



# City Commission Meeting Minutes

Tuesday, October 15, 2024 at 6:00 PM

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

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## 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

Commissioner Pam Johnston

Commissioner Mike Davis

Commissioner Willie Alderson

### ABSENT

Vice Mayor Jacqueline Grandberry - Zoom

Mrs. Johnston stated she would like to make a motion to add additional discussion on the Gas Forward Physical Pricing to the next item in New Business. Mayor White seconded the motion. All were in favor. Motion passed.

Mrs. Jones stated they learned today that their gas provider Symmetry is recommending that we do another Forward Physical Fixed Price Purchase. He is not here tonight, so we do not feel comfortable discussing what he is recommending. Mr. Davis had asked a couple months ago if we could get an update on the current fixed pricing purchases. We thought we needed to bring this to the Commission because according to Symmetry if we wait until November we might have an increase in the price of gas, so we want to put that on here for them to decide if they would like to call a special meeting to have that Symmetry report on those two items. One is the existing Fixed Price Purchases and two are recommendations for a new Fixed Price Purchase.

Mayor White stated Mike asked a good question. They don't have the information for them tonight. We need to know what we either saved or lost. He thinks we saved, but we have to know that.

Mrs. Alderson made a motion to have a Special Called Meeting to discuss the existing Fixed Price Purchase and a recommendation.

Mrs. Jones stated because it is important that Symmetry be available if they could give her some dates that might work, she could reach out to them.

Mayor White recommended they have it as soon as possible before the end of the month if at all possible. They were looking at either the 30th or 31st to get it in the paper.

Motion made by Commissioner Alderson to have a special called meeting. Seconded by Commissioner Johnston.

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

#### **4. Approval / Correction of Minutes from Prior Meetings**

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Motion made by Commissioner Alderson, Seconded by Commissioner Johnston.

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

##### **A. Study Session - September 12, 2024**

Mayor White asked for approval and corrections to the minutes from the prior Study Session meeting on September 12, 2024.

Commissioner Alderson made a motion to approve the Study Session minutes from September 12, 2024. Commissioner Johnston seconded the motion. All were in favor. Motion passed.

##### **B. Regular Session - September 17, 2024**

Mayor White asked for approval and corrections to the minutes from the prior Regular meeting on September 17, 2024.

Commissioner Alderson made a motion to approve the Regular Meeting minutes from September 17, 2024. Commissioner Johnston seconded the motion. All were in favor. Motion passed.

#### **5. Awards/Presentations/Appointments**

Mayor White stated he signed a proclamation through the County. Maury Alliance turns 100 years old, and it was in recognition of that.

#### **6. Completion / Review of Unfinished Business from prior meeting**

##### **A. Ordinance 2024-1126 - (Public Hearing/Final Reading) - 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 like the Mayor said, to require The Locator 911 to be installed at new residential construction with new residential addresses. The Locator 911 is a smart LED light bulb that is used to replace existing front porch light bulbs or the light that is most visible from the road. When 911 is called the bulb connects to a strobing beacon that changes color from red to blue to white and identifies the exact location that 911 was called from. If the City believes that this is necessary to enhance the safety of its citizens, the City can require installation of the Locator 911 using its police power given to it under the charter. The ordinance would update Title 7 of the municipal code. There have been no changes since the first reading. Tonight, will be a public hearing on this ordinance.

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

Mayor White asked for any public comments. There were none.

Motion made by Commissioner Davis to accept Ordinance 2024-1126 as presented.

Seconded by Commissioner Alderson.

Voting Yea: Mayor White, Commissioner Davis, Commissioner Alderson

Voting Nay: Commissioner Johnston

##### **B. Ordinance 2024-1127 - (Public Hearing/Final Reading) - 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 their purchase of the property, it was discovered that Magnolia Drive is included in the legal description of the property that they purchased. They do not want to own this road and the City believes it built the road and has maintained 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 Brightland Homes' property. One of the changes they made since the first reading is they took out the reference to that 17,435 square feet because we are not sure if that is accurate. We now have a legal description that is accurate, and we have included a signed deed from Brightland Homes to the City. The deed is included in their packets. Because accepting this road would change the City's road map which is part of the zoning ordinance the Planning Commission reviewed this proposal. The Planning Commission held a public hearing and recommended that the City accept this portion of Magnolia Drive. The Planning Commission's resolution is included in their packets but is not part of the ordinance. Tonight, there will be a public hearing on this ordinance.

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

Mayor White asked if there were any public comments. There were none.

Motion made by Commissioner Johnston to approve Ordinance 2024-1127 accepting Magnolia Drive as an official City street. Seconded by Commissioner Alderson.

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

- C. Ordinance 2024-1128 - (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 Highway Commercial (CH) to Light Industrial (IL). Approved Rezone - 16.30 Acres on North Main Street.

Mayor White stated this is a public hearing and the final reading.

