



# City Commission Meeting Minutes

Tuesday, May 19, 2026 at 6:00 PM

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

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## 1. Call to Order

Mayor White calls the meeting to order.

## 2. Pledge of Allegiance / Invocation

Vice Mayor Willie Alderson does the Pledge of Allegiance and Commissioner Lorrie Knowles does the Invocation.

## 3. Roll Call

PRESENT

Mayor Bill White

Vice Mayor Willie Alderson

Commissioner Loree Knowles

ABSENT

Commissioner Mike Davis (Arrived late agenda item 11A)

Commissioner Pam Johnston

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

Mayor White asked for approval of the Study Session Minutes for April 16, 2026 and Regular Meeting Minutes for April 21, 2026.

Motion made by Commissioner Knowles, Seconded by Vice Mayor Alderson.

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

Motion carries.

A. STUDY SESSION- APRIL 16, 2026

B. REGULAR MEETING- APRIL 21, 2026

## 5. Awards/Presentations/Appointments

A. OATH OF OFFICE FOR POLICE OFFICER DAVID SUBLETT

Mayor White reads the agenda item as the Oath of Office for Police Officer David Sublett.

Shiphrah Cox reads out the Oath of Office for David Sublett.

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

A. ORDINANCE 2026-1140- (PUBLIC HEARING/FINAL READING) AN ORDINANCE TO AMEND TITLE 18 OF THE MOUNT PLEASANT MUNICIPAL CODE RELATING TO SEWER USE BY REPEALING CHAPTER 2 IN ITS ENTIRETY AND REPLACING TITLE 18, CHAPTER 2 WITH A NEW CHAPTER PERTAINING TO SEWER USE

Mayor White reads the agenda item as an Ordinance to amend Title 18 of the Mount Pleasant Municipal code relating to sewer use by repealing Chapter 2 in its entirety and replacing Title 18 Chapter 2 with a new chapter pertaining to sewer use. Kori Jones explains the Ordinance in

more detail saying this is the sewer use or pretreatment ordinance. The purpose of this ordinance is to set forth uniform requirements for the disposal of wastewater in the service area of the City of Mount Pleasant, Tennessee wastewater treatment system. This ordinance will be approved by TDEC. Once it is approved by the State of Tennessee, it is responsible for the enforcement of all Federal, State, and Local Pretreatment regulations. As you will see, this is a very technical document. It has been reviewed and revised by Barge and TDEC. It has also been preliminarily approved by TDEC. We will seek final approval after the ordinance passes and is in final form. The changes from the last version of this ordinance are highlighted. The most material changes are to remove the actual listed number limits from Tables A and B in the ordinance.

Mayor White states this is a Public Meeting and asked if anyone would like to speak on the Ordinance. No one cared to speak on the Ordinance.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Knowles.  
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Knowles

Motion carries.

**B. ORDINANCE 2026-1143 STORMWATER MANAGEMENT (1ST READING)- AN ORDINANCE ESTABLISHING A STORMWATER MANGEMENT PROGRAM FOR THE CITY OF MOUNT PLEASANT**

Mayor White reads the agenda item as Ordinance 2026-1143 Stormwater Management 1st Reading is an Ordinance establishing a stormwater management program for the City of Mount Pleasant. Kori explains the purpose of this ordinance is to grant the City the authority to exercise management and general regulation over stormwater. It follows a state law process to grant this authority. This is not something that the city has to do because the city does not have a MS4 permit, but it gives the city control over standards for stormwater control which benefits the public health. This is a proactive step for Mount Pleasant. This ordinance is separate and distinct from the Stormwater Utility Ordinance. It will support the stormwater utility, but it will also help with all new construction, regardless of whether the utility is established, by developing regulations and standards for management of stormwater on all new projects. There are fines and fees that could be assessed for violation of this ordinance; these fees would be used towards the stormwater utility.

For more information, please refer to the audio/visual recording attached to the agenda.

