



City Commission Meeting Agenda

Tuesday, November 18, 2025 at 6:00 PM

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

1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**
4. **Approval / Correction of Minutes from Prior Meetings**
 - A. Study Session - October 16, 2025
 - B. Regular Session - October 21, 2025
5. **Awards/Presentations/Appointments**
 - A. Proclamation for Mount Pleasant High School Level 5.
6. **Completion / Review of Unfinished Business from prior meeting**
 - A. Ordinance 2025-1136 - (Public Hearing/Final Reading) - An Ordinance amending the Municipal Code of the City of Mount Pleasant, Tennessee as set forth in Title 12, Chapter 1 regarding an update to current codes.
 - B. Ordinance 2025-1137 - (Public Hearing/Final Reading) - An Ordinance amending the Municipal Code of the City of Mount Pleasant, Tennessee as set forth in Title 7, Chapter 2 regarding an update to current Fire Codes.
 - C. Ordinance 2025-1138 - (Public Hearing/Final Reading) - An Ordinance to amend Title 19, Chapter 3 of the Mount Pleasant Municipal Code relating to Gas.
7. **Monthly report from Mayor**
8. **Monthly Financial / Budget report**
9. **Monthly report from City Manager**
10. **Special reports from other City Departments or Committees if applicable**
 - A. Wastewater Liaison Report - Barge Design Monthly Report
 - B. Mount Pleasant Gas System Report
11. **New Business**

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

 - A. Resolution 2025-53 - A Resolution to apply for an EDA Grant.
 - B. EDA Grant Gas Engineering Services CEC.
 - C. Approval of Canaan Road Paving Bid.
 - D. Approval of CCF Community Center Bid.
 - E. Approval of ARPA Change Order Request.
12. **General comments from citizens (May be limited in time and/or number of comments.)**

13. Board / Staff Comments / Adjournment



City Commission Meeting Study Session Minutes

Thursday, October 16, 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.

PRESENT

Mayor Bill White

Vice Mayor Willie Alderson

Commissioner Mike Davis

Commissioner Loree Knowles

ABSENT

Commissioner Pam Johnston

2. Awards/Presentations/Appointments

A. Proclamation for Sanofi.

Mayor White stated they are going to defer it until November. So, someone from Sanofi will be able to be here.

3. Completion / Review of Unfinished Business from prior meeting

There was no unfinished business.

4. Monthly report from Mayor

Mayor White stated he would probably talk about how well he hopes this weekend went.

5. Monthly Financial / Budget report

Mrs. Cox stated she would go over it in more detail on Tuesday.

6. Monthly report from City Manager

Mr. Grooms stated he would have a full report on Tuesday unless they have any questions now.

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

A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated he will have a full report on Tuesday. We are very close to completion. We actually have a meeting scheduled to get rid of the consent order this month.

Mayor White stated the grand opening is October 29th at 9:00 am.

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

B. Mount Pleasant Gas System Report

Mr. Grooms stated there will be a full presentation in just a minute.

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

8. New Business

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

A. Ordinance 2025-1136 - (First Reading) - An Ordinance regarding model codes.

Mayor White stated this will be the first reading.

Mrs. Jones stated the purpose of this ordinance is just to adopt the 2024 Version of the International Building Code, fuel gas code, mechanical code, plumbing code, property maintenance code, swimming pool and spa code, energy conservation code and residential code and to make certain modifications to those codes as adopted. These have been presented by the Building and Codes Department. This is the first reading.

Mr. Grooms added they have adopted these the last seven years and a lot of the modifications are their adoptions as well. He thinks Columbia is pretty much doing the same thing, so it is consistent across Maury County.

Mrs. Jones stated there will be another ordinance right here for the fire codes.

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

B. Ordinance 2025-1137 - (First Reading) - An Ordinance regarding Gas Rate.

Mayor White asked Rob Ellis with Tri Star Energy Solutions.

Mr. Ellis gave a presentation on the Rate Study for the Natural Gas Department Rates. For more details on this refer to the audio/visual recording attached to the agenda.

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

C. Resolution 2025-48 - A Resolution to set public hearing for plan of services and annexation. (Old Zion/Trotwood)

Mrs. Jones stated the last time this was in front of them they called off the public hearing that was set for this annexation. The public hearing was for the plan of services and also for the zoning of this property. The reason for doing this was because we had insufficient notice and also because we needed to look at annexing a portion of Old Zion Road extension the portion that runs in between the two parcels in order to make the parcel that is furthest away from Mount Pleasant City limits be contiguous with the existing City limits of Mount Pleasant. Since then, we have been trying to revise the plan of services and figure out the appropriate legal process for considering the annexation that would include a portion of Old Zion Road extension. She has been working with the County specifically with the County Attorney and also with the Maury County Road Superintendent on how that process will work. This is on their agenda so we can talk about it. She thinks it will be the agenda for Tuesday, but that voting item will be to set a public hearing sometime in the future. The public hearing will not be Tuesday. The annexation will not happen Tuesday; the voting will not happen Tuesday. It will strictly be to set the public hearing. What she wanted them to think about is if they decide to set a public hearing and for clarity you have to have a public hearing either if you are going to vote yes or no. That has to happen before this annexation period. The date that you would set for this Commission would have to be at least 37 days away from the date we sent the first notice. The reason that is, is because we have to send a letter to the school system giving them notice of the public hearing, but 30 days ahead of time of the Planning Commission meeting and then there has to be 7 days in between the Planning Commission meeting and this Board. So, everybody thinks that we are having a timeline, we are not the plan of services has to be what y'all want it to be and what is accurate before we send it back to the Planning Commission and then back to this Commission to have a public hearing. That is something for them to think about as far as when they would want to have that hearing. She thinks that the earliest date that they could have it would be November 17th for the Planning Commission, but

she would prefer November 24th for the Planning Commission and then December 1st for this Board. Those are both special called meeting dates for Planning Commission dates and for this Board. There is also the option to do this at the regular meeting. She knows this has been drawn out for a long time and people are anxious to have one and move on after that. If there is something on this agenda on Tuesday, it will be because she feels like the plan of services is in final form and she will ask them what date to set the public hearing on, but she thinks the earliest they could have the hearing is the 24th, the 1st or the 8th of December would be a better date.

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

- D. Resolution 2025-49 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to participate in Public Entity Partners "Safety Partners" Matching Grant Program.

Mr. Grooms stated we get this every year it is \$2,000 of matching funds and our utility department get boots every year.

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

- E. Resolution 2025-50 - A Resolution regarding Firehouse Subs Public Safety Foundation Grant Award - (Mount Pleasant Fire Department).

Mrs. Jones stated the City applied for and was awarded funds from Firehouse Subs Public Safety Foundation to purchase new fire safety equipment. The grant is for specifically for Amkus Spreader, Cutter, Ram, Extended Reach Tips and Accessories valued at almost \$40,000.00. The purpose of the resolution is to accept the award.

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

- F. Resolution 2025-51 - A Resolution to approve the THSO Grant.

Mr. Grooms stated this is for the Police Department. This is one they get awarded every year. It is \$9,988.00 one hundred percent. They are upgrading computer equipment in cars.

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

- G. Downtown Change Order #4

Mr. Grooms stated this will be the last change order. It is for \$44,531.00 and there are a couple of different things in there. He pointed out some of those to the Commissioners. He stated the good thing about this is there is a silver lining in that we were awarded another \$400,000+ from GNRC for matching funds.

