



# City Commission Meeting Minutes

Tuesday, July 15, 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 stated he tried to catch everyone at the door to let them know the annexation ordinance, which he knows everyone has a lot of interest in, the developer and landowner have requested a 30-day deferral. We have granted it. He and Kori have discussed this today and tonight it is not on the agenda, so it will not be discussed. We understand the interest in this particular project, so we discussed it and agreed upon having a separate public hearing just for that particular development prior to our meetings. We felt like that would be most important to give people the opportunity to speak. The developer and the landowner have requested the deferral. So, if you are here for that it is not going to be discussed tonight, but we are going to have a separate public forum just for this. Kori and Phillip will make sure it is published in the correct amount of time to make sure that we are meeting everything we need to and give everybody plenty of opportunity to know when it is and where it is. It may be here, or we may have to have it at the Community Center, it depends on how many people we think will be there. He can tell you he was here last Tuesday night, and he sat in the back office since he had broken a rib and it's not much fun to stand or sit in some of these chairs, so he sat down in the chair and watched it. There were a lot of people here and we appreciate your interest. He just wanted to make that clear before we start. Thank you.

Mayor White called the meeting to order.

## 2. Pledge of Allegiance / Invocation

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

## 3. Roll Call

PRESENT

Mayor Bill White  
Commissioner Mike Davis  
Commissioner Pam Johnston  
Commissioner Loree Knowles

ABSENT

Vice Mayor Willie Alderson

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

### A. Study Session - June 12, 2025

Mayor White asked for approval of the minutes from the Study Session Meeting on June 12, 2025.

Motion made by Commissioner Johnston to approve the Study Session minutes from June 12, 2025. Seconded by Commissioner Knowles.

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

**B. Regular Session - June 17, 2025**

Mayor White asked for approval of the minutes from the Regular Session on June 17, 2025.

Motion made by Commissioner Johnston to approve the Regular Session minutes from June 17, 2025. Seconded by Commissioner Knowles.

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

**5. Awards/Presentations/Appointments**

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

Mayor White stated he has asked Ms. Monya Hunter who lives on Pleasant Street, to finish out Ms. Freddie Walker's term on the Mount Pleasant Historic Zoning Commission. Ms. Walker passed away. Mrs. Hunter said she would be honored to serve. He put it out there for them to vote on this appointment.

Motion made by Commissioner Davis for Ms. Monya Hunter for appointment to the Mount Pleasant Historic Zoning Commission. Seconded by Commissioner Johnston.

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

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

There was no unfinished business.

**7. Monthly report from Mayor**

Mayor White stated he rode by before he came here, and the guard rails are up on the bridge and all the paving is done. It looks to me, but he is not a state employee, and let me make this clear, it is a state project, but it appears that it is awfully close. They had told us they needed to put the guard rail up and do the striping and the guardrail is up, so we have to be getting close. He hopes they enjoy what they see out front with the new square. We are hearing a lot of compliments about it. We like one major piece, and they are going to put in some kind of black box over here that is supposed to make everything work like it is supposed too. He doesn't understand all of it, he is going to be the first to say it, he is not engineer or electrician, but it is coming right along. He stated October we are going to have the BBQ Festival again, so be looking forward to that. Last year we didn't have it.

Commissioner Johnston asked about the landscaping outside.

Mayor White stated it will not be done until November.

Commissioner Johnston stated but there will be landscaping.

Mayor White stated yes.

Commissioner Davis stated even though we can't do anything outside, we can at least keep the weeds weeded so it looks nice, and it does look nice. He appreciates that.

Mr. Grooms thanked David and his department for that.

**8. Monthly Financial / Budget report**

Mrs. Cox stated we submitted our budget for the 2025-2026 fiscal year to the Comptroller's office at the end of June and it was approved last week. She emailed the approval letter to all of the Commissioners, so they all have a copy of it. The only note that was in there was the gas department, which they already knew was going to be on there, just because we need to look at

those rates. The Comptroller's office needs us to start looking at that. The reason we didn't get any questions or any issues on it is because they have already received copies of our resolutions showing that we have already contracted a firm to study our gas system. They already have all that data. There were no other comments, so all the budget looks good we are moving right along with our capital projects. We are putting up the bid for Gray Lane and starting some of the paving projects that we had in the budget. The rest we will talk about in the resolution regarding the Grant Anticipation, we may have to wait to do some of them just because we need to finish all the stuff for downtown first.

She stated all the financials that were emailed to them on Friday are preliminary June numbers we are allowed by the State of Tennessee to have our books open until the end of August. We usually have to put everything back that we receive in July and August for the fiscal year for June. That is what we are working on, everybody in finance is pretty much running two things, one for June and one for July so they can put it in the right fiscal year. In September she should have the final financials for them. The audit has already started.

