



# City Commission Meeting Study Session Minutes

Thursday, August 14, 2025 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. Awards/Presentations/Appointments

### A. Mayor's Appointment - Mount Pleasant Industrial Development Board

Mayor White explained the Mount Pleasant Industrial Development Board is in park. We now use the Maury County Industrial Development Board for everything. He is Vice Chairman of that committee. What we did because of the fact everybody was doing the same thing twice, so we said we will do this but now we are going to have an opportunity for a gas situation and need this board. Kori and Phillip realized that we need one more member. He spoke with John Hunter, and he agreed to serve on this board, so he made a nomination to add John Hunter to the Industrial Development Board for one meeting.

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

## 3. Completion / Review of Unfinished Business from prior meeting

There was no unfinished business.

## 4. Monthly report from Mayor

Mayor White stated he would have a little something to talk about. We have a lot of really good things going on around here right now.

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

## 5. Monthly Financial / Budget report

Mrs. Cox stated she would have her report at the meeting on Tuesday night.

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

## 6. Monthly report from City Manager

Mr. Grooms stated he would have a report on Tuesday night.

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

## 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 report from Barge on Tuesday, but Matthew Johnson from Barge was there to give them an update on the Wastewater Treatment Plant and where we are at.

Matthew Johnson stated the wastewater treatment plant project that has been going on for quite some time, is getting near the end. We have reached substantial completion. The plant is in operation and the City staff is now operating it. There is basically just a punch list of items and miscellaneous clean up. His understanding is the contractor has got a few more days of work on site left and then they will be done. There is still some paperwork that needs to be sent in, some operation and maintenance manuals to do, which is probably going to lag a little bit, but we are getting near the end at least with the on-site work and hopefully the paperwork will be in shortly after.

Mayor White stated that is great news.

Mr. Johnson stated he mentioned to Phillip before that they would like at some point to have a visit scheduled for whoever wants to tour the new plant. Hopefully after some of the cleanup he mentioned is over, just so they can see what the town just invested a lot of money in.

Mayor White stated a lot.

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 he will add to what he was talking about earlier, issuing the letter of credit which will be a savings from Munigas of \$130,000 a year. That will help the rates, and it is important that we do that.

## 8. New Business

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

A. Ordinance 2025-1135 - (First Reading) - An Ordinance for R-3 Zoning request related to Trotwood annexation.

Mayor White stated this will be the first reading.

Mrs. Jones stated the purpose of this ordinance is to adopt zoning for the properties that are proposed for annexation. The zoning is R-3, High Density Residential. This is the only zoning that can be considered by this Ordinance at this time. If you want to adopt R-3 Zoning for the properties if annexed, you should vote in favor of this ordinance. If you do not want to adopt R-3 Zoning for the properties if annexed, you should vote against this ordinance. It is very important that you consider the factors set forth in Section 4.7 of your Zoning Ordinance when making this decision. It is equally important that you deliberate on those factors and state your reasons for any decision you make. As required when the zoning map is amended, the Planning Commission held a public hearing on this proposed zoning. The Planning Commission did not recommend R-3. The Planning Commission's resolutions along with their Findings of Fact Worksheet will be included in your packet. Shiprah sent out the links to both R3 zoning and 4.7 today.

Mayor White stated they have a representative who would like to speak.

Mr. Jack Mayer stated Rob Molchan is here with SEC, Inc. and knows the technical much better than he does. He stated they are excited about this he knows it has got it challenges, and they will talk about those, but they are excited about being in Mount Pleasant. He stated it has been several years in the making for them to get here. It is a big deal that they are here. They are a family business, and they have been in Spring Hill for a very long time. His Dad started building in 1985 and been in Spring Hill since 1990. The Middle Tennessee area is home to them. Our goal is always to have it be better when we walk away than before. They are looking forward to not just this project but hopefully being a part of the community for a very long time going forward. He is happy to answer any questions. Rob will answer any technical questions that he may not know.