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

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

There were no citizen comments.

10. Board / Staff Comments / Adjournment

Mayor White asked for comments from the Board or Staff.

Mrs. Knowles reminded all the City Staff that Milton and Darrell Cooper will be cooking barbecue for all of them on Saturday. She also wanted to ask about honoring and recognizing Mt. Pleasant High School for their status.

Mr. Grooms stated he will put it for November.

Mr. Davis stated Marvel Hudspeth wanted him to pass it along she appreciated what the City did putting everything up there. It was nice.

Commissioner Alderson said she just hoped to see all of them at the BBQ Festival.



City Commission Meeting Minutes

Tuesday, October 21, 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 Knowles 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

A. Public Hearing - Annexation Trotwood/Zion - 9/11/2025

Mayor White asked for approval of the minutes from the Public Hearing - Annexation Trotwood/Zion on September 11, 2025.

Commissioner Knowles made a motion to accept all the minutes as presented. Seconded by Commissioner Johnston. Motion passed. All were in favor.

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

B. Study Session - September 11, 2025

Mayor White asked for approval of the minutes for the Study Session Meeting on September 11, 2025.

Commissioner Knowles made a motion to accept all the minutes as presented. Seconded by Commissioner Johnston. Motion passed. All were in favor.

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

C. Special Called Meeting - September 11, 2025

Mayor White asked for approval of the minutes from the Special Called Meeting on September 11, 2025.

Commissioner Knowles made a motion to accept all the minutes as presented. Seconded by Commissioner Johnston. Motion passed. All were in favor.

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

D. Regular Session - September 16, 2025

Mayor White asked for approval of the minutes from the Regular Meeting on September 16, 2025.

Commissioner Knowles made a motion to accept all the minutes as presented. Seconded by Commissioner Johnston. Motion passed. All were in favor.

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

5. Awards/Presentations/Appointments

There were no awards, presentations or appointments.

6. Completion / Review of Unfinished Business from prior meeting

There was no unfinished business.

7. Monthly report from Mayor

Mayor White stated the BBQ Festival was a huge success. He said they had a great Friday night with the car show they had about 75. Saturday started for some of them at 6:00 am and finished up about 5:00 pm and there was a great crowd. He just wanted to say thank you to everybody that volunteered and everybody that was there. It took a lot of folks and a lot of work. He and Phillip talked about maybe getting the linemen that really got everything working out there for them with the Power System and buying them lunch one day. Al and everybody in the management of the Power System said they didn't do it please thank the people who did it. That is the reason a lot of that is working out there right now. He thanked everybody for their support and particularly those that came and worked and it was work.

8. Monthly Financial / Budget report

Mrs. Cox stated the biggest item she has is the gas rates. The first reading is tonight they had a presentation at the Study Session. They will have more time to review them between now and the November meeting. She stated if they have any questions or concerns let her know. When they get to the actual ordinance Phillip may have more comments on it. She discussed some of the training for the Commissioners to do on their own time and still get a certificate. The goal is to meet the hours that are required for their term. She also stated the property tax files came in last month and they are about \$2,097,000 this year.

Motion made by Vice-Mayor Alderson to accept the financial report 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.

9. Monthly report from City Manager

Mr. Grooms had a couple of bullet points he presented. The first on Tuesday, October 14th the Planning Commission approved the traffic signal design for the intersection of North Main Street, Zion Road and Polk Lane. He discussed these bullet points for them.

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

Mr. Grooms stated the Employment Spotlight is Officer Cory England. He has a distinguished career in law enforcement going back to 1998. Officer England has spent the past three years serving our community in the Mount Pleasant Police Department. He plays a vital role in managing fleet operations and was instrumental when launching our Citizen's Police Academy.

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

A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated the full report is in their packets. He pointed out some highlights of the report.

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

Mayor White asked when the opening is.

Mr. Grooms stated the opening is Wednesday, October 29th at 9:00 am.

B. Mount Pleasant Gas System Report

Mr. Grooms stated we have the first ordinance reading tonight. They are working with EDA on the grant application with Lori Fisher and Maury Alliance to upgrade the gas gate at Cherry Glen. Still working with the Comptroller on the Letter of Credit for the Munigas Program.

11. New Business

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

A. Ordinance 2025-1136 - (First Reading) - An Ordinance amending the Municipal Code of the City of Mount Pleasant, Tennessee as set forth in Title 12, Chapter 1 regarding an update to current codes.

Mrs. Jones stated the purpose of this ordinance is to adopt the 2024 versions of the listed codes.

International building code

International fuel gas code

International mechanical code

International plumbing code

International property maintenance code

International swimming pool and spa code

International energy conservation code

International residential code

And to make certain modifications to those codes as adopted. This is first reading.

Mrs. Jones stated Chris and his department have gone through these and picked the modifications they wanted to make. The ones adopted right now are 2018.

Mr. Brooks stated we are trying to piggyback off the State Fire Marshall's Office and we have amended some of the codes within the 21 codes that they have adopted. So, we are just going to kind of follow suit and use those amended codes so that we're within check with them. You can't go below the codes, but you can go above them.

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

Motion made by Vice Mayor Alderson to accept Ordinance 2025-1136 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.

- B. Ordinance 2025-1137 - (First Reading) - An Ordinance amending the Municipal Code of the City of Mount Pleasant, Tennessee as set forth in Title 7, Chapter 2 regarding an update to current Fire Codes.

Mrs. Jones stated the purpose of this ordinance is to adopt the 2024 edition of the International Fire Code and certain appendices that they have chosen. No other changes to the ordinances.

Mayor White asked Fire Chief Stewart if he had anything to add.

Fire Chief Stewart stated the same thing that Chris said they are following what the State's guidelines are.

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

Motion made by Commissioner Johnston to accept Ordinance 2025-1137 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.

- C. Ordinance 2025-1138 - An Ordinance to amend Title 19, Chapter 3 of the Mount Pleasant Municipal Code relating to Gas.

Mrs. Jones stated the purpose of this ordinance is to update certain sections of the gas code.

19-305. Connection Charges

The city will provide a gas connection, or tap, and a $\frac{3}{4}$ " gas meter at the cost of three-hundred dollars (\$300) to new residential and commercial gas customers within the current gas system service.

Currently the tap and the first 50 ft of connection line are free.

All customers requesting a larger gas meter or tap will have to submit to the Utility Department for review.

Upgraded tap, service line, and meter fees shall be set by the city manager and the gas inspector, based on the cost of equipment, labor, and materials furnished.

It increases the cost of gas connection lines from \$1.50 per foot to \$5.00 per foot.

19-306. Customer maintenance charge.

A customer maintenance fee will be charged to residential, commercial, and industrial customers.

The rates are:

Residential -- \$5

Commercial -- \$25

Industrial -- \$75

The previous rate was \$5 for everyone

19-307. Schedule of rates.

Changes the definition of Product Cost to say, "including discretionary portion of monthly fluctuating gas discount."

This applies to firm or fixed rate customers only

19-309. Customer billing and payment policy

Removes the \$25.00 service fee because we already have a \$75.00 reconnection fee.

A comparison of the current language and the new language will be included in your packet for reference. This is first reading.

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

Motion made by Vice Mayor Alderson to accept Ordinance 2025-1138 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.

