



# City Commission Meeting Study Session Minutes

Thursday, November 14, 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. Roll Call

Those in attendance were:

PRESENT

Mayor Bill White

Vice Mayor Jacqueline Grandberry

Commissioner Pam Johnston

Commissioner Mike Davis

Commissioner Willie Alderson

## 3. Awards/Presentations/Appointments

## 4. Monthly report from City Manager

Mr. Grooms stated we may have an agenda item added. They have already passed the resolution where we received a grant for the Community Center. They sent it today and it needs some different wording. He will get with Kori to see if we update the resolution or do another one.

Kori stated she hasn't seen it yet.

Mr. Grooms wanted them to know this may be in their packets tomorrow. The resolution where we received the \$1,980,012 grant for the Community Center with matching funds. This may be in the packets to reflect that.

Mr. Grooms stated Michael or Jack would give an update on what they are trying to do at the bypass.

Mr. Jack Burgett stated they have been in talks with TDOT as late as yesterday and spoke with them about lowering the speed limit on the bypass from First Avenue to the Airport Exit to reduce the likelihood of a severe crash. Also, we have some additional messaging boards coming out there to alleviate the confusion of what is going on. The Police Department has been posting an officer out there during the peak traffic times. That is a work in progress, because we don't know what we are dealing with until we get out there. This morning an officer was out there and stopped the north bound traffic a couple times, maybe three, to allow that south bound turn lane that is turning onto Greenwood to allow those cars to empty out onto Greenwood and South Cross Bridges. It is a work in progress we really don't know what we are dealing with on most days. Some days traffic flow coming north is heavier than others, but we are out there.

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

## 5. Special reports from other City Departments or Committees if applicable

A. Wastewater Liaison Report - Barge Design

Mr. Grooms stated on the agenda number F. with the Barge engineering agreement for the wastewater treatment plan. Matthew is here to talk about that.

Mr. Matthew Johnson stated this item is an amendment to their contract. Basically, this a continuation of their services as the contractor continues their work to finally finish hopefully sooner or later. He continued his discussion of this item.

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

B. Mount Pleasant Gas System Report

Mr. Grooms stated

**6. New Business**

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

A. Resolution 2024-38 - Hazard Mitigation Plan - (State approved in coordination with Maury County.)

Mrs. Jones stated the purpose of this resolution is to adopt an updated Maury County Hazard Mitigation Plan. The plan has already been approved by FEMA. Maury County has asked each city to adopt the plan to make the approval formal and allow Maury County to be eligible for pre and post disaster mitigation funding. She doesn't have a copy of the plan yet, but she has asked for it and it will be in the packet.

Mr. Grooms stated we have stayed in this program for many, many years. Like a piggyback so it opens it up for us to be able to apply for those fundings as well when we have a need for it.

B. Resolution 2024-39 - Sugar Creek Developer's Agreement - (On Planning Commission Agenda tonight.)

Mrs. Jones stated the purpose of this resolution is to authorize the City to enter into a development agreement. Alan Blevins is developing property on Sugar Creek Road known as Sugar Creek Townhomes. This development has already been approved by the Planning Commission. As part of the development the developer has agreed to provide for the installation of certain private and public infrastructure improvements. One such improvement - the reason for this development agreement - is the installation of a 16" water line. The City's engineers, CEC, determined that the development could be serviced by an 8-inch water line. However, the City asked the developer to construct a 16-inch water line instead. The developer agreed. The City is responsible for the difference in cost between the 8-inch line and the upgraded 16-inch line. We call this "betterment". The betterment is \$120,000. To repay the betterment cost the City will waive the water access fee ( $\$3,500 \times 16 = \$56,000$ ). We are also going to waive the water tap/meter fees which are ( $\$2,000 \times 16 = \$32,000$ ) and then we would have to pay the remainder to the Developer which is \$32,000 upon completion of the project. We outlined all of that in the development agreement. It has been allocated by the Planning Commission and recommended to this Board. Mr. Blevins is here.

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

C. Possible bid for East Merchant Street paving. (Bid Opening Wednesday)

Mr. Grooms stated they opened bids this week. They had two bids. He is not sure they are going to make a recommendation to them after further evaluation and talking with Dale. We probably need to do something with the sewer line. The camera showed it is in pretty bad shape.

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

D. John Deere lawnmower surplus reversal from Resolution 2024-16.

Mrs. Jones stated Public Works wants to keep the John Deere mower that was declared surplus by Resolution 2024-16. You all authorized the sale of this mower and to reverse it, we will ask for a motion to remove this item from the surplus sale.

E. CT Form Vac Truck

Mrs. Cox stated this is just an FYI item. Every time we have debt the State requires that once we have closed on the borrowing and presented everything to them, they sent us, we fill out the forms they send us by an approved copy and that copy just has to be presented to the elected body at the next meeting after the bond is done. We closed on the bond last month. This was something that was in the works to get the USDA grant to buy the vac truck. We have been using it since July. The bond closed last month, and it is \$450,000. Not a voting item just an FYI item.

F. Barge Engineering Agreement - (Wastewater Treatment Plant Extension)

This was covered at the first of the meeting.

G. Possible Election Certification

Mrs. Jones stated the election will be certified on November 20th. Which is the day after our meeting. The new Commissioners will be sworn in at the beginning of the December meeting. Then the Commission will elect the Mayor and Vice Mayor. In 2020, you passed a resolution establishing a procedure from our election office, we will make sure to put that in the packets before the next meeting.

No action taken. For more details refer to the audio/video recording attached to the agenda.

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

Ms. Jolita Ellis, 107 E. Merchant Street, asked about the East Merchant Street paving project.

Mr. Grooms explained some of what would be done regarding that project.

Mrs. Jones stated this is for her to tell the Commission things, but they are going to direct her to Dale, and you can talk to him after the meeting he is the Public Works Director.

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

Mr. Larry Henderson, 719 Larry Circle, asked for clarification on the Sugar Creek water line addition, they are talking about it going to go to townhouses and that is not in Brookside?

Mr. Grooms stated it is behind the funeral home.

**8. Board / Staff Comments / Adjournment**

Mr. Grooms stated tomorrow at 11:00 am at the Community Center the City will have their Thanksgiving dinner and they are all invited.

Commissioner Davis congratulated Mayor White and Commissioner Alderson and also congratulate everybody that was running, it was a good clean election. Has had several calls on regarding the business losing quite a bit of money because of the construction and he doesn't know if there is anyway the City could maybe, on an honor system, if maybe the City could help them out on their taxes or something.

Mrs. Cox stated we do not calculate the property taxes the State and the Assessor's Office at the County does that. We do not have anyway to rebate taxes, everything comes from the State of Tennessee and the Assessor's Office at the County. Meeting adjourned.