Motion made by Commissioner Knowles, Seconded by Vice Mayor Alderson.  
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Knowles

Motion carries.

**7. Monthly report from Mayor**

Mayor White mentions Final Friday for the next Friday night that will have a cruise in also. He also states he hopes everyone has a safe and happy Memorial Day.

**8. Monthly Financial / Budget report**

**A. Financials April 2026**

Mayor White asked Shiprah Cox if she had financials and she stated she was waiting until the budget amendment to go over all financials.

**9. Monthly report from City Manager**

Phillip Grooms speaks on the Polk Lane bid and Roger's Group will be starting to mill and pave in another week due to weather.

Phillip Grooms also speaks on the downtown flags and poles. He ordered 26 flags and hopes to have them up by Memorial Day but for sure by the July 4th holiday. They will be put on the light poles.

Mr. Grooms then said Phil Sutherland was the Employee Spotlight for the month. Phil has been with the City of Mount Pleasant since 2023 and is certified in residential building, plumbing, and mechanical. Phil is also a fire inspector.

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

### **A. WASTEWATER LIAISON REPORT**

Phillip Grooms said he did have a pump out at the 243 sewer lift station. The cost is within his threshold to fix, so nothing was needed from the commissioners.

For more information, please refer to the audio/visual recording attached to the agenda.

### **B. MOUNT PLEASANT GAS SYSTEM REPORT**

Phillip Grooms said the regulators from last month have been put in and the application is submitted for the high-pressure gate stations.

## **11. New Business**

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

### **A. ORDINANCE 2026-1141 ZONING AMENDMENT (1ST READING)**

Mayor White reads the agenda item as the Zoning Amendment 1st reading and Kori Jones explains this Ordinance is to repeal and replace the entire current Zoning Ordinance. It is a total repeal and replace due to minor changes throughout the document including new definitions and typos that would be too much to piece together in an Ordinance. The material changes are a new section 4.7 related to annexation and section 6.5 which creates a new residential district for large lot residential and agriculture. There is also a new section 8.5 creating a PUD and amended section 6.1 R1 low density residential to allow accessory dwelling units as permitted uses in the R1 zone. We also amended section 6.3 R3 high density residential by amending the description of R3 to better reflect the cities desire for this zoning district and amended section 6.4 IL light industrial. There was also an addition of fees added. The zoning ordinance was in the packet. Kori states this passed the planning commission on Tuesday night.

Commissioner Mike Davis walks into the meeting.

Mayor White asked if anyone signed up to speak on the Ordinance.

Lee Borque came up to speak on the Ordinance. Mr. Borque states the one element not added into this Ordinance was land use compatibility. He says if the R3 category is weakened, it makes it easier for developers to get approved, but more difficult to deny anything.

John Hunter with the Planning Commission comes up to speak on the Ordinance also saying everything still has to be annexed first with this Ordinance.

First Vote:

Motion made by Vice Mayor Alderson, Seconded by Mayor White.

Voting Yea: Mayor White, Vice Mayor Alderson

Voting Nay: Commissioner Davis, Commissioner Knowles

Motion to Reconsider Last Vote:

Motion made by Commissioner Davis, Seconded by Mayor White.

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

Motion to Defer to next month.

Motion made by Commissioner Davis, Seconded by Vice Mayor Alderson

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

For more information, please refer to the audio/visual recording attached to the agenda.

B. ORDINANCE 2026-1144 BUDGET AMENDMENT 2025-2026 (1ST READING)

Mayor White reads the Ordinance for the Budget Amendment 2025-2026.

Shiphrah Cox comes up to go over the budget amendment. She states the Winter Storm Fern-related expenses were fully absorbed within the existing budget. An additional \$200,000 transfer was provided to the Parks Department to cover delayed state reimbursement payments. No changes were made to the fund balance; all costs were managed within current funding levels.