- D. Resolution 2025-48 - A Resolution calling for a public hearing on the proposed annexation of territory into the City of Mount Pleasant, Tennessee by owner consent and approving a plan of services.

Mrs. Jones stated the purpose of this resolution is to set a public hearing on the annexation and the plan of services. It does not annex the property or adopt the plan of services. It sets the public hearing for both and approves the plan of services that will be considered at that public hearing and included in the notices. This resolution sets forth the territory proposed for annexation and includes the plan of services. It also outlines the public notices that will be set. You all considered a resolution setting the public hearing once before, this one is for the same purpose but is different because number one the public notices cited in the resolution are corrected. Number two the legal descriptions of the property to be annexed include the portions of Old Zion Road extension that runs between the property identified on Tax Maps 3, Parcel 29.06 and property identified as Tax Map 3, Parcel 29.00 and it excludes the portions of all three parcels in the road that is in the city limits of Columbia. She got up later to show them that. She continued to explain the resolution. The date of the public hearing in their draft resolution is left blank. Before they vote on this resolution, she needs them to choose a date for the public hearing. She sent them all an email with the dates. The dates that she proposes are December 2nd, December 8th, December 11th, or December 16th. Her preference would be December 8th at the earliest.

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

Mayor White asked for a motion to set December 8th at 6:00 pm as a Public Hearing with no vote.

Motion made by Vice Mayor Alderson to accept Resolution 2025-48 with the date of December 8th set for the public hearing. Seconded by Commissioner Johnston.

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

Voting Nay: Commissioner Davis, Motion passed 4-1.

- E. Resolution 2025-49 - A Resolution authorizing the City of Mount Pleasant, Tennessee to participate in Public Entity Partners "Safety Partners" Matching Grant Program.

Mr. Grooms stated this is a Public Entity Partners grant it is matching 50/50 and what they bought with it were utility workers boots. It was for \$2,000 and our part was \$2,000.

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

Motion made by Commissioner Johnston to approve Resolution 2025-49 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.

- F. Resolution 2025-50 - A Resolution of the City of Mount Pleasant to accept awarded grant from Firehouse Subs Public Safety Foundation for Critical Lifesaving Equipment.

Mr. Jones stated the City applied for and was awarded funds from Firehouse Subs Public Safety Foundation to purchase new fire safety equipment. The grant is specifically for an Amkus Spreader, a Cutter, a Ram, Extended Reach Tips and Accessories valued at almost \$40,000.00. The purpose of this resolution is to accept the award and authorize the City Manager to execute the documents needed to get the money.

Mr. Grooms stated the Jaws of Life is 100% no matching.

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

Motion made by Commissioner Johnston to accept Resolution 2025-50 as presented and be very grateful. Seconded by Vice Mayor Alderson.

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

G. Resolution 2025-51 - A Resolution authorizing the City to accept funds from the Tennessee Highway Safety Office Grant Program.

Mr. Grooms stated this is the Police Department, they were awarded \$9,988 100% no matching funds and this is for laptops for patrol vehicles or upgrading.

Motion made by Commissioner Knowles to accept Resolution 2025-51 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. Resolution 2025-52 - A Resolution authorizing the City to apply for the Transportation Planning Grant.

Mr. Grooms stated we apply for this every year, we have not been successful it is an 80% grant with 10% match. It is for the street plans that we try to do every year. So, we'll try again and see where it goes.

Mrs. Jones stated it is an 80% grant and 10% match by us and 10% by someone else.

Mr. Grooms stated yes 10% federal and 10% us. Sorry about that.

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

Motion made by Vice Mayor Alderson to approve Resolution 2025-52 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.

I. Downtown Change Order #4

Mr. Grooms stated this will be the last change order. It is for \$44,531. A big portion of this was the pavers around the square where they were sealed with loose gravel or sand mix, it would have been gone pretty quick. There was some landscaping left out of the plans by mistake, so we are putting those back in and also adding a few more. Then there is a railing from a change order that we have to put up for ADA requirements down at the church. With that being said we were awarded an additional \$413,000 from the GNRC to help offset some of that. We feel like the change orders you have approved over a year or so ago, after all is said and done is going to be pretty close to what you approved.

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

Motion made by Vice Mayor Alderson to accept the Downtown Change Order #4. Seconded by Commissioner Davis.

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 Lacey signed up but did not wish to speak.

13. Board / Staff Comments / Adjournment

Commissioner Davis stated he enjoyed the Barbecue Festival. He stated he hoped the next one will be just as good or better.

Mr. Danny Grooms was present from the Maury County Commission and highlighted some of the points from that meeting regarding good things for Mount Pleasant.

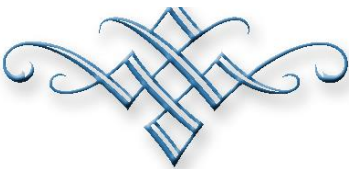
Motion made by Commissioner Davis to adjourn. Seconded by Commissioner Knowles.

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



OFFICE OF THE MAYOR
MOUNT PLEASANT, TENNESSEE

Proclamation



WHEREAS, the City of Mount Pleasant and all its citizens are rightfully proud of its young residents, and

WHEREAS, the citizens recognize Mount Pleasant High School as an integral part of this community, and

WHEREAS, Mount Pleasant High School earned a TVAAS Level 5 for Academic Growth for the 24-25 school. This marks the fourth consecutive year Mt. Pleasant High School has earned this distinction. Mt. Pleasant High School is the only school in Maury County to achieve this feat for four consecutive years.

WHEREAS, Tennessee Value-Added Assessment system evaluates how much students have grown in their performance relative to the peers across the state. Level 5 indicates significant evidence that students made more growth than expected.

WHEREAS, Mt. Pleasant High School has represented the City of Mount Pleasant, Maury County, and the State of Tennessee with the highest of standards and participation, and

NOW, THEREFORE, I, BILL WHITE, MAYOR of the City of Mount Pleasant, Tennessee, do hereby proclaim the date of November 18, 2025 as

MT. PLEASANT HIGH SCHOOL DAY

in honor of them and do call upon all of the citizens and residents of the City of Mount Pleasant to join with us in duly recognizing the students, their parents, faculty and staff for this outstanding accomplishment of achieving a Level 5 in academic growth for four years in a row.

*In witness whereof I have
hereunto set my hand and caused
this seal to be affixed.*

MAYOR

DATE



ORDINANCE 2025-1136

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF MOUNT PLEASANT, TENNESSEE AS SET FORTH IN TITLE 12, CHAPTER 1 REGARDING AN UPDATE TO CURRENT CODES.

WHEREAS, various codes establishing standards for construction and occupancy of structures are adopted in Title 12 of the Municipal Code of the City of Mount Pleasant; and,

WHEREAS, it is necessary to amend said chapters in order to adopt new and improved building standards to better protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. Title 12, Chapter 1 of the Mount Pleasant Municipal Code is hereby amended by deleting Sections 12-101 in its entirety and substituting the following, so that Section 12-101 shall read as follows:

Section 12-101. Building Code Adopted.

Pursuant to authority granted by Section 65-4-501 et seq. of the Tennessee Code Annotated, and for the purpose of regulating the construction, alteration, repair, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached thereto, the *International Building Code, 2024 Edition*, and all appendices (except as modified herein in Section 12-102), as prepared and adopted by the International Code Council, Inc., are hereby adopted and incorporated by reference as part of this code, and are hereinafter referred to as the “Building Code.”

