



City Commission Meeting Minutes

Tuesday, September 17, 2024 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 and Prayer

Mrs. Alderson led the pledge of allegiance. Mrs. Johnston gave the invocation.

3. Roll Call

Those in attendance were:

PRESENT

Mayor Bill White

Vice Mayor Jacqueline Grandberry

Commissioner Pam Johnston

Commissioner Mike Davis

Commissioner Willie Alderson

4. Approval/Correction of Minutes from Prior Meetings

Motion made by Commissioner Alderson, Seconded by Commissioner Johnston.

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

A. Study Session - August 15, 2024

Mayor White stated there were two sets of minutes the Study Session from August 15, 2024, and the regular session from August 20, 2024, which are in their packet. He asked for a motion.

Commissioner Davis had one comment it was on the Memorandum of Understanding for Kate. When he made that discussion and that's all it says in the minutes is discussion. He didn't make an offer he just put that out there at \$60,000. He stated he probably should have paid closer attention but he didn't but someone brought it to his attention and he just wanted to make it clear that when he said the \$62,000 it was said this Memorandum of Understanding is a lot less than that and it wasn't it's about \$61,800 and if you add the next month to it you could add about another \$4,000 to \$5,000 to it. Neither one of them is not no big deal, but he just wants the citizens to know that what he said wasn't a lot more than what they offered her.

Commissioner Alderson made a motion to approve the Study Session minutes from August 15, 2024 and the Regular Session from August 20, 2024. Commissioner Johnston seconded the motion. All other Commissioners were in favor. Motion passed.

B. Regular Session - August 20, 2024

Commissioner Alderson made a motion to approve the Study Session minutes from August 15, 2024, and the Regular Session from August 20, 2024. Commissioner Johnston seconded the motion. All other Commissioners were in favor. Motion passed.

5. Awards/Presentations/Appointments

A. Swearing in of new Police Officer - Matthew Cress

Mayor White asked Matthew Cress to come forward with Michael for the swearing in. He stated we are proud to have him.

Mrs. Cox preceded to swear Officer Cress in.

B. Mount Pleasant Beer Board

Mayor White stated Michael Hay has made a recommendation that they add Jay Smith who is a longtime resident here and a property owner as well as a business owner to the Beer Board to replace Bill Bryson who moved away and resigned.

Motion made by Commissioner Davis to appoint Jay Smith to the Beer Board to finish Bill Bryson's term, seconded by Commissioner Alderson.

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

C. Mount Pleasant Housing Authority

Mayor White stated they have 3 letters of recommendation. First one is to reappoint for another term is Lance Boyd and he would serve the next five years. Next would be to reappoint Rodney Massey who has already been on the board and his term will run to October 2029 as well. The new member would be replacing Linda Fitzgerald who has asked to resign, and the Housing Board has asked that we appoint Carolyn Bennett to finish out Mrs. Fitzgerald's term. She is a resident of the Housing Authority which is a requirement of their bylaws to have one resident be a member.

Motion made by Commissioner Johnston to approve all three Housing Board appointments at once, Seconded by Commissioner Davis.

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

D. Mount Pleasant Recreation Commission

Mayor White asked to appointment Anna Arnold a local resident and a schoolteacher with a couple of kids. She has a real interest.

Motion made by Commissioner Alderson appoint Anna Arnold to finish the term of Misty Grooms who resigned last month, seconded by Commissioner Davis.

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

6. Completion/review of Unfinished Business from prior meeting

There was no unfinished business.

7. Monthly report from Mayor

Mayor White announced some upcoming events include on September 28th and 29th we have a Home Tour there are fifteen homes and the Post Office and other places. All of the proceeds from that go to Main Street which is our Visit Mount Pleasant, Tennessee. He hears they are having one heck of a purchase of the tickets already. On the night of September 28th is Music on the Porch at 7:00 pm at Jerry and Melinda Sands home at 401 Hay Long Avenue. There will be food trucks on site and Box of Rocks will be the entertainment and they started right here across the street. October 13th we will have our Bicentennial Celebration, and it will be at Manor Hall since we have downtown torn apart. There will be a band, it will be in the afternoon, and it will be from 3:00 pm to 5:00 pm. Please everyone that can attend be there. We have requested the Governor, and he has confirmed he will be here. November 2nd from 10:00 am to 12:00 pm we will have the Polar Express that will be held at the library. November 30th at the Library will be Christmas at the Library. The kids zone will start at 4:00 pm. Music will go until 8:00 pm. There will be food trucks across the street. The dance studio down the street that Cedric's wife owns will be part of the entertainment as well as the elementary school choir. December 9th at 6:00 pm is the Christmas parade which will start on Tiger Trail.