For more information, please refer to the audio/visual recording attached to the agenda.

Motion made by Commissioner Knowles, Seconded by Vice Mayor Alderson.

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

Motion carries.

C. ORDINANCE 2026-1145 BUDGET PRESENTATION 2026-2027 & TAX RATE (1ST READING)

Mayor White reads the agenda item being Ordinance 2026-1145 Budget Presentation 2026-2027 and Tax Rate 1st reading.

Shiphrah Cox goes into further detail on the new budget. Mrs. Cox discussed the new proposed tax rate of \$1.4975 which exceeds the certified tax rate of 1.2426, the non-profits for the Animal Shelter, Maury Alliance, Maury County Regional Airport, Mainstreet, Kids Place, Keep Maury Beautiful, the capital projects, and the budget for each fund.

Commissioner Davis thanked Phillip Grooms and Shiphrah Cox for their hard work on the budget.

For more information, please refer to the audio/visual recording attached to the agenda.

Motion made by Commissioner Davis, Seconded by Commissioner Knowles.

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

Motion carries.

D. RESOLUTION 2026-21 PRE-TREATMENT & SUPPORTING DOCUMENTATION (1ST READING)

Mayor White reads the agenda item as Resolution 2026-21 Pre-Treatment and Supporting Documentation 1st reading. Kori Jones explains this is circling back to where she started with the Pre-Treatment Ordinance that the changes were made too. One of TDEC's recommendations was that the City take those charts for standards out of the Ordinance and adopt it by Resolutions. This is a different format to help when changes happen to make it easier to change with a Resolution verses an Ordinance.

For more information, please refer to the audio/visual recording attached to the agenda.

Motion made by Commissioner Davis, Seconded by Commissioner Knowles.

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

Motion carries.

E. RESOLUTION 2026-22 SPECTRUM CONTRACT APPROVAL

Mayor White reads the agenda item as Resolution 2026-22 Spectrum contract approval. Kori explains the purpose of the Resolution is to enter into an internet service agreement with Spectrum to provide services at Fire Station # 82 for 5 years with a monthly cost of \$425.00.

Motion made by Commissioner Knowles, Seconded by Commissioner Davis.

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

Motion carries.

F. RESOLUTION 2026-23 FIRE TRUCK ACCEPTANCE LOAN/GRANT USDA

Mayor White reads the agenda item for Resolution 2026-23 Fire Truck Acceptance loan grant.

Kori stated the City of Mount Pleasant desires to take out a USDA loan for a new fire truck. The amount of the loan is \$1.1 million with an interest rate of 4.625% for 15 years with annual payments. The City will need to issue general obligation bonds that is security for the loan. They would like Bass, Berry and Sims to handle that as usual. The purpose of the Resolution is to authorize the mayor to sign the USDA forms that are required that will give all authority to finance and purchase the new fire truck.

Todd Stewart comes up to talk about why a new fire truck is needed and explains the truck in further detail.

For more information, please refer to the audio/visual video attached to the agenda.

Motion made by Commissioner Davis, Seconded by Vice Mayor Alderson.

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

Motion carries.

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

Mayor White asked for general comments from citizens.

Katie Martin gives her time to Dustin Kittle to speak. Mr. Kittle speaks on Wilma Dugger, the blasting for the new subdivision, and rock that is being crushed and sold.

Jeff and Jennifer Hendrick, the new store managers for the new TSC came up to speak and introduce their selves.

For more information, please refer to the audio/visual recording attached to the agenda.

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

Commissioner Knowles says she is glad they were able to hear from Dustin Kittle and his take on the blasting. She also states that they need to pray and stay grounded so everyone can do what is best for the City of Mount Pleasant.

Commissioner Davis speaks on looking out for the citizens of Mount Pleasant. He feels sometimes like he is failing the citizens when he does not do something or stop something.

Vice Mayor Alderson thanks everyone for being at the meeting.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Knowles.

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