Furthermore, the City of Mount Pleasant hereby adopts the 2024 Editions of the *International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Swimming Pool and Spa Code, International Energy Conservation Code*, and the *International Residential Code*, except as modified herein in Section 12-102.

Section 2. Title 12, Chapter 1 of the Mount Pleasant Municipal Code is hereby amended by deleting Sections 12-102 in its entirety and substituting the following, so that Section 12-102 shall read as follows:

Section 12-102. Modifications.

(a) The following appendices and sections of the *International Building Code, 2024 Edition* are **not adopted**:

- Appendix H (Signs)
- Appendix AB (Permit Fees)
- Section 423
- Chapter 11 (Accessibility)

(b) The following sections of the *International Building Code, 2024 Edition* are **amended** as follows:

Section 101.1 – Insert “City of Mt. Pleasant, Tennessee.”

Section 109.4 – Delete “to a fee established by the building official” and insert “to a fee double that of the amount of the original cost of the permit.”

Section 110.6 – Add: “A re-inspection fee of \$25.00 shall be charged when a re-inspection must take place due to failure of the previous inspection. This fee shall be paid prior to a re-inspection.”

Section 510.2 and 510.4 – Classroom Door Locking (Group E) Local education

agencies, public charter schools, and non-public schools may allow classroom doors to be locked to prevent unwanted entry provided that the locking means meets the requirements of NFPA (2021) Section 15.2.2.2.4.1. College and university administrators may allow classroom doors to be locked to prevent unwanted entry provided that the locking means meets NFPA (2021) Section 39.2.2.2.2.

Section 903.3.1.2 – NFPA 13R Sprinkler Systems

Replace with the following:

Automatic sprinkler systems in Group R occupancies may be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

- Four stories or less above grade plane;
- For occupancies other than Group R-2, the floor level of the highest story is 30 feet or less above the lowest level of fire department vehicle access;
- For Group R-2 occupancies, the roof assembly is less than 45 feet above the lowest level of fire department vehicle access, as measured to the highest roof, eave, or parapet, whichever is greatest;
- The floor level of the lowest story is 30 feet or less below the lowest level of fire department vehicle access.

Section 1612.3 – Insert “City of Mt. Pleasant, Tennessee” and “most recent F.I.R.M. map or letter.

(c) The following sections of the *International Energy Conservation Code, 2024* are **amended** as follows:

Sections C405.11 (Automatic Receptacle Control), C405.12 (Energy Monitoring), and C408 (System Commissioning) are **not adopted**.

The following sections of the International Energy Conservation Code, 2006, 2015, shall apply.

The 2006 Edition shall apply to occupancy classifications F-1, F-2, S-1, and S-2.

For daycares licensed by DHS not located in a dwelling unit, the 2015 Edition shall apply.

(d) The following sections of the *International Residential Code, 2024* are **amended** as follows:

Appendix AB (Permit Fees) is **not adopted**.

Section R101.1: Insert “City of Mt. Pleasant, Tennessee.”

Section R108.6: Replace “to a fee established by the applicable governing authority” with “to a fee double that of the amount of the original cost of the permit.”

Section R309: Replace “shall” with “may” regarding sprinkler requirements.

Section R109.4: Add: “A re-inspection fee of \$25.00 shall be charged when a re-inspection must take place due to failure of the previous inspection. This fee shall be paid prior to a re-inspection.”

Appendix BD: Dwellings licensed by the Department of Human Services (DHS) as Family Home Daycares shall use Appendix BD of the 2024 *International Residential Code*.

Where ASCE 7-16 is referenced for seismic design or mapped ground accelerations, ASCE 7-22 may be used to determine S1 and Ss values.

(e) The following sections of the *International Existing Building Code, 2024* are **amended** as follows:

Section 303 is not adopted.

Section 3. If any one or more of the provisions of this Ordinance, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Ordinance, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 4. This Ordinance shall take effect upon final passage.

Approved and adopted this _____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

ORDINANCE 2025-1137

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF MOUNT PLEASANT, TENNESSEE AS SET FORTH IN TITLE 7, CHAPTER 2 REGARDING AN UPDATE TO CURRENT FIRE CODES.

WHEREAS, various codes establishing standards for governing conditions hazardous to life and property from fire and explosion are adopted in Title 7 of the Municipal Code of the City of Mount Pleasant; and,

WHEREAS, it is necessary to amend said chapter in order to adopt new and improved fire standards to better protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. Title 7, Chapter 2, *Fire Code*, of the Mount Pleasant Municipal Code is hereby amended by deleting Sections 7-201 in its entirety and substituting the following, so that Section 7-201 shall read as follows:

Section 7-201. Fire Code Adopted. Pursuant to authority granted by *Tennessee Code Annotated* §§ 6-54-501 *et seq.*, and for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, the International Fire Code, 2024 Edition, including Appendices A, D, and I, only, as published by the International Code Council, is hereby adopted as the fire code of the City of Mt. Pleasant, in the State of Tennessee for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said fire code on file in the office of the City of Mt. Pleasant are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with additions, insertions, deletions and changes, if any, prescribed in this chapter. Pursuant to the requirement of Tennessee Code Annotated 6-54-502, one (1) copy of the International Fire Code has been filed with the city recorder and are available for public inspection. Said International Fire Code is adopted and incorporated as fully as if set out at length herein and shall be controlling within the corporate limits.

Section 2. If any one or more of the provisions of this Ordinance, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Ordinance, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 3. This Ordinance shall take effect upon final passage.

Approved and adopted this _____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

ORDINANCE 2025-1138

AN ORDINANCE TO AMEND TITLE 19, CHAPTER 3 OF THE MOUNT PLEASANT
MUNICIPAL CODE RELATING TO GAS

WHEREAS, Title 19, Chapter 3 of the Mount Pleasant Municipal Code deals with gas and is subject to change by ordinance; and,

WHEREAS, Title 19, Chapter 3 was last modified by Ordinance 2021-1064; and,

WHEREAS, it is in the best interests of the City of Mount Pleasant to revise, update and modify the gas ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. That Title 19, Chapter 3, Gas is amended by deleting subsection 19-305 and replacing it with the following language:

19-305. Connection Charges. The city will provide a gas connection, or tap, and a ¾” gas meter at the cost of three-hundred dollars (\$300) to new residential gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed in their residence or accessory structure. The cost of new service line will be five (\$5.00) per foot.

The city will provide a gas connection, or tap, and a ¾” gas meter at the cost of three-hundred dollars (\$300) to new commercial gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed in their residence or accessory structure. The cost of new service line will be five (\$5.00) per foot.

All customers requesting a larger gas meter or tap will have to submit to the Utility Department for review. Upgraded tap, service line, and meter fees shall be set by the city manager and the gas inspector, based on the cost of equipment, labor, and materials furnished.

All taps, meters, regulators, and service lines, including those installed at the cost of the customer, shall become the property of the municipal natural gas system. Service installation for old customers at new locations will be handled as a new connection; however, no charge will be made if a service connection at a new location exists.