Commissioner Davis asked if there is any reason that you don't want the sewer system taking care of the problem or does it cost more money to do a sewer line or is it cheaper to go the route they are wanting to go.

Mr. Mayer stated they have just done a preliminary map on the sewer line because that was talked about at the last meeting. It is a considerable amount of money. Rough figures were north of \$2 to \$2.5 million dollars, so it presents a cost increase.

Commissioner Davis asked how much is the way you are wanting to go with it.

Mr. Mayer stated he doesn't know if they have a bid on that yet. They are looking at potentially an additional \$1 million dollars. He discussed this with them in detail.

Commissioner Davis asked in the end when the new sewer system is put in out there are you relieved of everything if something fails or who does that fall back on. He wants to make sure it does not fall back on the City.

Mr. Mayer stated he has a gentleman here to discuss wastewater, but he will give his layman version, and he can jump in and correct me if I say something wrong. He stated this system would go through City engineers as well as TDEC. TDEC has to sign off on it from the State and then it goes before the Tennessee Public Utilities Commission. They are the ones who designated its own little utility district for that neighborhood. That body once we build the system, we deed it over to a treatment provider who is responsible for treating. If for some reason something happens with that treatment provider, they went out of business, anything that could happen the government that issued that utility district would assign it to a different company. You would have somebody to step in. There would be some sort of bonding in place to take care of that. You would have a different provider to step in to take care of it if something were to happen like that.

Commissioner Davis stated they may be familiar with it, but he doesn't know a lot except what he has read. He asked if it was Wilson County where they are having problems and is this system going to be anything like theirs?

Mr. Mayer turned it over to Mr. Matt Knicks and Mr. Rob Molchan to explain.

Mr. Knicks gave them a handout that was exactly what the presentation is about and will walk them through how the system works.

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

Mrs. Jones did explain that if the zoning does not happen and if they vote against R3 there is no reason to consider the annexation.

Commissioners continued discussion on this ordinance. No action taken. For more details refer to the audio/visual recording attached to the agenda.

- B. Resolution 2025-41 - A resolution to set public hearing date and time, for possible annexation and plan of services.

Mayor White stated if it does go through, he is going to recommend that we do that an hour before the work session at the next meeting. The September Thursday meeting. He stated they all do a great job of doing all their work on Thursday night which he has asked them to do.

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

- C. Resolution 2025-42 - A Resolution approving Gray Lane paving bid.

Mayor White stated they received four bids and Nickell Contracting was the low bid.

Mr. Grooms stated on a lighter note, hopefully this is the first of many in the future. This is going from Greenwood down to the four-way stop. It is resurfacing and restriping that stretch of the street. The low bid was \$66,307.21. David met with them on site, and they actually came out and he thinks that is why they are lower than the rest of them.

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

- D. Resolution 2025-43 - A Resolution approving UV Disinfectant at Wastewater Treatment Plant bid.

Mayor White stated asked Matthew Johnson with Barge Design to discuss this with the Commission.

Mr. Johnson stated earlier today they opened bids for this project. Just a reminder this is being funded by the County's CDBG Grant we were able to get it a couple of years ago. This design was done three or four years ago, so it has been sitting around for a little while. This grant is to help fund the construction. We received three bids. The low bid was with Cumberland Valley Constructors for \$786,000. That is more than what they had originally budgeted. The original budget for just the construction portion was about \$600,000 so we are \$186,000 above what was originally budgeted. We talked a little earlier about could we just not do the project or could we do something different. Unfortunately, the scope of this project is fairly simple it is essentially buying new UV Disinfection Equipment and installing it. There is not a lot of extra work or something we could do differently. We are still going to look at that just to make sure there isn't something we could tweak just to get the cost down a little bit, but for the most part this is about as simple a treatment plant project as you could have just to kind of put it simple. We have not had a chance to do a bid tab or recommendation award letter, but we will work on that and make sure that gets to y'all before Tuesday night's meeting.

