Session minutes from March 13, 2025. Seconded by Commissioner Knowles.

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

B. Regular Session - March 18, 2025

Mayor White asked for approval of the minutes from the Regular meeting on March 18, 2025.

Motion made by Commissioner Johnston to accept the Regular Meeting minutes from March 18, 2025. Seconded by Commissioner Knowles.

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

5. Awards/Presentations/Appointments

A. Proclamation for Lindsey Tate and Tiffany Cawthon

Mayor White presented a proclamation to Lindsey Tate and Tiffany Cawthon. He asked Mr. Eric Harvey to come up with the two ladies.

Mr. Harvey explained he was traveling in his car on Gray Lane, and he began choking and was in immediate danger and these two ladies jumped out and came to his rescue by applying lifesaving techniques that saved his life, he thanked them for being at the right place at the right time, which allowed him to be able to be here tonight.

6. Completion / Review of Unfinished Business from prior meeting

- A. Ordinance 2025-1131 - (Public Hearing/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 rezoning a property from High Density Residential (R-3) to Highway Commercial (CH). Approved Rezone.

Commissioner Johnston who is a member of the Planning Commission Board discussed this with the Commissioners and highlighted the most important parts of the ordinance. The plat that was presented to them was unbelievably well done one of the best ones they on the Planning Commission had ever seen. This piece of property was originally Highway Commercial and then it was put into Residential by the same owner and now we are just putting it back to Highway Commercial so they can have the land to put the businesses on that want to locate there. The Planning Commission voted in favor of passing it.

Commissioner Davis read the four Finding of Facts for Zoning Amendment.

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

Mayor White stated this is a public hearing and asked if anyone cared to speak.

There was no one there who wanted to speak.

Motion made by Commissioner Davis to approve Ordinance 2025-1131 as presented.
Seconded by Vice Mayor Alderson.

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

7. Monthly report from Mayor

Mayor White stated he and Phillip met with the folks with Adams this morning briefly about the pavers that they are getting ready to start putting down and they look very nice. They are brick, he would call it herringbone. They did have a nice little walkway for them to look at and it is going to be nice. Music on the Porch not this Saturday but next. Come on out and enjoy it this is the first one of the year. It has changed a little this year it did start at 7:00 pm now the food trucks will be there at 5:00 pm. They will have an opening band that will start at 6:00 pm to play while everybody is getting settled in and the big band will start at 7:00 pm.

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

8. Monthly Financial / Budget report

Mrs. Cox presented the monthly financial and budget report and discussed the highlights.

Mayor White stated we have some guests from Leadership Maury. Shiphrah is in that class.

Mrs. Cox laughed and stated yes best class ever. She is going to make sure Teresa puts this in the minutes.

Mayor White stated make sure she puts in there he disagrees.

There were no questions for Shiphrah.

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

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

9. Monthly report from City Manager

Mr. Grooms stated he has a lengthy report for them and preceded to highlight the different projects going on in town.

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

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

A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated he didn't get that report until yesterday, it was late this month. Shiphrah did add it to the agenda, so it is attached to the agenda if you want to see it in detail. He highlighted the report for them and asked Dale to explain about the smoke testing of the sewer system.

Dale explained this for them.

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

B. Mount Pleasant Gas System Report

Mr. Grooms stated they still have a list of projects working with the engineers and they will talk more in one of the budget meetings about the gas rates.

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. Ordinance 2025-1132 - (First Reading) - An Ordinance of the City of Mount Pleasant, Tennessee amending Title 8 of the Mount Pleasant Municipal Code by increasing the number of beer permits licenses.

Mayor White stated this is the first reading for Ordinance 2025-1132. He stated they had a long conversation about that Thursday night.

Mrs. Jones stated the purpose of this Ordinance is to amend the beer ordinance, which is in the municipal code. This is going to exclude the historical overlay from the restrictions that no beer permit may be issued at a location within a certain amount of feet from churches, parks and schools but anything other than that, if someone is in that historic overlay wanting to get a license they do not have to follow with those restrictions. We have also added public parks to the restrictions for properties that are outside of that historic overlay. Then we have added restrictions that you cannot have a DUI and get a beer permit. We have increased the number of licenses in several categories. Number of ON premises goes from 10 to 15. OFF premises, with their comments, goes from 15 to 25 and then ON/OFF premises went from 3 to 6.

She stated there are several changes and what we have done is just adopted the whole new beer ordinance. She did notice that the actual Exhibit A is not on the website, so we need to add that.

Mayor White asked if there were any other comments from anybody. They discussed this at length. He stated Willie made a good recommendation on increasing those because as we get

the bridge up and other things we are going to get more probably 6 stores and that type of stuff.

Motion made by Vice Mayor Alderson to accept Ordinance 2025-1132 as presented.
Seconded by Commissioner Johnston.