Section 2. That Title 19, Chapter 3, Gas is amended by deleting subsection 19-306 and replacing it with the following language:

19-306. Customer maintenance charge. A customer maintenance fee will be issued to residential, commercial, and industrial customers. This fixed monthly charge is the basic fee for the customer/user gas service. It does not fluctuate with usage and does not include any consumption. This fee is intended to cover Mt. Pleasant Gas System’s costs of maintaining and keeping customer/user account records active (data processing, meter reading, billing, etc.). Customer maintenance fees are as follows:

Customer Type	Fee Amount
Residential	\$5 per month
Commercial	\$25 per month
Industrial	\$75 per month

Section 3. That Title 19, Chapter 3, Gas is amended by deleting subsection 19-307 and replacing it with the following language:

19-307. Schedule of rates. (1) Rates to Mt. Pleasant Gas System “firm” customers for natural gas will be calculated based on the formula set forth below. “Firm” customers is intended to mean those customers/users who are guaranteed delivery of natural gas except in cases of force

majeure or system emergencies and include primarily residential customers/users but also encompasses other types of customers/users. As to such “firm” customers/users the natural gas rate (charge) for such customers/users is the cost to Mt. Pleasant Gas System billed to the Mt. Pleasant Gas System by the natural gas supplier based upon the Natural Gas NYMEX Product Cost Index plus Pipeline Charges, Storage and other Pipeline Related Fees, a 3% Gas Fuel Delivery and Unaccounted For Charge, a 10% Reserve Fund Charge, Mt. Pleasant Gas System Cost of Operation, Maintenance and Administration all of which establishes the delivered cost to Mt. Pleasant Gas System customers/users on a per Dekatherm basis (DTH – an energy measurement). The Dekatherm charge is then converted to an energy measurement in Million Cubic Feet (MCF) resulting in the rate/charge invoiced to the customer/user in MCF’s. Stated another way, the rate/charge is based upon the following formula:

Product Cost (Including discretionary portion of Monthly Fluctuating Gas Discount)
 + Pipeline Charges, Storage, and Other Pipeline Related Fees
 + 3% Gas Fuel Delivery and Unaccounted For Charge
 + 10% Capital Reserve Fund Charge
 + MPGS Cost of Operation, Maintenance, and Administration
 = Delivered Cost to Consumer (DTH)
 x DTH to MCF Conversion Factor
 = Delivered Cost of Gas (MCF)

(2) For purposes of the formula set forth in Sec. 19-307(a), the “MPGS Cost of Operation, Maintenance, and Administration” is \$6.70.

(3) The billing rate will be adjusted each month to reflect changes in the Mt. Pleasant Gas System cost of natural gas. In this regard, the cost of natural gas and an adequate supply thereof may be calculated using an average cost of natural gas purchased at different times and in different amounts in order to reflect Mt. Pleasant Gas System's attempts to purchase in advance in order to secure favorable product prices.

(4) The exception to the foregoing rate/charge schedule will be large volume customers/users who have entered into separate contracts with Mt. Pleasant Gas System to be provided natural gas under pricing agreements specifically structured to reflect their particular circumstances and volume of use.

(5) All gas service including the formula referred to in subsection 19-307(a), the deposit referred to in section 19-304, the customer maintenance charge referred to in section 19-306, and the connection charge referred to in section 19-305 or the reconnection charge referred to in section 19-311, shall be furnished under such rate schedules as the board of directors of the city gas department may adopt from time to time by appropriate ordinance or resolution.

Section 4. That Title 19, Chapter 3, Gas is amended by deleting subsection 19-309 and replacing it with the following language:

19-309. Customer billing and payment policy. (1) Gas bills shall be rendered monthly and shall designate a standard net payment period for all customers of not less than ten (10) days after the date of the bill. Failure to receive a bill will not release a customer from payment obligation. There is established for all customers a late payment charge not to exceed ten percent (10%) for any portion of the bill paid after the net payment period.

(2) The customer’s bill should be paid on or before the fifteenth day of each month in order to receive the net price on the monthly bill. Payments received after the fifteenth of each month but prior to the twenty-fifth of each month, will incur a ten percent (10%) late penalty charge.

(3) Payment must be received no later than the due date. If the due date falls on Saturday, Sunday or a city holiday, net payment will be accepted if paid on the next business day.

(4) Customers may receive an extension to pay their monthly bill upon written request to the city manager or the director of public works. To receive an extension, the customer must make the request at least two (2) days prior to the disconnect date and have justifiable cause. Further, the customer must pay fifty percent (50%) of the outstanding bill at the time the payment extension agreement is initiated and the remaining fifty percent (50%) within two (2) weeks from said date. A request for a payment extension is limited to two (2) per year if based upon justifiable cause and a second request may not be made while an extension is in effect. Failure to abide with the terms and conditions of a payment extension request shall disqualify a customer from receiving another extension.

(5) If a meter fails to register properly, or if a meter is removed to be tested or repaired, or if gas is received other than through a meter, the city reserves the right to render an estimated bill based on the best information available.

Section 5. This Ordinance is in conformity with anticipated gas revenues for the Fiscal Year beginning July 1, 2025 through June 30, 2026 according to Budget Ordinance 2025-1133.

Section 6. If any one or more of the provisions of this Ordinance, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Ordinance, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 7. This Ordinance shall take effect upon final passage.

Approved and adopted this ____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

Gas Code Changes:

19-305. Connection charges. ~~The city will provide a tap and up to fifty feet (50') of new service line without charge to new residential gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed in their residence or accessory structure. After the first fifty feet (50'), the residential customer will be charged one dollar and fifty cents (\$1.50) per foot for installation of additional service line. Any residential customer who receives a tap and fifty feet (50') of service line from the City of Mt. Pleasant free of charge must maintain gas service for twelve (12) consecutive months. Discontinuing service prior to the expiration of twelve (12) consecutive months will result in the customer being charged for the cost of the tap and service line at a prorated monthly rate.~~

~~———— The city will provide up to fifty feet (50') of new service line for new commercial gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed at their property. After the first fifty feet (50'), the commercial customer will be charged one dollar and fifty cents (\$1.50) per foot for installation of additional service line. Any commercial customer who receives fifty feet (50') of service line from the City of Mt. Pleasant free of charge must maintain gas service for twelve (12) consecutive months. Discontinuing service prior to the expiration of twelve (12) consecutive months will result in the customer being charged for the cost of the service line at a prorated monthly rate.~~

~~———— Commercial customers who apply for gas service will also be charged a fee for the installation of a new tap and new regulator. The tap and regulator fees shall be set by the city manager and the gas inspector, based on the estimate of the monthly use of gas.~~

The city will provide a gas connection, or tap, and a ¾" gas meter at the cost of three-hundred dollars (\$300) to new residential gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed in their residence or accessory structure. The cost of new service line will be five (\$5.00) per foot.

The city will provide a gas connection, or tap, and a ¾" gas meter at the cost of three-hundred dollars (\$300) to new commercial gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed in their residence or accessory structure. The cost of new service line will be five (\$5.00) per foot.

All customers requesting a larger gas meter or tap will have to submit to the Utility Department for review. Upgraded tap, service line, and meter fees shall be set by the city manager and the gas inspector, based on the cost of equipment, labor, and materials furnished.

All taps, meters, regulators, and service lines, including those installed at the cost of the customer, shall become the property of the municipal natural gas system. Service installation for old customers at new locations will be handled as a new connection; however, no charge will be made if a service connection at a new location exists.

