



City Commission Meeting Minutes

Tuesday, January 20, 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 Alderson 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

Mayor White asked for a motion to approve the minutes from the Public Hearing on December 8, 2025, the Study Session Meeting on December 11, 2025, and the Regular Meeting on December 16, 2025.

Motion made by Vice Mayor Alderson to approve the minutes from the Public Hearing on December 8, 2025, the Study Session Meeting on December 11, 2025, and the Regular Meeting on December 16, 2025. Seconded by Commissioner Johnston.

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

A. Public Hearing - December 8, 2025 - Annexation Old Zion/Trotwood

B. Study Session - December 11, 2025

C. Regular Session - December 16, 2025

5. Awards/Presentations/Appointments

A. Oath of Office for Police Officer Trevor Roberts.

Mayor White asked Chief Hay to introduce the two new officers and Shiphrah to do the oath.

Chief Hay presented Trevor Roberts a local boy. He presented Officer Halkawt. Halkawt is a certified officer he is from Arrington originally from San Diego originally from Northern Iraqi.

Mayor White stated we are glad to have both of them.

Chief Hay stated they are falling right in. Halkawt is on his own. Trevor is still riding but he will get there.

Mrs. Cox gave the oath to both of them.

B. Oath of Office for Police Officer Halkawt Chamsayidi.

See above for details.

C. Mayor's Appointments - Beer Board

Mayor White reappointed the present Beer Board members to serve during the 2026 year. They are David Workman is the Chair, Jimmy Hines and Jay Smith and they have all agreed to continue to serve.

Motion made by Commissioner Davis to reappoint the Beer Board members 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.

D. Mayor's Appointments - Board of Zoning Appeals

Mayor White reappointed Lisa Cole, John Hunter, Jacqueline Johnson, Billy Ring and Terry Brewer and each one of these has agreed to continue to serve on the Board of Zoning Appeals to serve in the 2026 year. These are actually not up until mid-year. He stated John Hunter is the only one for this month. For everyone's information there has to be somebody off of the Planning Commission to serve on the Zoning Commission and John is this representative.

Motion made by Commissioner Davis to reappoint John Hunter to the Board of Zoning Appeals. Seconded by Vice Mayor Alderson.

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

E. Mayor's Appointments - Communication Committee

Mayor White stated each Commissioner gets to have 2 people nominated to this. There is going to be one change that Commissioner Knowles has recommended. That is for Ms. Katie Martin who is a resident of Cherry Street and that would be the only change. He reappointed all the present members of the Communication Committee to serve in the 2026 year. He stated he cleared it with each one of them and they are good with who they have as a representative.

Motion made by Vice Mayor Alderson to accept Katie Martin to the Communication Committee and reappoint the other present members. Seconded by Commissioner Davis.

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

F. Mayor's Appointments - Historic Zoning Commission

Mayor White stated there would be one change on this one and that is the only one that is expiring this month. Pam's term will expire later in the year. Jim Brown who lives at 209 North Main Street here in Mount Pleasant and he has redone his home just up from here. He is a music guy. Jim Ed Brown's son for everybody's information. He has agreed to serve.

Motion made by Commissioner Johnston to appoint Jim Brown to serve on the Historic Zoning Commission 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.

G. Mayor's Appointments - Planning Commission

Mayor White reappointed John Hunter, Chairman and Jennifer Graham, Vice Chair to serve on the Planning Commission and both have agreed to continue to serve. We have 2 more that will expire, but they are in the 4th quarter of this year.

Motion made by Commissioner Davis to reappoint John Hunter and Jennifer Graham to serve on the Planning Commission 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. Mayor's Appointments - Recreation Commission

Mayor reappointed Bedford Smith, Vice Chair to serve on the Recreation Commission. He does a good job on there. As everyone knows Bedford was at one time a commissioner and left to become Parks and Recreation Director. He has a lot of history with recreation.

Commissioner Davis stated we are fortunate for him to want that position.

Motion made by Vice Mayor Alderson to reappoint Bedford Smith to serve on the Recreation Commission. Seconded by Commissioner Knowles.

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

Mayor White stated there were 3 more boards that do not require anything, but he wanted to run through them right quick. Mount Pleasant Housing Authority and as he said Thursday night, they are going to have to get a little more involved in this. Dawn Hudson, who was the Director, left about a year or so ago and the board has kind of been this way since. He is going to go out himself and meet with the new lady. Micki Clifton that they have now. It is a huge part of our community; you have got to look at how many people live in the Housing Authority and how important it is to our community.

He stated the Industrial Development Board is inactive, just for everybody's information there is nobody to be reappointed on it because it is inactive.

