



City Commission Meeting Minutes

Tuesday, November 19, 2024 at 6:00 PM

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

1. Call to Order

Mayor White called the meeting to order.

2. Pledge of Allegiance / Invocation

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

3. Roll Call

PRESENT

Mayor Bill White
Vice Mayor Jacqueline Grandberry
Commissioner Pam Johnston
Commissioner Mike Davis
Commissioner Willie Alderson

4. Approval / Correction of Minutes from Prior Meetings

Mayor White asked for approval and corrections to the minutes from the prior Study Session meeting on October 10, 2024.

Motion made by Commissioner Johnston to approve the Study Session minutes from October 10, 2024. Seconded by Commissioner Alderson.

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

A. Study Session - October 10, 2024

Mayor White asked for approval and corrections to the Study Session on October 10th, Regular Meeting on October 15th and Special Called Meeting on October 30th.

Commissioner Johnston made a motion to the meeting minutes from October 10th, October 15th and October 30th as presented. Commissioner Alderson seconded the motion. All were in favor. Motion passed.

B. Regular Session - October 15, 2024

Mayor White asked for approval and corrections to the Study Session on October 10th, Regular Meeting on October 15th and Special Called Meeting on October 30th.

Commissioner Johnston made a motion to the meeting minutes from October 10th, October 15th and October 30th as presented. Commissioner Alderson seconded the motion. All were in favor. Motion passed.

C. Special Called Meeting - October 30, 2024

Mayor White asked for approval and corrections to the Study Session on October 10th, Regular Meeting on October 15th and Special Called Meeting on October 30th.

Commissioner Johnston made a motion to the meeting minutes from October 10th, October 15th and October 30th as presented. Commissioner Alderson seconded the motion. All were in favor. Motion passed.

5. Awards/Presentations/Appointments

Mr. Grooms stated there were none.

6. Completion / Review of Unfinished Business from prior meeting

Mr. Grooms stated there was none.

7. Monthly report from Mayor

Mayor White stated Mt. Pleasant High School received a five in the TVA AC Academic Growth and that is three years in a row. That is awesome. They are the only school in Maury County to ever do it. He had a Mayor's breakfast this morning where it was the County Mayor, Spring Hill, Columbia and himself. He thought it went well, there was a great crowd not a seat left in the Memorial Building. He would also like to thank the staff and the folks that put on the Thanksgiving lunch. It was great and he appreciates everybody that had a hand in it. Phillip, Shiprah thank y'all for sticking around here, he knows there are a lot of phone calls coming in regarding the lead in the water. He appreciates them do that.

8. Monthly Financial / Budget report

Mrs. Cox presented the monthly financial and budget report. She stated we are nearing the end of the audit. She has already received her adjusting entries. She emailed out all the financials as usually on Friday.

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

Motion made by Commissioner Davis to approve the monthly financial budget report as presented, seconded by Commissioner Alderson.

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

9. Monthly report from City Manager

Mr. Grooms stated the long-standing tradition for the monthly report the department heads help create. So please look at it. One thing new that we have added is to point out a featured employee of the month. Mr. Charles Webster has forty-three years of service. He just wanted to point that out. The department heads are here if they have any questions.

He had a couple of highlights; the bridge project is underway, and we are working with TDOT and Mount Pleasant Police Department to make sure that we reduce the risk out there. One of the things proposed is to drop the speed limit from 55 to 45 in a stretch. They are also committed to having an officer out there during peak hours. It is an ongoing thing, and we are trying to reduce that the best we can from our standpoint. He stated the Downtown Project, as they know the square is shut down and they are trying to put posts out there, anything we can to relay that City Hall is open. If anyone gets here and needs any accommodations call us and we will do whatever we can to assist that person or people that need those accommodations.

He stated transitioning to Rotary Park the roof has been replaced. It has been done as a partnership between the City and Rotary it was 75% City and 25% Rotary. It is one of the best shelters that we have and one of the biggest. Now we can keep it from falling in since the roof has been replaced. Arrow Mines bathroom is in the final designs of the construction plans. He is hoping to have that bid out and on the agenda in December.

The last thing he has is just a reminder that City Hall is closed next Thursday and Friday for Thanksgiving. He also stated the tree lighting at the library is November 30th at 6:00 pm.

Mayor White stated there is a lot going on that day over there. They are going to have food trucks it is going to be a big deal.

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

A. Wastewater Liaison Report - Barge Design

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

Commissioners 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.

11. New Business

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

A. Resolution 2024-38 - A Resolution of the City of Mount Pleasant, Tennessee to adopt the 2024 Maury County Natural Hazard Mitigation Plan.

Mayor White presented this Resolution 2024-38 to adopt the 2024 Maury County Natural Hazard Mitigation Plan.

Mayor White stated we have been doing this for seven years.

Mrs. Jones stated the purpose of this resolution is to adopt the 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 stated at the Study Session that the plan would be in their packets, that is not true, the plan is not included because it contains sensitive information that doesn't need to be published on our website.

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

Motion made by Commissioner Alderson to accept Resolution 2024-38 as presented, seconded by Commissioner Johnston.

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

B. Resolution 2024-39 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to enter into the Sugar Creek Townhomes Development Agreement.

Mrs. Jones stated the purpose of this resolution is to authorize the City to enter into this development agreement.