19-306. Customer maintenance charge. ~~A customer maintenance charge of five dollars (\$5.00) per month will be required of all domestic customers. This fixed monthly charge is the basic fee for the customer/user gas service. It does not fluctuate with usage and does not include any consumption. This fee is intended to cover Mt. Pleasant Gas System’s costs of maintaining and keeping customer/user account records active (data processing, meter reading, billing, etc.).~~

A customer maintenance fee will be issued to residential, commercial, and industrial customers. This fixed monthly charge is the basic fee for the customer/user gas service. It does not fluctuate with usage and does not include any consumption. This fee is intended to cover Mt. Pleasant Gas System’s costs of maintaining and keeping customer/user account records active (data processing, meter reading, billing, etc.). Customer maintenance fees are as follows:

Customer Type	Fee Amount
Residential	\$5 per month
Commercial	\$25 per month
Industrial	\$75 per month

19-307. Schedule of rates. (1) Rates to Mt. Pleasant Gas System “firm” customers for natural gas will be calculated based on the formula set forth below. “Firm” customers is intended to mean those customers/users who are guaranteed delivery of natural gas except in cases of force majeure or system emergencies and include primarily residential customers/users but also encompasses other types of customers/users. As to such “firm” customers/users the natural gas rate (charge) for such customers/users is the cost to Mt. Pleasant Gas System billed to the Mt. Pleasant Gas System by the natural gas supplier based upon the Natural Gas NYMEX Product Cost Index plus Pipeline Charges, Storage and other Pipeline Related Fees, a 3% Gas Fuel Delivery and Unaccounted For Charge, a 10% Reserve Fund Charge, Mt. Pleasant Gas System Cost of Operation, Maintenance and Administration all of which establishes the delivered cost to Mt. Pleasant Gas System customers/users on a per Dekatherm basis (DTH – an energy measurement). The Dekatherm charge is then converted to an energy measurement in Million Cubic Feet (MCF) resulting in the rate/charge invoiced to the customer/user in MCF’s. Stated another way, the rate/charge is based upon the following formula:

Product Cost (Including discretionary portion of Monthly Fluctuating Gas Discount)

+	Pipeline Charges, Storage, and Other Pipeline Related Fees
+	3% Gas Fuel Delivery and Unaccounted For Charge
+	10% Capital Reserve Fund Charge
+	MPGS Cost of Operation, Maintenance, and Administration
=	Delivered Cost to Consumer (DTH)
x	DTH to MCF Conversion Factor
=	Delivered Cost of Gas (MCF)

19-309. Customer billing and payment policy. (1) Gas bills shall be rendered monthly and shall designate a standard net payment period for all customers of not less than ten (10) days after the date of the bill. Failure to receive a bill will not release a customer from payment obligation. There is established for all customers a late payment charge not to exceed ten percent (10%) for any portion of the bill paid after the net payment period.

(2) The customer's bill should be paid on or before the fifteenth day of each month in order to receive the net price on the monthly bill. Payments received after the fifteenth of each month but prior to the twenty-fifth of each month, will incur a ten percent (10%) late penalty charge.

~~(3) If a customer fails to make payment by the twenty-fifth of each month, then an automatic twenty-five dollar (\$25.00) service fee will be added. In addition thereto, the termination of services process as set forth in § 19-309, termination or refusal of service, shall be commenced.~~

(4) Payment must be received no later than the due date. If the due date falls on Saturday, Sunday or a city holiday, net payment will be accepted if paid on the next business day.

(5) Customers may receive an extension to pay their monthly bill upon written request to the city manager or the director of public works. To receive an extension, the customer must make the request at least two (2) days prior to the disconnect date and have justifiable cause. Further, the customer must pay fifty percent (50%) of the outstanding bill at the time the payment extension agreement is initiated and the remaining fifty percent (50%) within two (2) weeks from said date. A request for a payment extension is limited to two (2) per year if based upon justifiable cause and a second request may not be made while an extension is in effect. Failure to abide with the terms and conditions of a payment extension request shall disqualify a customer from receiving another extension.

(6) If a meter fails to register properly, or if a meter is removed to be tested or repaired, or if ~~water~~ gas is received other than through a meter, the city reserves the right to render an estimated bill based on the best information available. (Ord. #85-662, April 1985, as replaced by Ord. #2011-930, June 2011, and amended by Ord. #2012-942, March 2012, and Ord. #2017-1010, Oct. 2017)

~~Strikes the \$25.00 service fee for failure to make payment by the 25th of each month. We already have a \$75.00 reconnection fee that addresses cut off fees for utilities.~~



November 13, 2025

Mr. Phillip Grooms
City Manager
City of Mount Pleasant
100 Public Square
Mount Pleasant, TN 38474

RE: November 2025 - General Wastewater System Assistance

Dear Mr. Grooms:

Please find attached our latest invoice for the General Wastewater System Assistance project for the City of Mount Pleasant. The attached invoice includes the following activities which were completed since our prior invoice.

- Developed and submitted report to TDEC regarding consent decree activities update.
- Provided coordination and support regarding pretreatment program NOV received from TDEC.
- Assisted with drafting of administrative order for Ventek industry.
- Assisted with coordination for wastewater plant tour.
- Began preparation of closure report for the TDEC consent decree.
- Drafted letter for notification to TDEC regarding completion of CAP/ER activities.
- Provided support for coordination with developments.

We appreciate the opportunity to work with the City on this project. If you have any questions regarding this invoice, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Johnson".

Matthew Johnson, P.E.
Project Manager

Enclosure



Attention: Phillip Grooms
City of Mt. Pleasant
City Hall
100 Public Square
Mt Pleasant, TN 38474

Invoice : 0000237837
Invoice Date : 11/13/2025
Project : 3480864
Project Name : General Wastewater System
Assistance - Task Order No. 1
Bill Term : 1

For Professional Services Rendered Through 11/7/2025

2 - 2025-2026

		Billings				
		Fee	Available	To Date	Previous	Current
3.0 - 25/26 General WW System Assistance		50,000.00	33,406.25	16,593.75	6,491.25	10,462.50
Rate Labor		10,462.50				

		Billings				
		Fee	% Complete	To Date	Previous	Current
4.0 - 25/26 Annual Lagoon Inspection		6,500.00	0.00	0.00	0.00	0.00

Current Billings	10,462.50
Amount Due This Bill	10,462.50

MATTHEW T. JOHNSON

Remit To: 615 3rd Avenue South, Suite 700 | Nashville, TN 37210 | Phone: (615) 254-1500 | Fax: (615) 255-6572

Dear Customer, we value your security, so be aware that we will never send you an email requesting updated bank information. For your protection, do not respond to such requests and contact your Barge representative directly using the contact information you have on file for us if you receive any suspicious communications.

Sincerely, Barge Design Solutions Finance

3.0 - 25/26 General WW System Assistance

Rate Labor

Class	Hours	Rate	Amount
Engineering Associate I	1.25	120.000	150.00
	4.00	135.000	540.00
Total Engineering Associate I	5.25		690.00
Engineering Manager I	2.00	235.000	470.00
Professional Engineer II	5.00	175.000	875.00
Project Administrator	0.25	125.000	31.25
Project Manager II	31.50	260.000	8,190.00
Technical Advisor	0.75	275.000	206.25
Total Rate Labor			10,462.50
Total Bill Task: 3.0 - 25/26 General WW System Assistance			10,462.50

Total Project: 3480864 - General Wastewater System Assistance - Task Order No. 1

10,462.50



November 13, 2025

Mr. Phillip Grooms
City Manager
City of Mount Pleasant
100 Public Square
Mount Pleasant, TN 38474

RE: November 2025 – Wastewater Treatment Plant Maintenance Checklist

Dear Mr. Grooms:

Please find attached our latest invoice for the Wastewater Treatment Plant Maintenance Checklist project for the City of Mount Pleasant (City). The attached invoice includes the following activities which were completed last month.

