



City Commission Meeting Study Session Minutes

Thursday, April 16, 2026 at 6:00 PM

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

1. Call to Order

Vice Mayor Alderson gets the meeting started.

2. Pledge of Allegiance / Invocation

3. Roll Call

4. Approval / Correction of Minutes from Prior Meetings

5. Awards/Presentations/Appointments

Phillip Grooms stated that none were scheduled.

6. Completion / Review of Unfinished Business from prior meeting

7. Monthly report from Mayor

8. Monthly Financial / Budget report

Phillip Grooms said he would have an abbreviated report at the Commission meeting on Tuesday night.

9. Monthly report from City Manager

Mr. Grooms stated he would have a report on Tuesday night.

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

A. WASTEWATER LIAISON REPORT

Phillip Grooms stated that the Wastewater Liaison is closed out so there should not be any more reports.

B. MOUNT PLEASANT GAS SYSTEM REPORT

Mr. Grooms stated he would have a report and something on the agenda will be added for Tuesday night.

11. New Business

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

A. ORDINANCE 2026-1140 SEWER PRE-TREATMENT (1ST READING)

Vice Mayor Alderson reads the Ordinance.

Kori stated the purpose of Ordinance 2026-1140 is to amend Title 18 of the Mount Pleasant municipal code relating to sewer use by repealing Chapter 2 in its entirety and replacing Title 18, Chapter 2 with a new chapter pertaining to sewer use. The purpose of this ordinance is to set forth uniform requirements for the disposal of wastewater in the service area of the City of Mount Pleasant, Tennessee wastewater treatment system. This ordinance will be approved by TDEC. Once it is approved by the State of Tennessee it is responsible for the enforcement of all Federal, State, and Local Pretreatment regulations. This is a very technical document that

has been reviewed and revised by Barge and TDEC. It has also been preliminarily approved by TDEC. We will seek final approval after the ordinance passes and is in final form. The changes from the last version of this ordinance are highlighted and/or redlined on the draft that will be included in your packet. The most material changes are to remove the actual listed number limits from Tables A and B in the ordinance, post them on a tab on our website, cite where they are located, adding continuously monitored pH violations to the list of noncompliance, and by adding a requirement that if an industrial user monitors any regulated pollutant at the appropriate sampling location more frequently than required by the Control Authority, they have to report the results of this monitoring too. This ordinance also approves the Enforcement Response Plan (ERP) that Barge created for the City. This plan describes violations and indicates a range of appropriate enforcement options. It outlines which responses are appropriate and identifies the personnel who must initiate those responses. It also outlines the effective timeframes for taking such actions. It streamlines the enforcement of all pretreatment regulations and promotes fair and consistent enforcement.

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

B. ORDINANCE 2026-1141 ZONING (1ST READING)

Vice Mayor Alderson reads the Ordinance.

Kori explains the planning commission reviewed the proposed zoning changes that were made by the City staff on Tuesday and they have decided to defer this Ordinance to study it more.

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

C. ORDINANCE 2026-1142 STORMWATER (1ST READING)

Vice Mayor Alderson reads the Ordinance.

Kori explains the purpose of this ordinance is to create a storm water utility within the incorporated city limits. A stormwater utility provides for the collection, treatment, storage and disposal of stormwater. It provides benefits and services to all property within the incorporated city limits. Such benefits include, but are not limited to: the provision of adequate systems of collection, conveyance, detention, treatment and release of stormwater; the reduction of hazards to property and life resulting from stormwater runoff; improvements in general health and welfare through reduction of undesirable stormwater conditions; and improvements to the water quality in the stormwater and surface water system and its receiving waters of the state all of which are managed by the Stormwater Administrator. In order to pay for the management, operating, maintaining, and improving the utility, the ordinance will also establish a graduated storm water user's fee which will be assessed and collected from each user of the storm water utility provided by the City. The base rate/detached single family residential property = tiered rate based on parcel size being less than 10,000 sq ft = \$3.50, 10,000 sq ft to 15,000 sq ft = \$5.25, and more than 15,000 sq ft = \$7.00. The fee for other developed property is based off the impervious square footage X 1 ERU (equivalent residential unit= 5781 sq ft for Mount Pleasant). The table is set forth in the ordinance. There is a 30-day notice requirement for this ordinance because it assesses a stormwater user fee. If this passes 1st reading, it will be on the agenda for 2nd reading in June.

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

D. ORDINANCE 2026-1143 STORMWATER MANAGEMENT (1ST READING)

Vice Mayor Alderson reads the Ordinance.

Kori states the purpose of Ordinance 2026-1143 and ordinance establishing a stormwater management program for the City of Mount Pleasant. The purpose of this ordinance is to grant the City the authority to exercise management and general regulation over stormwater. It follows a state law process to grant this authority. This is not something that the City has to do because the City does not have a MS4 permit, but it gives the city control over standards for stormwater control which benefits the public health. This is a proactive step for Mount Pleasant. This ordinance is separate and distinct from the Stormwater Utility Ordinance. It will support the stormwater utility but it will also help with all new construction, regardless of whether the utility is established, by developing regulations and standards for management of stormwater on all new projects. There are fines and fees that could be assessed for violation of this ordinance; these fees would be used towards the stormwater utility. This ordinance does not require the 30-day notice, so if this passes 1st reading, you can have the 2nd reading in May, as usual.

JJ Thornton speaks in more detail on the Ordinance.

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

E. 2015 PROPERTY TAX WRITE OFFS

Phillip Grooms stated this is something that has to be done every 10 years. The write offs from 2015 totaled \$3,126.00.

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

F. POLK LANE BID

Mr. Grooms said that they did open bids and 4 responsive bids. The lowest and best bid came in at \$363,137.00 for Polk Lane was Rogers Group and the highest bid was \$518,000.00.

G. EMERGENCY REPAIR GAS REGULATORS

Phillip Grooms said this will not be an agenda item and will be moved up to the gas system report for Tuesday.

H. TDEC ARPA CLOSE OUT & CHANGE ORDER #3

Mr. Grooms said that this is the ARPA water line on the North End. They are finished and this is the last adjusting change order.

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

Vice Mayor Alderson asked for general comments from the citizens.

Mr. Lee Bourque comes up to speak.

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

13. Board / Staff Comments / Adjournment

Commissioner Knowles stated some citizens want to have prayer on the square day. Katie said that her and Phillip had spoken that same day about permits, etc. Phillip Grooms then speaks on the permit requirements and if one would be needed.

Vice Mayor Alderson reminded everyone about Music on the Porch. Vice Mayor Alderson then called the meeting.