The Commissioners thanked her.

Motion made by Commissioner Davis to approve the monthly financial report as presented.  
Seconded by Commissioner Johnston.

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

## **9. Monthly report from City Manager**

Mr. Grooms stated he just has a few bullet points and then there will be a brief presentation from Chief Hay. Arrow Mines bathroom is near completion. We have several bids going out in the next few weeks. Gray Lane paving should be out next week, that is from Greenwood to the four-way stop, paving and restriping. The water line replacement, you will probably see that next month. That is the ARPA project from the bridge all the way to the end of our connection and should be going out to bid. Our residential meter replacement should be going out to bid within the next 30 days. The Community Center upgrades should be going out to bid in the next few days. Lastly the UV at the wastewater plant bid. The CDBG grant we got will be going out to bid in the next few days. Next month will be pretty heavy on bids.

Commissioner Davis asked about the water line from the bridge?

Mr. Grooms stated it would connect right there somewhere around the bridge, go around Magnolia, hit Main Street and straight up to Redwood Subdivision.

Mr. Grooms stated this month's employee recognition is Mrs. Martha Springer she is the Records Clerk in the Police Department. She has been here since 2007. Several years in dispatching and then she moved into the Records Clerk position in 2014. He just wanted to recognize her.

Chief Hay stated he didn't know if they remembered but June of 2021 he came before them asking their permission for them to pursue accreditation of the Police Department. He thought that was going to be an easy project, four years later we have finally finished it. He is here to tell them what it consists of and what they had to go through. Chief Hay explained this in detail for the Commissioners.

Commissioner Davis stated he appreciated what he is doing and what the department is doing.

Mayor White stated that it took a lot of work for them to get this accreditation. It is great and it adds value to our community without question.

All the Commissioners thanked him and all of his staff.

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

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

A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated the detailed report is in their packet. What he took out of that report is the substantial completion in July and close out in the next few months. That has been a long time coming.

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

B. Mount Pleasant Gas System Report

Mr. Grooms stated as Shiprah related to the rate study is underway. We will still meet with Symmetry often about the long-term industrial contract that we have, restructuring those to be able to give the supply and demand that they are requesting. We will see what that looks like in the future.

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

## 11. New Business

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

A. 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 for the year 2024-2025 it was \$410,000. We cannot give you an exact amount today, because we have to wait until we get the new tax base on it to know exactly what it is.

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

Motion made by Commissioner Johnston to approve Resolution 2025-35 as presented.  
Seconded by Commissioner Knowles.

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

B. 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 in 2024-2025 it was \$80,000.

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

Motion made by Commissioner Davis in favor of Resolution 2025-36 as presented. Seconded by Commissioner Johnston.

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

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

Mayor White stated in 2024-2025 it was \$18,000 and we expect it to be something close to that again this year.

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

Motion made by Commissioner Knowles to approve Resolution 2025-37 as presented.

Seconded by Commissioner Johnston.

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

D. Resolution 2025-38 - A Resolution approving the removal and replacement of the Radio Tower.

Mr. Grooms stated several months back the radio tower out back was damaged. We filed a claim with Public Entity Partners and they settled that. Meeting with staff and looking at the need for it to go back the same way, and we looked at it from the standpoint that we are going to the new digital radio system so, that tower is not really needed much anymore. So, in return we looked at a tornado siren on a pole. We are going to put a 50 foot pole with a tornado siren that is directly engaged with 911 so they will control it. Not only that Maury County and Columbia have an overall plan to put them throughout the communities. He doesn't know where they all are but this will be tied in with them. Along with that we are also going to upgrade our weather cameras. The one here and one on our reservoir hill that will tie into the Tennessee Weather Authority. That is what is before you and the total project is \$78,763.00.

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

Motion made by Commissioner Johnston to accept Resolution 2025-38 as presented.

Seconded by Commissioner Knowles.

Voting Yea: Mayor White,

Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor.

Motion passed.

E. Resolution 2025-39 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to execute and enter into an amendment to the Professional Services Agreement with Hethcoat & Davis, Inc. to provide engineering services.

Mrs. Jones stated in 2022 the City was awarded and accepted the American Rescue Plan Act Fund for certain infrastructure improvements. In 2023 you entered into an agreement with Hethcoat & Davis to do the engineering for those improvements. The scope of that project has changed and the additional scope causes the need for the following additional services to be performed by the engineer. The additional scope is for a water loss control plan for additional surveying services to extend the proposed project from south of the airport runway to the existing 16" water line at Sugar Creek Bridge. This additional scope added 60 days to the project time and \$20,000 for the water loss control plan and an additional \$42,120 for the surveying expenses, so roughly \$52,000 additional in 60 days. The purpose of this resolution is to approve the contract amendment with Hethcoat & Davis.