- Updated the draft checklist and operations documents for influent pump station based on input received from City staff.
- Reviewed plant equipment operations and maintenance (O&M) manuals.
- Worked on checklist and operations documents for other plant processes.

We appreciate the opportunity to work with the City on this project. If you have any questions regarding this invoice, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Johnson".

Matthew Johnson, P.E.

Project Manager

Enclosure



Attention: Phillip Grooms
City of Mt. Pleasant
City Hall
100 Public Square
Mt Pleasant, TN 38474

Invoice : 0000237433
Invoice Date : 11/7/2025
Project : 3480866
Project Name : WWTP Maintenance Checklist
Bill Term : **

For Professional Services Rendered Through 10/31/2025

	Fee	% Complete	Billings		
			To Date	Previous	Current
3480866 - WWTP Maintenance Checklist	57,000.00	65.00	37,050.00	19,950.00	17,100.00
			Current Billings		17,100.00
			Amount Due This Bill		17,100.00

Total Fee : 57,000.00
To Date Billings : 37,050.00
Total Remaining : 19,950.00

Remit To: 615 3rd Avenue South, Suite 700 I Nashville, TN 37210 I Phone: (615) 254-1500 I Fax: (615) 255-6572

Dear Customer, we value your security, so be aware that we will never send you an email requesting updated bank information.
For your protection, do not respond to such requests and contact your Barge representative directly using the contact information
you have on file for us if you receive any suspicious communications.

Sincerely, Barge Design Solutions Finance



November 13, 2025

Mr. Phillip Grooms
City Manager
City of Mount Pleasant
100 Public Square
Mount Pleasant, TN 38474

RE: November 2025 – Asset Management Plan

Dear Mr. Grooms:

Please find attached our latest invoice for the Asset Management Plan project for the City of Mount Pleasant (City). The attached invoice includes the following activities which were completed last month.

- Attended kick-off meeting for the project with City staff.
- Reviewed water system assets from the geographic information (GIS) database.
- Reviewed wastewater assets from the geographic information (GIS) database.

We appreciate the opportunity to work with the City on this project. If you have any questions regarding this invoice, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Johnson".

Matthew Johnson, P.E.

Project Manager

Enclosure



Attention: Phillip Grooms
City of Mt. Pleasant
City Hall
100 Public Square
Mt Pleasant, TN 38474

Invoice : 0000237434
Invoice Date : 11/7/2025
Project : 3480868
Project Name : MT PLEASANT - Asset Mgmt Plan
Bill Term : 1

For Professional Services Rendered Through 10/31/2025

	Fee	% Complete	Billings		
			To Date	Previous	Current
3480868 - MT PLEASANT - Asset Mgmt Plan	59,100.00	20.00	11,820.00	0.00	11,820.00
			Current Billings		11,820.00
			Amount Due This Bill		11,820.00

Total Fee : 59,100.00
To Date Billings : 11,820.00
Total Remaining : 47,280.00

Remit To: 615 3rd Avenue South, Suite 700 I Nashville, TN 37210 I Phone: (615) 254-1500 I Fax: (615) 255-6572

Dear Customer, we value your security, so be aware that we will never send you an email requesting updated bank information.
For your protection, do not respond to such requests and contact your Barge representative directly using the contact information
you have on file for us if you receive any suspicious communications.

Sincerely, Barge Design Solutions Finance

RESOLUTION 2025-53

WHEREAS, the City of Mt. Pleasant, Tennessee is eligible for funds under the Economic Development Administration Disaster Recovery Program; and

WHEREAS, there exists a need to expand the capacity of the Mt. Pleasant natural gas system; and

WHEREAS, the proposed improvements to the natural gas system are critical to the City of Mt. Pleasant’s ability to serve new and expanding customers in the Cherry Glen Industrial Park and North Mt. Pleasant industrial district as well as Mt. Pleasant residents and commercial businesses; and

WHEREAS, the proposed project will support the economic recovery following the federally declared disaster (FEMA-DR-4792) resulting from the natural disaster events that occurred on May 8 & 9, 2024 in Maury County; and

WHEREAS, the City of Mt. Pleasant wishes to make an application for said project;

NOW, THEREFORE, BE IT RESOLVED, THAT

- 1) The Mayor be authorized and directed to execute and submit an application for funds to the U.S. Economic Development Administration in the amount of \$4,000,000.
- 2) The Mayor be authorized and directed to enter into all necessary agreements to receive and administer such grant funds.
- 3) The total cost of the project is estimated to be \$6,500,000. The balance of \$2,500,000 in local matching contribution will be provided by the City of Mt. Pleasant.
- 4) The City of Mt. Pleasant will own, maintain, and operate all infrastructure improvements included in this project.

Approved and adopted this _____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY



City of Mount Pleasant
Bid Tally Sheet
Canaan Road Paving
November 13th, 2025
1:00 PM



Name of Firm	Total Bid
Volunteer Paving	\$ 190,872.20
Rogers Group	\$ 225,040.00
Advance Paving	\$ 197,500.00
Nickell Contracting	\$ 176,914.60



City of Mount Pleasant
Bid Tally Sheet
Renovation of the Mt. Pleasant Community Center
November 12th, 2025
2:00 PM



Name of Firm	Total Bid
Baron Construction-Base	\$ 1,673,000.00
Alternate 1	\$ 331,000.00
Alternate 2	\$ 23,800.00
Alternate 3	\$ 189,979.00
Baron TOTAL	\$ 2,217,779.00
MDI Construction	\$ 1,542,434.00
Alternate 1	\$ 450,000.00
Alternate 2	\$ 27,500.00
Alternate 3	\$ 150,000.00
MDI TOTAL	\$ 2,169,934.00
Paul Varney	\$ 1,559,640.00
Alternate 1	\$ 270,000.00
Alternate 2	\$ 28,000.00
Alternate 3	\$ 164,500.00
Paul Varney TOTAL	\$ 2,022,140.00
Drakes Creek	\$ 1,144,317.88
Alternate 1	\$ 198,804.81
Alternate 2	\$ 21,645.20
Alternate 3	\$ 340,631.00
Drakes Creek Total	\$ 1,705,398.89



October 31, 2025

File: 1053-23

Attn: Phillip Grooms
City Manager, City of Mt. Pleasant
100 Public Square
Mt. Pleasant, TN 38474

Re: Request for Change Order #1
2023 ARPA Mt. Pleasant Water System Improvements
City of Mt. Pleasant

Dear Mr. Grooms:

Please find attached a request to change a portion of the scope of work for the above referenced project. The request is to fog seal additional driveways (to finalize easements), and to include flowable fill in the existing Asbestos Cement water line at the conclusion of the project. The TDOT encroachment permit was approved with the request from TDOT that the existing line be filled at conclusion of the project. The original approved contract value for this project was \$1,581,385.00

The Change Order #1 is adding \$67,100.00 to the total project budget. The new contract value is **\$1,648,485.00**

We have reviewed the change order request and find it to be in order with the General Conditions of the Contract related to changes and therefore recommend approval of this change order.