He stated the Mount Pleasant Power System will have one coming up in March and that will be Mike Tyler and he is the Chairman. Dr. Tyler does an excellent job with that board. We are very fortunate to have that group of people on the Power Board. He stated Commissioner Davis has served on it and asked for his comments.

Commissioner Davis stated he appreciated all the men that serve on it and woman.

Mayor White asked Vice Mayor Alderson for any comments since she is the representative for the City Commission.

Vice Mayor Alderson stated it is an awesome board, like you said Dr. Tyler keeps the meeting going. She is glad just to be able to serve on that board.

Mayor White stated we are very fortunate.

6. Completion / Review of Unfinished Business from prior meeting

There was no unfinished business.

7. Monthly report from Mayor

Mayor White stated he talked to Kori about this and they felt like it would be good to make sure everybody was aware of this. On January 8th he received a request from the Governor and from April Grippio who is the Director of Water Quality for TDEC, and he has been asked to serve on a Regionalization Study for the Duck River area where we are. He then touched on some of the bullet points that are part of this. He stated it is quite an honor to be asked by the Governor to serve on this board. He stated if anybody is paying attention to what is going on just north of us, because this doesn't just touch the City of Mount Pleasant, if we think about all the people we serve. Dale, it goes far beyond the City limits.

Dale Brown stated it is not just this region it is all the way north where he came from is seeing the same thing.

He just wanted everyone to know he was asked and he is going to accept.

Commissioner Johnston stated that is great.

Mrs. Jones stated it is sharing Mount Pleasant's information there is no cost to them or anything. TDEC is doing the study.

8. Monthly Financial / Budget report

Mrs. Cox presented her financial and budget reports.

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

Motion made by Vice Mayor Alderson to accept the financial and budget reports 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.

A. Financial Reports December 2025

9. Monthly report from City Manager

Mr. Grooms presented his report and stated he should have a draft of the Strategic Plan update soon he is working with Michael Haywood on that. He mentioned the Town Hall meeting on Thursday, February 19, 2026, at 5:30 pm here at City Hall and informed them of some of the items to be discussed.

He stated the employee of the month is Lieutenant Deon Hardison, this is on the second page of the State of the City. He has been full time since October 2015. Deon holds a Bachelor's Degree in Fire Administration and several state certifications. He also serves as the department's public Fire and Life Safety Educator. He teaches CPR, first aid and fire prevention. He is very valuable to the public safety department in our City.

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

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

A. Wastewater Liaison Report

Mr. Grooms stated the TDEC Consent Order is closed. He stated they anticipate the final change order and closeout in February.

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

B. Mount Pleasant Gas System Report

Mr. Grooms stated we are going through the grant application for EDA funding and the Tennessee ECD. He is working closely with our engineers and Lori Fisher with South Central Development District to get that application in.

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

11. New Business

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

A. Ordinance 2026-1139 - (First 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.

Mrs. Cox presented Ordinance 2026-1139 and highlighted the changes to the budget for the Commissioners.

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

Motion made by Commissioner Davis in favor of Ordinance 2026-1139 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.

- B. Resolution 2026-1 - A Resolution of the City of Mount Pleasant, Tennessee adopting the updated Maury County Basic Emergency Operations Plan.

Mrs. Jones stated the purpose of this resolution is to adopt the Maury County Emergency Operations Plan. That plan outlines procedures that are followed all through in case of emergencies. The Plan was developed by the Maury County Emergency Management Department in conjunction with various officials from Maury County and the municipalities including y'all within Maury County. The Plan is confidential, so it is not in your packets, and it will not be on the website.

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

Motion made by Commissioner Johnston to approve Resolution 2026-1 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.

- C. Resolution 2026-2 - A Resolution to approve a Professional Services Agreement with Civil & Environmental Consultants, Inc. for 2025 Water System Improvements.

Mrs. Jones stated the purpose of this resolution is to enter into the Engineering Contract with Civil & Environmental Consultants, Inc. (CEC) for 2025 Water System Improvements Project. This Agreement replaces the engineering contract that they approved on August 20, 2024, and the change order that went along with that one right afterwards. This contract does include a portion of the work that was in the 2024 contract plus additional work. Under this contract, CEC will:

- Develop a ground water well on the WTP property, if a hydrogeological evaluation and test well lead to a favorable conclusion. (New Item)

- Addition to the WTP improvements including the addition of a 3rd filter system and Chemical Neutralization System which was part of the original scope,

- Replacement of out-of-date components on the existing filter systems as recommended by the filter manufacturer, which was part of the original scope,

- Off-site improvements to the distribution system including which are new to the project scope. That would be addition to a control valve to improve control of the Industrial Park tank and relocation and replacement of the Columbia Pump Station to the connection point between the City and CPWS water service.

