



City Commission Meeting Study Session Minutes

Thursday, July 10, 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 Pam Johnston and Commissioner Loree Knowles.

2. Awards/Presentations/Appointments

A. Mayor's Appointment - Mount Pleasant Historic Zoning Commission

Mayor White stated he is going to recommend Monya Hunter, who lives on Pleasant Street right in the district, to complete the unfinished term of Ms. Freddie Walker on the Mount Pleasant Historic Zoning Commission. Mrs. Walker passed away.

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 is just going to try to catch everybody up on the square progress.

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

5. Monthly report from City Manager

Mr. Grooms stated he would have a report on Tuesday night unless someone has a specific question for him right now.

Commissioner Johnston asked about the bridge.

Mr. Grooms stated he did talk to Lee today and it was generic. They will start paving, then put the railing in, stripe it and open it up. There was no date mentioned.

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

6. 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.

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 have a report on Tuesday.

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

7. **New Business**

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

A. Ordinance 2025-1135 - (First Reading) - An Ordinance regarding an annexation request.

Mrs. Jones stated she had given them all a memo to try to simply explain exactly what would be before the Commission for this annexation request. She stated the City is considering annexation of 106 acres off of Old Zion. When you annex property, you are adding it to the City. When you annex property, this board is the one who decides whether to annex, how to serve that property and how to zone it. So, you have all that power. Each of those three things have to be considered by the Planning Commission and then you take their considerations when you are deliberating and deciding what to do. Properties are annexed pursuant to what is called a plan of services which outlines which City services you will provide and how you will provide them. She discussed all of this with them.

Dale Brown discussed the question regarding the step system with them.

Mayor White stated he had done research on this, and it is really under a totally separate public utility company.

Mrs. Alderson asked if each house would have its own tank.

Mr. Brown stated their own pump.

Mrs. Jones stated it would be part of their utility bill. They will get a bill from the utility company.

Commissioners continued their discussion with all of them giving their opinions on the annexation. No action taken. For more details refer to the audio/visual recording attached to the agenda.

B. Resolution 2025-35 - A Resolution by the City of Mount Pleasant, Tennessee authorizing a payment in lieu of taxes for the Mount Pleasant Power System for FY 2025-2026.

Mayor White stated Shiprah had given him these numbers. Last year for Mount Pleasant Power System it was \$410,000.

C. Resolution 2025-36 - A Resolution by the City of Mount Pleasant, Tennessee authorizing a payment in lieu of taxes for the Mount Pleasant Gas Department for FY 2025-2026.

Mayor White stated Mount Pleasant Gas Department was \$80,000. Shiprah wanted him to reiterate these will be recalculated.

Mrs. Cox stated it would be recalculated when we get the new tax file in the fall.

D. Resolution 2025-37 - Resolution approving agreement for payment in lieu of taxes for the Mount Pleasant Municipal Housing Authority.

Mayor stated Mount Pleasant Housing Authority was \$18,000.

E. Resolution 2025-38 - A Resolution to replace the radio tower behind City Hall.

Mayor White stated the radio tower was damaged and the cost to repair it is \$79,000.

Mr. Grooms stated he sent them an email about this a few weeks ago. We did make a claim with Public Entity Partners, and they did settle it. Instead of going back with a new tower because of the digital radio system that is coming in the near future it is proposed to put in a pole with a tornado siren along with updating weather cameras with Tennessee Valley Weather. What is good about this is we are piggy backing off of Columbia and Maury County Office of Emergency Management Plan to put one strategically in different locations. There is one going at Mount Pleasant High School and one will go here if you approve it. It is all controlled by ECOM dispatch.

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

- F. Resolution 2025-39 - A Resolution to approve an ARPA contract amendment for Hethcoat & Davis Engineering.

Mr. Grooms stated this is the ongoing ARPA project. Several years ago, we had two projects one was to find more water at William Springs, and we realized pretty quick with the drought there was no more water there. So, we petitioned to TDEC and our engineers to move all that to the access line from the bridge all the way to the end of our system. In that this is the amendment to the contract for more surveying. Also, in that plan TDEC required us to do a water loss control plan we have added \$20,000 more to that plan; we had \$10,000 in the budget to begin with. This is an amendment to the contract. This project has to be bid out and awarded by the end of August and it has been to TDEC and reviewed. So hopefully it gets going since approved by TDEC and also bid out and awarded by the end of August.

There were no questions on this.

- G. Resolution 2025-40 - A Resolution to approve Grant Anticipation Note for the Downtown Project.

Mrs. Cox explained the Grant Anticipation Note for the Downtown Project for the Commission.

Mr. Grooms added to this by stating indirectly the four streets they were going to pave we will have to hold off on, but we are going to go ahead and bid out the Gray Lane portion. The other three will have to wait until the spring, because that is what we were going to pave streets with.

Mrs. Cox stated we wanted to do an interfund transfer, but we have to do a note. Since it is considered a Grant Anticipation Note and because it is a note it has to be approved by the Commission, and she has to send it to the Comptroller's Office for approval. It has been a lot the last 48 hours, but at the same time we got \$400,000 out of all these conversations. By the time we get done with it the \$400,000 is going to help pay for all of our change orders and the string lights which were an addition to the project at the end. The power company has been a great partner in all of this.

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

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

There were no comments made by any citizens.

9. Board / Staff Comments / Adjournment

Mayor White stated he got an email this morning and he has already let Phillip know about it. The email stated that next week ACME United will purchase the land and building at 103 Sam Watkins Blvd. which is the Doug Jerrords building. Currently Georgia Spice. They will be moving their Spill

Magic operation in January of 2026 from Alyshia Silk in Smyrna to its new permanent home in Mount Pleasant. He read the email to them with all the information in it.

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

Commissioner Johnston made a motion to adjourn. Seconded by Mayor White. All were in favor. Motion passed.