Commissioner Johnston stated there will also be a Presentation of Colors before Music on the Porch which starts at 6:15 at Jerry Sands house.

Commissioner Grandberry stated they are also having a pancake breakfast for the kids again before the parade.

8. Monthly financial/budget report

Mrs. Cox presented the monthly financial and budget report.

Commissioner Grandberry stated she had requested this two years ago after attending an MTAS class. Especially getting away from the violation of privacy by getting away from the post cards and having utility bills in a sealed envelope.

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

Motion made by Commissioner Davis to accept the monthly financial and budget report, seconded by Commissioner Johnston.

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

9. Monthly report from City Manager

Mr. Grooms stated we have been concentrating on our unaccounted for water loss. He read a report from Dale with these stats regarding this. He stated he and Shiprah are just forecasting revenues for next year and the Commission wanted to put out front is the street maintenance program plan and opening July 1 allocation of budget we are hitting the ground running. He stated Arrow Mines that he had been talking about every month he hopes to have something from the Parks and Rec next month on the construction plans and designs. The last thing is since this is Kate's last official meeting we have planned October 4th at 101 Hay Long Avenue to have a reception for her at 11:00 pm to 4:00 pm to send her off into retirement. He will send out an update when it gets closer.

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 Sewer Update

Mr. Grooms gave an update on the highlights that were in their packets.

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

B. Mount Pleasant Gas System Report

See the discussion for this under the next item Tennessee Gas Pipeline Co. - Extension of Long-Term Service Agreements.

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

C. Tennessee Gas Pipeline Co. - Extension of Long-Term Service Agreements

Mr. Grooms stated in their packets there are 3 agreements that every 5 years they need to be updated and basically the way he understands it this is a grandfather clause and it's the delivery of our natural gas from East Tennessee. If we don't agree with those and everything changes it may be way more expensive.

Mayor White stated they have been our supplier for years.

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

Motion made by Vice Mayor Grandberry to pass the gas system agreements as presented, seconded by Commissioner Johnston.

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

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

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

11. New Business

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

A. Ordinance 2024-1126 - An Ordinance to require 911 Locators be installed at New Residential Construction with New Residential Addresses.

Mrs. Jones stated the purpose of this ordinance is to require the Locator 911 be installed at new residential construction with new residential addresses like the caption says. The Locator 911 is a smart LED light bulb that is used to replace the existing front porch light bulb or light that is most visible from the road. When 911 is called the bulb converts into a strobing beacon that changes color from red to blue to white and identifies the exact location that 911 was called from. Dr. Tyler gave a presentation at the Study Session, and he is here today to answer any questions. The purpose of this ordinance is to add this as a requirement. If the City believes that this is necessary to enhance the safety of its citizens, then you as the Commissioners can require the installation of the Locator 911 using the police power given to you under your Charter.

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

Motion made by Commissioner Davis in favor of Ordinance 2024-1126 for the safety of our City and citizens, seconded by Vice Mayor Grandberry.

Voting Yea: Mayor White, Vice Mayor Grandberry, Commissioner Davis, Commissioner Alderson

Voting Nay: Commissioner Johnston

B. Ordinance 2024-1127 - An Ordinance accepting a portion of Magnolia Drive as a City street.

Mrs. Jones stated Brightland Homes the developer of Cottages of Bearwood has purchased property between Magnolia Drive and Canaan Road. During the purchase of this property it

was discovered that Magnolia Drive is included in the legal description of the property that Brightland Homes purchased. They do not want to own this road and the City believes that we built this road, and we have maintained it and policed it since its construction in 1989. The purpose of this ordinance is to formally accept ownership and maintenance of a portion of Magnolia Drive that crosses the Brightland Homes property. It consists of approximately 17,435 linear feet and is running in a southwestern direction from Canaan Road.

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

Motion made by Commissioner Alderson to accept Ordinance 2024-1127, seconded by Commissioner Johnston.

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

- C. Ordinance 2024-1128 - 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 Highway Commercial (CH) to Light Industrial (IL).