- The cost of this project is approximately \$559,000 (TOTAL?) + actual costs for Hydrogeologist study/test which CEC estimates to be around \$39,000 that will be additional.

- Funding for this project will come from the USDA Water and Environmental Loan/Grant Program as applied for pursuant to Resolution 2025-2. They applied for that grant this time last

year. Got the grant and will use that money to pay for this. After she reviewed the EJCDC contract any approval of this engineering contract needs to be contingent on the agency's concurrence, she did not add that in the resolution so before they consider that resolution, she would add that they provide it to say that this approval is contingent upon concurrence by USDA Rural Development. That is just part of their requirement. Rickey was here on Thursday to present in detail about the project.

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

Motion made by Commissioner Johnston to approve Resolution 2026-2 with the addition of in Section 1 at the end of the last sentence that this approval is contingent upon concurrence by USDA Rural Development Department. 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 2026-3 - A Resolution to approve a Professional Services Agreement with CEC for the Generator Contract.

Mrs. Jones stated the purpose of this resolution is to enter into an Engineering Contract with CEC to provide engineering services associated with a new emergency generator sized to provide power to the Water Treatment Plant to operate critical facilities during a power outage event.

- Engineering Services will include Design, Bidding support, and Engineering During Construction Support.

- The cost of these services is \$49,000.

- This project is 100% funded by a USDA Rural Development, WEP Disaster Grant.

This contract is exactly the same as the other one. She would ask also that the same language that we added to the same section of that resolution. That it be contingent on concurrence from USDA Rural Development.

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

Motion made by Commissioner Johnston to approve Resolution 2026-3 approval is contingent upon concurrence by USDA Rural Development and that sentence would go on Section 1 at the end of the last sentence. Seconded by Vice Mayor Alderson.

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

E. Resolution 2026-4 - A Resolution approving authorization for additional services to the Engineering Contract with CEC for the Mount Pleasant Stormwater Utility Project. Stormwater Specifications and Standards.

Mrs. Jones stated the purpose of this resolution is to approve a change order to the engineering contract with CEC for the development of a stormwater utility. The Commission approved the original contract with CEC by Resolution 2025-5 around this time last year. As Ricky presented on Thursday, CEC recommends that you add stormwater specifications and standards to your stormwater ordinance. This is outside the scope of the current contract. The change order would authorize CEC to perform this additional work and obligate the City to pay for that work. The additional cost is estimated to be \$29,000. The additional sections that will be added to the draft model stormwater ordinance are:

- Construction stormwater management through the land disturbance permitting process.

- Permanent stormwater management design requirements.

- Permanent stormwater control measures maintenance and inspection requirements.

-Enforcement of stormwater management regulations.

-Then an appeals process.

The Change Order is an attachment to the resolution and was included in your packet. He is adding sections to the model ordinance that are very technical and you need an engineer to do that.

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

Motion made by Commissioner Davis to approve Resolution 2026-4 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.

- F. Resolution 2026-5 - A Resolution to approve a Service Contract with Spectrum for Internet at the Community Center.

Mrs. Jones stated this is approving a 5-year contract for internet at the Community Center. It is Spectrum which she thinks is also Charter. The cost is \$775 per month; there is also a one-time charge of \$250. She thinks Spectrum is the current internet provider and the only one available at this time. It is a 5-year contract. The contract is before you because of the length of the contract.

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

Motion made by Vice Mayor Alderson to accept Resolution 2026-5 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.

- G. Resolution 2026-6 - A Resolution approving Change Order #2 for 2023 ARPA Mt. Pleasant Water System Improvement Project.

Mrs. Jones stated the Engineer has requested to change a portion of the scope of work for the project which will also add additional cost. The request is to change the water line connection on Magnolia Street to be able to abandon the 8" asbestos cement water line section. This will add an additional \$53,430.00 to the total project budget. The Change Order which is an Exhibit to this resolution and is in your packet. The Change Order includes a breakdown of the additional costs. The new total contract value is about \$1.7 million. The money to pay for this change comes from a contingency and our match on that is 32%.

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

Motion made by Commissioner Davis in favor of Resolution 2026-6 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.

- H. Resolution 2026-7 - CDBG industrial meter change order- Pending Change Order documents from engineering firm

Mr. Grooms stated they did not get the documents they were hoping for.

Mrs. Jones stated they could defer it until they get the documents. Her understanding is they might need a special meeting at some point.