Mr. Grooms stated after talking to him today and he knows they still have to review that bid, he thinks it is important that they do that. He thinks they have a plan on the funding.

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

- E. Resolution 2025-44 - A Resolution approving ARPA Water Line replacement bid.

Mr. Grooms stated this was the ARPA money that came through a couple of years ago. This project was replacing asbestos line from the bridge all the way to our connection at almost Redwood Circle. They bid it out in four stages; the first stage was \$406,000 so we can approve that or not approve it. This is from the bridge around Magnolia to GCP. We may put that in front of you to award but we do not have a clear easement yet, a little disappointed in that. We will know more hopefully by Tuesday. The second part was from the daycare or the old Rebel all the way to the tile plant, and it is \$4 million dollars. We only have \$2.5 million dollars for the whole budget, so that is not even an option. Option three was from the tile plant all the way to connection and it is \$1,174,675 and we are going to recommend it. We do have the easements. There will be change orders without a doubt on that part. The last part was a \$47,000 service line and he has no idea why that is in there. So, they are not going to recommend that at all. The total match was \$810,000; it was over the match budget now we are bringing it back down to \$1.5 maybe at 13% match \$200,000 of that. We have five of the matches in over cost up to \$800,000 so I think for the UV we are okay to approve that.

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

- F. Resolution 2025-45 - A Resolution to approve Barge Design Master Service Agreement.

Mr. Matthew Johnson stated with this particular Task Order Barge and the City entered into a Professional Services Agreement about a year or two ago. It essentially allows for issuing task orders as little tasks, not like the project we just talked about a second ago with the UV

System, but smaller tasks. Task orders can be issued by the City to us for smaller things. This particular task order is just for providing small services during the course of the year. We get asked to review plans from developers like we were just talking about, issue whatever availability letters for wastewater and various other things. This is just to capture those little tasks that we do during the course of the fiscal year.

Mrs. Cox explained some of the benefits of having these task orders.

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

- G. Resolution 2025-46 - Resolution extending Project Major Oak's Timeframe to enter into a Pilot Agreement.

Mayor White stated this is also going before the Maury County Industrial Development Board next Thursday. It is already approved. They just failed to sign the document within the time period. They are the only facility that we have in Mount Pleasant, Tennessee that is using TVA spring tax base.

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

- H. Resolution 2025-47 - Resolution for Project Mustang to enter into a Pilot Agreement.

Mayor White stated this will be deferred.

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

- I. Resolution 2025-48- Resolution for City of Mount Pleasant delegating authority to MP IDB for issuing letter of credit

Mayor White stated they had discussed this earlier.

Mrs. Jones stated the MuniGas program gives us a discount on gas. You get to buy gas for less than a regular person and then we still sell the gas to everyone else at the regular price. The difference is what we keep, and we can use that for infrastructure. We have several big industrial gas users that are not part of the MuniGas program. The only way that MuniGas will let us add them to that program is if we have a letter of credit. The City of Mount Pleasant can't issue this letter of credit for some reason. So, we are going to ask the Mount Pleasant Industrial Development Board to issue it for us.

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

- J. Approve 2014 Property Tax Write-Offs.

Mayor White asked if they would have a list for them Tuesday morning.

Mrs. Cox stated yes.

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**

Mr. Davis asked about a time limit being set say three minutes or can we say after thirty minutes it is cut off.

Mrs. Jones stated that is the logic behind setting the public hearing one hour before start time would be and the public hearing would end. Something you could do would be at the beginning have a show of hands who is opposed or for and then ask them to consolidate their time with other people and don't just keep repeating. You can limit everybody to three minutes.

Mr. Davis asked can't we have a time limit on it.

Mrs. Jones stated yes.

Mayor White stated this month at the County Commission meeting they had their whole new thing and that is what they did. What they did wind up doing was ask if anybody was there to say the same thing and everybody held up their hands.

Mrs. Jones stated the time limit would be one hour.

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

Mayor White stated they did not need a motion to adjourn since this is a work session.