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

- B. Resolution 2025-14 - Resolution of the City of Mount Pleasant to update the Utility Adjustment, Deposit, Collection and Write-Off Policy.

Mrs. Jones stated the purpose of this resolution is to update that policy. The changes reflect changes to our current procedure. The new policy is included in your packet, and Shiprah will explain the changes, they are highlighted in the draft you received.

Mrs. Cox stated the items that changed are on the exhibit document right behind the resolution. She read over these for the Commissioners.

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

Motion made by Commissioner Johnston to approve Resolution 2025-14 as presented.
Seconded by Vice Mayor Alderson.

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

- C. Resolution 2025-15 - A Resolution of the City of Mount Pleasant, Tennessee to enforce the collection of the 2023 Delinquent City Real Property Taxes and Ratification of the Delinquent Tax Lawsuit.

Mrs. Jones stated the lawsuit was filed on April 1st and the purpose of this resolution is to have them to vote to ratify the lawsuit that was already passed she has included the list, and it has also been filed at the courthouse.

Mrs. Cox stated the property taxes are public record so that is why they are always attached in their packets. Utilities are not public records. She stated it is a total of \$23,000.

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

Motion made by Vice Mayor Alderson to approve Resolution 2025-15 as presented. Seconded by Commissioner Johnston.

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

- D. Resolution 2025-16 - A Resolution of the City of Mount Pleasant to authorize the Mayor to execute the Government Grant Contract related to the Connected Community Facilities Grant.

Mayor White stated this is the grant for the Community Center.

Mrs. Jones stated the purpose of this resolution is to accept that contract. Under the contract, the City is agreeing to use the grant funds it received for planning, design, construction, rehabilitation, furnishing, and equipment for the community center as described in the project activities described in the contract. This is related to Resolution 2025-17, Resolution 2024-41 and 2024-14.

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

Motion made by Commissioner Knowles to accept Resolution 2025-16 as presented.
Seconded by Vice Mayor Alderson.

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

- E. Resolution 2025-17 - A Resolution to approve a Professional Services Agreement with 906 Studio, PLLC for Architectural and Engineering Services for the Renovation of the Community Center.

Mrs. Jones stated the purpose of this resolution is to accept that contract with 906 Studio the cost of the contract is \$181,104. The scope of the work is included in the agreement which is in your packet and is also an exhibit to that resolution. This all goes back to that grant that we received for the Community Center.

Motion made by Commissioner Johnston to approve Resolution 2025-17 as presented. Seconded by Vice Mayor Alderson.

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

- F. Resolution 2025-18 - A Resolution to adopt a revised Coaches Background Check Policy for any person coaching in a Mount Pleasant Sports Programs.

Chief Hay stated basically we are changing it from the old criteria with any violent felony and sex offenses, no in violent felony, and no misdemeanors of two or more in seven years. What we are proposing to change it to is still sex offenders no coaching and persons with Class A felonies no coaching. Persons with Class B felonies 15 years. Persons with Class C, D, & E 10 years and two misdemeanors or more we dropped that down to 5 years.

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

Motion made by Vice Mayor Alderson to accept Resolution 2025-18 as presented. Seconded by Commissioner Knowles.

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

- G. CT Form for \$1.2 Million Residential Meters

Mrs. Jones stated the City incurred debt to finance the purchase of the new residential meters. This form acknowledges that the City took out debt and this is not an action item it is just for the minutes.

Mayor White stated we talked about this a lot; we are going to spend the money to put new residential meters in and we think they will pay for themselves. They are old.

- H. Street & Paving Plan (Cancel Resolution 2024-32 - KCI Technologies Paving Survey)

Mr. Grooms stated they talked about this Thursday night at the Study Session meeting. KCI was the company that we will continue to use, they have done great with our planning. Back in the fall we had a previous resolution. We have had trouble with getting that started. One of the things he talked to them about was that we are going to cancel the contract because you guys have plans and the plans are to pave streets, so we are going to refocus that money. We will talk about it in our budget meetings for next fiscal year to lay some pavement down in this town.

Mrs. Jones stated what we are asking for here is a motion to rescind Resolution 2024-32 and cancel the contract with KCI for the street and paving plan.

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

Motion made by Commissioner Davis to rescind Resolution 2024-32 as presented. Seconded by Commissioner Johnston.

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

I. Arrow Mines Bid Approval

Mr. Grooms stated this was a July 1 project when he took over. We did receive 3 bids. We are recommending you guys to take the lowest bid which is G & M Construction's bid for \$35,548.10.

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

Motion made by Vice Mayor Alderson to go with G & M Construction for the Arrow Mines Bathroom. Seconded by Commissioner Knowles.

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

J. Howard Field/Maury County Library Proposal Discussion

Mayor White stated we have some ladies present from the library to discuss this with us. Phillip and I had the opportunity to meet about the library proposing to build a nice new 10,000 square foot library at Howard Field. He stated this is probably a 3-year project. Once they have occupied the facility at Howard Field the library comes back to the City of Mount Pleasant.