Mrs. Jones stated the purpose of this ordinance is to rezone approximately 16.30 acres on North Main Street from Highway Commercial (CH) to Light Industrial (IL). The Planning had a public hearing on this proposed rezone and made a recommendation to this Commission to rezone it. The Planning Commission found that this location would support the zoning of Light Industrial because it was in an industrial area, and it would not have adverse effects on the adjoining landowners. The Planning Commission passed a resolution that includes their specific findings of fact and that resolution, and their specific findings are on a worksheet included in your packets and are included as an exhibit to this document.

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

Motion made by Commissioner Johnston to approve Ordinance 2024-1128 as presented with the comments that Mr. Davis discussed, seconded by Commissioner Alderson.

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

Voting Abstaining: Vice Mayor Grandberry

- D. Resolution 2024-28 - Initial Resolution authorizing the issuance of general obligation bonds by the City of Mount Pleasant, Tennessee in a par amount not to exceed \$455,000 to finance the purchase of a vacuum truck and payment of the costs incident to the sale and issuance of the bonds.

Mrs. Cox stated they did a resolution in the last fiscal year to go ahead and order the vacuum truck if we did not it would take almost 8 to 10 months to produce so we did the resolution to order the vac truck. It was delivered last month. It has been in use, they are using it every day.

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

Motion made by Commissioner Alderson to accept Resolution 2024-28 as presented, seconded by Commissioner Davis.

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

- E. Resolution 2024-29 - A Resolution authorizing the issuance, sale and payment of general obligation bonds by the City of Mount Pleasant, Tennessee in a par amount not to exceed \$455,000; authorizing the issuance of bond anticipation notes prior to the issuance of the bonds; and authorizing the levy of taxes to pay the bonds and notes.

Mayor White stated this is directly related to what they just passed it is just saying that we will pay it.

Mrs. Cox stated one is the initial resolution and the other is the actual resolution. She does not why the TCA requires two resolutions to say the exact same thing, but the initial resolution give us the authority to do what we are doing. Every time we do a borrowing, you will always see 2 resolutions.

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

Motion made by Commissioner Davis to accept Resolution 2024-29 as presented, seconded by Commissioner Alderson.

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

- F. Resolution 2024-30 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to apply for Tennessee Department of Transportation Alternatives Program (TAP) Funds 2025.

Mr. Grooms stated this is for us to apply only for the next stage of the Downtown Project. There is a 5-to-8-year timeline, so instead of doing one phase we asked if we could continue down to Bond Street, back to Glass Street and up. Also, add another phase from the red light down to General Sessions Courthouse. One thing that does from our prospective is it gives us from the 5-to 8-year time frame it gives us time to plan for the funding the 20% match of the 80% grant.

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

Motion made by Commissioner Johnston to approve Resolution 2024-30 as presented, seconded by Commissioner Alderson.

Voting Yea: Mayor White, Commissioner Johnston, Commissioner Alderson

Voting Nay: Commissioner Davis

Voting Abstaining: Vice Mayor Grandberry

- G. Resolution 2024-31 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to participate in Public Entity Partners "Safety Partners" Matching Grant Program.

Mr. Grooms stated this resolution we apply for every year. This one is for boots for utility workers, and it is for \$2,000 and a match to that.

Motion made by Commissioner Alderson to approve Resolution 2024-31 as presented, seconded by Commissioner Johnston.

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

- H. Resolution 2024-32 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to enter into a Professional Services Agreement with KCI Technologies, Inc. to complete a Comprehensive Survey of the City's Pavement Systems.

Mrs. Jones stated the purpose of this resolution is to authorize the City to enter into a Professional Service Agreement with KCI to conduct a Comprehensive Survey of the City's

Pavement Systems. Will Hager gave a presentation on this at the Study Session. KCI will provide a conditions assessment of the existing sidewalks and streets and provide data and information to help you determine which streets and sidewalks to improve. The total cost of the Professional Service is \$116,100. This does not include the actual improvements to any streets or sidewalks it is just the survey.

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

Motion made by Commissioner Johnston to approve Resolution 2024-32 as presented, seconded by Commissioner Alderson.

Voting Yea: Mayor White, Commissioner Johnston, Commissioner Alderson

Voting Nay: Vice Mayor Grandberry, Commissioner Davis

I. Resolution 2024-33 - A Resolution to accept the Ownership and Maintenance of Sewer Line Improvements located at 1427 North Main Street.