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

Motion made by Commissioner Davis to defer Resolution 2026-7 to next month or possibly a special called meeting because of lack of information on it. Seconded by Vice Mayor Alderson. 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.)

Mr. Robert Lacy asked the question of why they are giving \$25,000 to the Mount Pleasant Main Street fund he doesn't know if it is in the budget to advertise for business downtown when you have Main Street Maury paper and a radio station across the road. He doesn't think taxpayer money should be going to advertise for businesses downtown. Not trying to be a jerk about it but if he had a business he wouldn't expect somebody to pay for his advertising. Just something he wanted to bring up.

Mrs. Cox stated it is non-profit.

Mayor White stated we are looking at this very strongly. Phillip is on the board, Willie is on the board, and he has asked the same question over particularly in the last 30 to 60 days as politely as he could because Mr. Lacy you are not the first person to ask this same question. He has had a number of other constituents ask. He was told they have now dropped the Main Street portion of it. What the intent is as he understands it is that the intent of that is to move away from these large donations from the City and particularly one other employer here in town and get away from Main Street and move it all the way to all the businesses in town, not just what is right here. You have got a lot of other corporations now like in Cherry Glen, you have a lot of other corporations that are out in other areas and could they not help start picking up part of the cost of this. When they dropped the Main Street as a cost to be a member and by dropping that this cost is gone. So, Mr. Lacy you have asked a very good question.

Mr. Lacy stated if all those businesses want to advertise then all those businesses should instead of the City putting money into it.

Mayor White stated that is the intent. That is the only reason he answered because he is not the only person to ask him this. He stated Kori will probably scold me for answering this later but that is why he did because he is not the first person that has asked him this.

Mrs. Jones stated for the record. She is not trying to be the communication police. They can talk to citizens all night long outside of meetings. You can do it here if you want to but typically citizen comments are for people to do what Mr. Lacy just did bring up something that is not an agenda item. Bring it to their attention so they can think about it and so that you can talk with him further on it. You can't talk to each other, but you can talk to Phillip, you can talk to her and so then if you want to put it on the agenda where you can actually do something about it, we can make sure we get all the accurate information and present it to you. Then you can do something. What the Mayor is referring to is she hates the question sessions because they are put on the spot for things that we are not prepared to address. You may or may not be planning on addressing them, but you have never talked about it. That was a brand-new item, but they know about that particular issue, because they talked about it at budget last year she thinks. She is not trying to tell them to not talk to citizens. She likes to keep the citizens comments for them to address them so then they can think about it and talk to them and so before they are asked to give information and answer questions, we can be sure that you have the right information.

Mr. Grooms stated he is not a voting member, but he could tell them from the resolution that they did pass in 2020 that this is for the historic preservation of our downtown area. With that being said he can put this on the Study Session agenda for Caroline Rash the Director to come address the new direction, which he likes the new direction they are talking about doing and if they want him to add it next month he will.

Mayor White stated if we don't do it before then we certainly need it when we start working on the budget.

Mrs. Cox stated they need to make a decision before the budget.

Mrs. Alderson stated she thinks the new direction is a better direction for Mount Pleasant because she agrees with Mr. Lacy all they could do at first was the downtown area and now it is more abroad they can do the whole town of Mount Pleasant and they do want to do that because of tourism and trying to get people here to have functions. A lot does come out of that program. She does agree that getting different businesses to buy into it our program is better to. That is all she is going to say about it.

Mayor White asked Mrs. Martin if she had anything else to say.

Mrs. Martin stated no she would wait to talk.

13. Board / Staff Comments / Adjournment

Mayor White asked for any comments from the Board or Staff.

Commissioner Knowles thanked everyone for coming to the meeting first of all and everything that everybody does it is just a blessing to be in this group.

Commissioner Johnston stated ditto what Loree said and she can tell them as of today we are being mentioned on the radio every afternoon. The gentleman that moved in he started his show today by saying what a wonderful place it was to move to Mount Pleasant.

Vice Mayor Alderson stated with the bad weather we are supposed to be getting she just wanted the staff, police officers, whoever to check on the elderly and our disabled people to make sure they have food to eat and keep an eye on them. Thank you for everything you do she appreciates it.

Commissioner Davis asked about some businesses having banners across the whole front of their store. He thinks if something goes on the police will not be able to even look in there to see what is going on. He just wonders if that is something that needs to be looked at safety wise.

Chief Hay stated he didn't think there was anything they could do about it. He will research it for him.

Mayor White stated he did not have anything.

Motion made by Commissioner Knowles to adjourn the meeting. Seconded by Vice Mayor Alderson.

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