Ms. Rita Parks stated that is it in a nutshell. She stated when we first started looking at a new place for a library, we love the location where we are now and that was very important to the staff to stay within a walking distance of a lot of the neighborhoods. A biking distance, we have a lot of people who come and ride their bike or walk to the library. So, that was very important to them. We looked at a number of spots, but we just really couldn't find anything that had that walkability and that small town feel. We wanted to stay as close to downtown as possible. She looked on google maps and there was that one tract that sits there, and it is near the residential section, it is relatively near downtown. It is closer to the school than where they are currently located and we just need more space in our library. We need more parking, we have like five parking spaces. Meghan can tell you the number of children that we have. We have programs in our library but there is just no place for people to work. Her vision is approximately a 10,000 square foot library. We will see how it all shapes out, but that is her goal to shoot for about 10,000 square feet.

Ms. Meghan Cyr stated they would like to have study rooms so that individuals can either have meetings or do interviews for jobs if they need to do it virtually, that way they have privacy to do that, and it encourages workforce development in the community. Right now, we are very confined to what we can have book wise in all the different areas. So, with that space we can actually grow our collection, maintain our collection and make it a little bit fresher and more useable with all the new things coming out. We have expanded into video games for the kids, so we would like to grow that and actually have a place for them. Beyond that just new technology in the facility. Program rooms, giant story time rooms. When Bob Turner comes and we have to do two sessions because we can't get everybody in, and we don't want to turn anybody away. We want to provide to everybody in your area, and we want to enhance the library for everybody in Mount Pleasant.

Mrs. Alderson asked how many children does she think comes to the library monthly.

Ms. Cyr stated it varies per day. When they have a bid event, they will get 150 to 200 kids easy in that time span. From what she heard Touch a Truck last year got 800. So, we are having Touch a Truck again to kick off some of the ratings. She is hoping those numbers grow from 800 to 1,000. She will take whatever, but if we have the space for more kids to come to programs, they are only going to get bigger. With all those families coming in our numbers are only going to go up.

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

Mayor White asked Kori if they need a motion on this since we are swapping properties.

Mrs. Jones stated the procedure they talked about is they will present a MOU between the County and the City at the May meeting. She has it drafted but she needs to talk to him a little bit to make sure she has all the details correct. She will have it ready for them to take to the library meeting on April 22nd and then they will recommend it to the County, and it will go through all that process. That will outline the process for when it will start. The way she has it drafted now it will go, once it is in the County's budget then we would deed the property to them with a deed restriction in it that says if it doesn't become a library within a certain amount of time it would come back to us. They would continue to operate the current library and once the new library is built and they transition to the new one they would deed that property to Mount Pleasant.

Mayor White stated they would try to get the MOU to them for their meeting.

K. Downtown Project Change Order Approval

Mr. Grooms stated we talked at length at the Study Session about this. This is a work change directive, it says change order, but it is just a directive. The change order will come back after approval from TDOT. Basically, there are change directives 9, 10, 11, 12, 13 and 14. The majority of it is rebuilding Hay Long, rebuilding the foundation, and also there is additional paving on Blue Grass and Church Street where the utility tie ins come into place there. Change Order #10 is the backflow preventer.

Mayor White stated that the backflow preventer was needed. It was expensive but we had to have it.

Mrs. Jones stated with a work change directive they are authorizing work which will be an additional expense because they are adding to the scope. We have an estimated cost, but we don't have the real cost, that will come back before you when it is finalized between the contractors and engineers.

Mr. Grooms stated they are requesting an additional 27 days to this as well. They will still be gone about the same time as the bridge opens up.

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

Motion made by Vice Mayor Alderson to approve the Downtown Work Directive. Seconded by Commissioner Johnston.

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

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

There were no citizen comments.

13. Board / Staff Comments / Adjournment

Mayor White asked for any Board/Staff comments.

Commissioner Loree Knowles stated she appreciates everyone for coming. We don't usually have a crowd like this, keep coming and invite others to come because it is very important to know what your city is doing.

Commissioner Davis stated the Downtown is really coming along and looking good.

Mayor White stated yes and they are staying on schedule which is nice to see for a change.

Commissioner Alderson stated that Saturday is the Easter Egg Hunt. Also, not this Saturday but the next Saturday they are asking all ladies to come out to their Mount Pleasant Ladies Meeting. They had a good time this past Sunday. It is from 3-5 at the Community Center please come and join them.

Commissioner Johnston stated she just wanted to thank the staff for putting out such a great newsletter, every month it looks better and better. She also wanted to echo Loree's comment that she really appreciates people being here. She stated there are a lot of comments on Facebook but just come to the meetings and hear what we have to say we are working really hard, and we are so grateful for our staff.

Mayor White wanted to thank Maury Alliance.

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

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

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