Mrs. Jones stated when Landmark originally came here, they were required to build a sewer line that would go to their property. When they did their expansion, they covered up that sewer line and no longer needed it, but it was part of the City's initial negotiation to have the sewer along the front so that we could connect to it one day. They have built a new sewer line, and the purpose of this resolution is for the Commission to accept ownership of that sewer line. We have the as built drawings of the sewer line, we have TDEC approval of the sewer, we have a bond in place, so you will be accepting the ownership and the maintenance subject to the bond. The bond is for 2 years.

Mrs. Collier stated Landmark stated Landmark paid for the entire sewer line, the City did not pay for any of it.

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

Motion made by Commissioner Davis to in favor of Resolution 2024-33 as presented, seconded by Vice Mayor Grandberry.

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

J. Tax Write Offs for 2013

Mrs. Cox stated this is not the confidential copy it cannot be attached to the public agenda. The Commissioner's did receive paper copies. Every tenth year has to be written off. It is \$5,835.00. We cannot collect after ten years. These are already taxes that were turned over to the Clerk and Master's office years ago. You usually now see a tax write off twice a year once a year in the spring when we turn it over to the Clerk and Master and then when the books are closed, she has to write off the tenth year.

Mrs. Jones stated she thinks 2013 was the first year that Mount Pleasant filed a delinquent tax lawsuit.

Motion made by Commissioner Alderson to accept the Tax Write Offs for 2013, seconded by Commissioner Johnston.

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

K. RFQ 2024 IPG Planning Grant / Zone Meters / Sewer Flow

Mr. Grooms stated this is a request for qualifications. This is the planning grant we received about \$200,000 is dedicated to sewer for the water model, the other \$200,000 is for water for the zone meters. There will be 8 zone meters. With that being said we are proposing that Barge Design be accepted for the wastewater and sewer and CEC for the water.

Motion made by Commissioner Johnston to accept RFQ 2024 IPG Planning Grant, seconded by Commissioner Davis.

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

L. STBG Allocate 2024 Funds

Mrs. Cox stated this is the third or fourth year of getting it after we passed \$5,000 in population the State gives you a block grant that can only be used for certain types of projects that relate to federal and state roads. It is not something that we can allocate towards our local streets, like those we have issues on have to be done with property taxes. STBG funds we are requesting they be allocated towards the downtown project like we have in the past to finish out the rest of this project. If there are any remaining funds at the end of it, we would have to bring it back to you. We can only use it for things that are on State routes so that limits us on using it towards our internal streets.

Mr. Davis asked if they could be used on sidewalks?

Mrs. Cox stated she would have to get with the grant consultant about that. They have been very specific on what they can be used for. Right now, we are using the funding we received in 2023 has been appropriated towards lights and traffic mobilization for this project. Because this is such a big item in the grant, we are able to use some of this as our matching amount.

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

Motion made by Commissioner Alderson to apply for STBG Allocate 2024 Funds, Seconded by Commissioner Johnston.

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

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

Mrs. Barbara Richardson, 207 Columbian Avenue stated she is here with concerns about the water bill and utility bills. She has the property, and she is thinking about putting units on that property. She knows there is a process for doing that with permits and everything. Over the years utility bills have been so expensive she doesn't want to put units up and the tenants can't afford to make the payments. She wants to know why the utilities are so high here in Mt. Pleasant and they are not that expensive in Columbia.

Mrs. Jones explained how the Citizens Comments are handled. They are not supposed to be a time for them to interact with the citizen. She stated she did a good job stating her concerns and she may be able to talk to one of them after the meeting is over.

Mayor White thanked her.

13. Board/Staff Comments/Adjournment

Mayor White asked if there were any comments from the Board or Staff?

Commissioner Grandberry stated she still has the question of what is in the building on Boswell since there are trucks and people working in them.

Mr. Grooms stated Mr. Brooks has some information on it.

Mr. Brooks stated they did pull a permit for basically a new roof and to renovate the office building and he put exterior siding on the existing warehouse to replace the old metal. It is not structural. He is able to do that. What he is planning to do is lease part of the space out for individuals to come in and store stuff or maybe have a business.

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

Motion made by Commissioner Alderson to adjourn, Seconded by Commissioner Davis.
Voting Yea: Mayor White, Vice Mayor Grandberry, Commissioner Johnston, Commissioner Davis, Commissioner Alderson