Please call me if you have questions or require additional information.

Sincerely,

Jacob Baker
Hethcoat & Davis

Cc: Alton Hethcoat, PE, Hethcoat & Davis
Lorie Fisher, SCTDD
Dale Brown, City of Mt. Pleasant
Joiner Pugh, Rev Construction, Inc.
Grant Huddleston, Rev Construction, Inc.

CHANGE ORDER NO.: 1

Owner:	City of Mt. Pleasant	Owner's Project No.:	
Engineer:	Hethcoat and Davis, Inc.	Engineer's Project No.:	1053-23
Contractor:	Rev Construction	Contractor's Project No.:	
Project:	2023 ARPA Mt. Pleasant Water Systems Improvements		
Contract Name:			
Date Issued:	October 29, 2025	Effective Date of Change Order:	Date Signed by Owner

The Contract is modified as follows upon execution of this Change Order:

Description:

Fog Seal Additional Driveways to finalize Easements

Flowable Fill Existing AC water Line at conclusion of Project (Per TDOT Permit)

Attachments:

Change Order Breakdown Spreadsheet

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 1,581,385.00	Original Contract Times: Substantial Completion: 270 Days Ready for final payment: 300 Days
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [Number of previous Change Order] : \$ NA	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order] : Substantial Completion: NA Ready for final payment: NA
Contract Price prior to this Change Order: \$ 1,581,385.00	Contract Times prior to this Change Order: Substantial Completion: 270 Days Ready for final payment: 300 Days
[Increase] [Decrease] this Change Order: \$ 67,100.00	[Increase] [Decrease] this Change Order: Substantial Completion: NA Ready for final payment: NA
Contract Price incorporating this Change Order: \$ 1,648,485.00	Contract Times with all approved Change Orders: Substantial Completion: 270 Days Ready for final payment: 300 Days

Recommended by Engineer (if required)

By: Alturkmani

Title: Principal/PE

Date: 10-29-2025

Accepted by Contractor

[Signature]
VP

10/31/25

Authorized by Owner

By: _____

Title: _____

Date: _____

Approved by Funding Agency (if applicable)

City of Mt. Pleasant
2023 ARPA Mt. Pleasant Water System Improvements
H&D Project # 1053-23

Change Order #1 Breakdown

Part 3 - Line C: N. Main Street (C-11 to C-13)				Rev Construction Tuscaloosa, AL TN License # 74553	
Item	Description	QTY	UNIT	Unit Price	Total
18	Fog Seal Driveway (See Sht C-11)	4	LS	\$ 8,000.00	\$ 32,000.00
22	Flowable Fill Existing AC Water Line per TDOT Permit, at conclusion of Project	1	LS	\$ 35,100.00	\$ 35,100.00
				\$	67,100.00

Construction Cost: \$1,581,385.00
Change Order #1 Value: \$67,100.00
Updated Construction Cost: **\$1,648,485.00**

BASE BID				Rev Construction	
Part 1 - Line A: Magnolia Street (C-2 to C-3)				Tuscaloosa, AL TN License # 74553	
Item	Description	QTY	UNIT	Unit Price	Total
1	12" DIP PC 350 Water Line including all restraint devices (outside roadway).	1785	LF	\$ 186.00	\$ 332,010.00
2	Ductile Iron Fittings	500	Lbs.	\$ 20.00	\$ 10,000.00
3	12" x 12" Tapping Sleeve & Valve	1	EA	\$ 17,000.00	\$ 17,000.00
4	12" Resilient Gate Valve with Valve Box	1	EA	\$ 6,200.00	\$ 6,200.00
5	Fire hydrant assembly including hydrant tee, anchor couplings and 6" gate valve with valve box, complete	1	EA	\$ 11,000.00	\$ 11,000.00
6	Connection to Existing Water Line	2	EA	\$ 4,200.00	\$ 8,400.00
7	Erosion Control (Silt Fence)	300	LF	\$ 7.00	\$ 2,100.00
8	Mobilization and Bonds	1	LS	\$ 20,000.00	\$ 20,000.00
Sub-Total Part 1:				\$	406,710.00

Part 3 - Line C: N. Main Street (C-11 to C-13)				Rev Construction	
				Tuscaloosa, AL TN License # 74553	
Item	Description	QTY	UNIT	Unit Price	Total
1	12" DIP PC 350 Water Line including all restraint devices (outside roadway).	3,385	LF	\$ 175.00	\$ 592,375.00
2	Open Cut Creek with 24" Steel casing with 12" DIP PC 350, including concrete cap complete	50	LF	\$ 1,000.00	\$ 50,000.00
3	Ductile Iron Fittings	8,000	Lbs.	\$ 20.00	\$ 160,000.00
4	12" x 12" Tapping Sleeve & Valve	1	EA	\$ 17,000.00	\$ 17,000.00
5	8" x 8" Tapping Sleeve & Valve	2	EA	\$ 9,000.00	\$ 18,000.00
6	6" x 6" Tapping Sleeve & Valve	2	EA	\$ 7,000.00	\$ 14,000.00
7	12" Resilient Gate Valve with Valve Box	6	EA	\$ 6,200.00	\$ 37,200.00
8	8" Resilient Gate Valve with Valve Box	2	EA	\$ 4,000.00	\$ 8,000.00
9	6" Resilient Gate Valve with Valve Box	2	EA	\$ 3,000.00	\$ 6,000.00
10	Fire hydrant assembly including hydrant tee, anchor couplings and 6" gate valve with valve box, complete	7	EA	\$ 11,000.00	\$ 77,000.00
11	Connection to Existing 12" Water Line	1	EA	\$ 4,200.00	\$ 4,200.00
12	Connection to Existing 8" Water Line	2	EA	\$ 4,200.00	\$ 8,400.00
13	Connection to Existing 6" Water Line	2	EA	\$ 4,200.00	\$ 8,400.00
14	Connection to Existing Master Meter	1	EA	\$ 4,200.00	\$ 4,200.00
15	Reconnect existing residential service to new service line	8	EA	\$ 1,100.00	\$ 8,800.00
16	Open Cut Install 3/4" PEXa Service Line	160	LF	\$ 35.00	\$ 5,600.00
17	Asphalt Driveway Repair (1.5" Thick)	35	TON	\$ 1,400.00	\$ 49,000.00
18	Fog Seal Driveway (See Sht C-11)	5	LS	\$ 8,000.00	\$ 40,000.00
19	Erosion Control (Silt Fence)	500	LF	\$ 7.00	\$ 3,500.00
20	Traffic Control	1	LS	\$ 40,000.00	\$ 40,000.00
21	Mobilization and Bonds	1	LS	\$ 55,000.00	\$ 55,000.00
22	Flowable Fill Existing AC Water Line per TDOT Permit, at conclusion of Project	1	LS	\$ 35,100.00	\$ 35,100.00
Sub-Total Part 3:				\$	1,241,775.00

Grand Total:				\$	1,648,485.00
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Original Modified Bid Estimate: \$1,581,385.00
Updated Construction Cost (incl. CO #1): \$1,648,485.00