Mrs. Jones stated the purpose of this ordinance is to rezone approximately 16.3 acres on North Main Street from Highway Commercial to Light Industrial. The Planning Commission held a public hearing and then recommended this rezone. The Planning Commission found that this location would support the zoning of light industrial because it was in an industrial area and that it would not have an adverse effect on adjoining landowners. The Planning Commission passed a resolution that includes their specific findings of fact. The Planning Commission Resolution and its findings are included as an exhibit to the Ordinance. At first reading this Board passed the resolution with the following findings or facts to be included in the ordinance. It is in agreement with the land use plans of the area because there are already industries in the area. No adverse effects on adjoining landowners because an upgraded use of the property benefits the community. It does not benefit one person more than others. The area has not changed but has always supported a light industrial use. Tonight, they have a public hearing. The Commissioners findings from the first reading have been included in the ordinance for second reading. You may change those findings or adopt them as presented in the ordinance after the public hearing.

Mayor White asked for any comments or questions from the Commission.

Mrs. Johnston stated she is on the Planning Commission and there was no one there who objected to it.

Mrs. Jones stated the applicant is here.

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 would like to speak. There were no comments made.

Motion made by Commissioner Alderson to accept Ordinance 2024-1128 as presented. Seconded by Commissioner Johnston.

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

## **7. Monthly report from Mayor**

Mayor White stated that Sunday's Bicentennial event was very nice. He thanked Jennifer Graham and Haverly Pennington for all the work they put into it. Sherry Dugger and Dave Cook at the Museum also put a lot of work into it. He stated the tree lighting is set for Saturday, November 30th at the library at 6:00 pm. The library is also having a Polar Express in which they are going to have food trucks and other things on November 2nd from 10:00 am to 12:00 pm. A very kid friendly event.

## **8. Monthly Financial / Budget report**

Mrs. Cox presented the monthly financial and budget report. She stated property taxes are the biggest thing that is going on right now.

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

Motion made by Commissioner Alderson, Seconded by Commissioner Johnston.

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

## **9. Monthly report from City Manager**

Mr. Grooms reported on the Downtown Project. The square is scheduled to be closed on October 28th for demolition. He met with Chief Hay today working on a plan for access.

Mr. Grooms stated the bridge is slated to close on November 18th and reopening in the fall of 2025, a little longer than they originally told us. He did reach out to TDOT and talked to the representative, basically what they said we cannot change it.

Mr. Grooms stated the leak survey has been completed for now. They will come back next year. There was a total of 103 leaks estimated at 326 gallons per minute. The utility crew has worked through about half of them. He reported on a few more items.

Commissioners and Staff 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 - Barge Design Monthly Report**

Mr. Grooms reported on the monthly report for the Wastewater System.

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

### **B. Mount Pleasant Gas System Report**

Mr. Grooms gave a report on the Mount Pleasant Gas System.

Commission 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. Resolution 2024-34 - A Resolution regarding the purchase of real property located at 115 Columbian Avenue and Appletree Street.

Mr. White stated this is property that adjoins our public works facility. The purpose would be so when we need to do an expansion and we need it now, this will give us the opportunity to have it.

Mrs. Jones stated the purpose of this resolution is to allow the City to enter into the contract. It would be a portion of a property. It basically cuts the rectangle in half the undeveloped part will be the part that the City will be purchasing. One of the contract terms is that if they enter into this contract, you will have 5 days to Commission a survey to go ahead and survey that property. The City and the Seller would have to agree with that survey before we could move forward. The purchase price is \$40,000. This also gives Phillip the ability to approve that survey.

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

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

- B. Resolution 2024-35 - A Resolution by the City of Mount Pleasant, Tennessee declaring certain Mount Pleasant Police Department and Mount Pleasant Fire Department Inventory as Surplus Property and Authorizing the sale of this Surplus Property.

Mrs. Jones stated this is just declaring two dodge chargers as surplus property and a 2013 Ford Explorer.

Motion made by Commissioner Alderson to accept Resolution 2024-35 as presented. Seconded by Commissioner Johnston.

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

- C. Resolution 2024-36 - A Resolution authorizing the City to accept funds from the Tennessee Highway Safety Office Grant Program.

Mrs. Jones stated the purpose of this resolution is to accept these funds, this is standard, something that they always get but they don't always do it by resolution. We decided there was no harm in putting this in front of them. The Tennessee Highway Safety Office provides grant programs which are designed to reduce the number of fatalities, injuries and related economic losses resulting from traffic crashes on Tennessee roadways. The amount of the grant is \$9,958 there is no match. The funds are awarded to and will be used by the Police Department, \$1,950 is for overtime and about \$8,000 is for radars for the new Durango.

Motion made by Commissioner Johnston to approve Resolution 2024-36 as presented. Seconded by Commissioner Alderson.

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

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

Mayor White stated no one signed up to speak.

### **13. Board / Staff Comments / Adjournment**

Commissioner Alderson thanked the staff, the police department and the fire department all that were involved with the accident that happened out at Willow Bend Apartments. They did a wonderful job. Everyone that night was praising how good of a staff we have here in Mount Pleasant. As a commissioner she wanted to thank each and every one of them for making sure everybody was safe. They did an outstanding job.

Commissioner Davis mentioned for everyone to remember its election time.

Mayor White met two of the displaced families Sunday afternoon from this accident, it was horrible, and they could not thank the police department and fire department just as a whole for what they all did. He thanked them and stated they were touched. They were out of a house.

Motion made by Commissioner Davis to adjourn. Seconded by Commissioner Alderson.

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