Alan Blevins is developing property on Sugar Creek Road known as 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 of those

improvements and the reason for this Development Agreement is the installation of a 16-inch 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 when we asked him to upgrade that 8-inch water line to a 16-inch water line, because it goes with the City's master plan. 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 for this project is \$120,000. To repay the betterment cost, the city will:

*Waive the water access fee ($\$3,500 \times 16 = \$56,000$)

*Waive the water tap/meter fees ($\$2,000 \times 16 = \$32,000$)

*That will leave a difference of \$32,000 that we will pay to the Developer upon the completion of the project.

All of this is outlined in detail in the Development Agreement, which is attached to the Resolution as an Exhibit.

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

Motion made by Commissioner Johnston to approve Resolution 2024-39 as presented, seconded by Commissioner Alderson.

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

- C. Resolution 2024-40 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to execute and enter into a Second Amendment to its Engineering Contract with Barge Design Solutions, Inc. to provide preliminary and final design, bidding, construction administration, and construction field representation for the construction of Wastewater Treatment Plant Improvements. 6th Amendment to Barge Engineering Contract.

Mrs. Jones stated the purpose of this resolution is to consider two amendments to the City's contract with Barge, the engineer on the WWTP project. That is the \$13 million project. The Contractor for the WWTP improvements project has exceeded its contract time to complete the project. They had a date for substantial completion. They have already passed that and have still not reached substantial completion. The City is required to have engineering oversight on the construction of the WWTP improvements. So, Barge has to be onsite additional time to oversee the work, and we have to pay Barge for the additional time. As we discussed last meeting, there is also liquidated damages provision in the contractor's contract that says the City can charge \$1,000 a day for the time that the Contractor exceeds its deadline for substantial completion. We hope that liquidated damages assessment will equal the additional amount that we pay Barge as a result of the delay.

So, this is actually Amendment No. 6 to the contract. It modifies the services of the engineer, payment to the engineer, and times for rendering engineering services. The additional cost is estimated to be \$212,500. Barge will have to do another amendment if they were to exceed this amount and time. The new proposal final completion date is 3/7/25. As Phillip said that is date that the contractor gave Barge to estimate when they would be completed. Barge is keeping very detailed bills; we do have to pay them and then we would get reimbursed from anything we subtracted from what was due to the contractor.

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

Motion made by Commissioner Alderson to accept Resolution 2024-40 as presented, seconded by Commissioner Johnston.

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

- D. Resolution 2024-41 - A Resolution of the City of Mount Pleasant, Tennessee to amend Resolution 2024-14 related to the State of Tennessee Community Development connected Community Facilities Grant Program.

Mrs. Jones stated we added this one late. There was a miscalculation on the amount of the match. We are increasing the match that the City is going to match if we get this grant. It is \$220,000 instead of \$200,000.

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

Motion made by Commissioner Alderson to accept Resolution 2024-41 to amend Resolution 2024-14 as presented, seconded by Commissioner Johnston.

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

- E. John Deere Z830A lawnmower surplus reversal from Resolution 2024-16.

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

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

Motion made by Commissioner Alderson to remove the John Deere lawn mower from the surplus sale in Resolution 2024-16, seconded by Commissioner Johnston.

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

- F. Bid approval/rejection for East Merchant Street paving and stormwater work.

Mr. Grooms stated it was our recommendation to reject both of the bids and he really does not like that, but after talking with Dale and Ted he agrees per evaluation of the aging infrastructure of the sewer part of it. We will review this once they have that plan and hopefully can turn it around pretty quick, but our recommendation is to reject both bids.

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

Motion made by Commissioner Johnston to reject the two bids for the East Merchants paving and stormwater work, seconded by Commissioner Alderson.

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

- G. CT Form Vac Truck

Mrs. Cox stated this is just an FYI item the borrowing was done. Everything as far as the resolutions were done it just procedurally, we have to show the form was already sent to the Comptroller's office and has been accepted by them. The receipt number for the Comptroller's date is on there so we just have to present it back to our Commission. No voting just in our

minutes it needs to show that we presented it to the Commission that it is all done.

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

There were no citizen comments.

13. Board / Staff Comments / Adjournment

Commissioner Grandberry stated regarding Merchant Street she does hope for the safety of the kids that we move forth on this as soon as possible because they do have to cross and come up the street to catch the bus. That should be our concern about the citizens of Mount Pleasant. Certification of Comp Control her last one the Certification of Municipal Leadership. She congratulated to the Mayor and Willie on their re-election. She has enjoyed being up here and hope she has done what she was supposed to. She will be here Tuesday, but she does not want to take away from her friend.

Commissioner Johnston stated she is really proud of Mount Pleasant and congratulations to Willie and Bill and to Loree and she thanked Mrs. Grandberry. She is actually the person that first invited me. She was walking her dog one night and she said you need to start coming to the meetings, and she appreciated her inviting her that first time.

Commissioner Alderson stated she would like to thank Mrs. Jackie as well coming to these meetings and we keep her straight. She congratulated Bill.

Mayor White stated it has been a pleasure. They didn't always agree, but we always agreed that if we did agree all the time, it wouldn't be the best thing.

Motion made by Commissioner Alderson to adjourn, seconded by Mayor White.

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