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

Motion made by Commissioner Davis we pay Resolution 2025-39 as presented. Seconded by Commissioner Johnston.

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

F. Resolution 2025-40 - Resolution of the Governing Body of City of Mount Pleasant, Tennessee, authorizing the issuance, sale, and payment of Downtown Revitalization Grant Anticipation Notes Not to Exceed \$1,050,000.

Mrs. Jones stated TDOT and Mount Pleasant had a contract where TDOT pledged to pay Mount Pleasant \$4,038,071 in grant money for the Downtown Revitalization Project, however



we don't have the money yet and we need to pay the contractors. So, the purpose of this resolution is to authorize the City to provide funds in anticipation of receiving this grant. The amount of the grant and both loan borrowing is \$1,050,000. The General Fund is given the loan, the interest rate is zero the note would mature no later than 6 months and will be paid back at any point when the grant is received.

Mrs. Cox stated like Kori said we have not received reimbursements from TDOT. She does not know what is going on with their online systems and things. The funding is appropriated and everything is out there. We have submitted our reimbursement request forms and one thing after another. There has just been items that just somehow kept getting delayed. So we still actually have not received payment for almost 10 months of work that we have actually paid for, which puts our cash flow for that specific capital project fund pretty low. We pay an invoice they reimburse us and we pay the next invoice. At this point we have done 10 months of projects. This project is going to be 12 months long. We have done almost 10 months of project without any reimbursement. The reimbursement for the last 10 months we are supposed to get it sometime in August until then Adams is pretty much done with his contracting, so we make payments for these three months of invoices. We are asking to move money from the general fund balance to pay some of those invoices. When I receive the grant funds I will reimburse the general fund. It's only for 6 months, because we are getting money from the general fund we do not have to pay interest on it. If we borrow money from any utility we would have to pay interest at whatever the current market rate of interest is to that utility. After you all approve this tonight I have to submit a packet to the State and the Comptroller's office also has to approve it before we can even move the funds, so that is the next step on this project. I really hope we can get all of this done and we can pretty much pay everything that is past due to Adams in August.

Commissioner Davis stated he appreciates it because there is nothing that we can keep from doing it, but it is amazing how the government sometimes, you know, I guess they are the big dog, so they can, you know, say hey we owe you money, but we're not going to pay you until later, but if we need you to do something you are going to do it now. It is amazing how they are doing it.

Mrs. Cox stated it's been interesting. This project has definitely been very different for not just us, even our grant manager from the Nashville office, said she's never dealt with these types of situations before.

Commissioner Davis stated it's things like that right there, that get out on the street and make the City look bad, like it's our fault, you know, it's not our fault.

Mrs. Cox stated we have floated this project with our cash for almost 10 months.

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

Mayor White stated he doesn't know what is going on up there, but it's crazy.

Motion made by Commissioner Davis in favor of Resolution 2025-40 as presented. Seconded by Commissioner Johnston. Voting Yea: Mayor White, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

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

Mayor White stated we have had two people to sign up. Again as we discussed earlier, the annexation will be heard at another public hearing just for that.

Deborah Davis and Charlsie Estes who signed up to speak did not since their interest was regarding the annexation and Mayor White explained the plan is that there will be a public forum just for this particular line item because of the concern and the interest of the community.

Mrs. Jones stated to clarify some points if the annexation moves forward the next step would be for this board to consider a resolution that would set a public hearing. It would be on the agenda to set the public hearing to send the notices and to send the letters out to everybody to post it in the paper and do all the requirements for the annexation. At that time you would pick when the public hearing would be, it would be published all the ways that is required and probably then some. Then you would have a public hearing and then you would have a consideration of annexation.

Commissioner Davis asked so the odds are it may be two months before the meeting?

Mrs. Jones stated yes, the end of August.

Another gentleman expressed his concerns about where the meeting was to be held so everyone could hear and people would not be talking one on one in the room.

Mayor White stated we will do our best.

Mrs. Jones stated that is the only option, it is a public forum just like the last time. He was talking about potentially having it someplace different.

Mayor White stated for more room and it be safe and courtesy to everybody too. We have a very nice community center and we have done some things over there in the past and we might need to do that this time. There is plenty of parking over there.

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

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

Commissioners Johnston thanked everybody for being here tonight. There is so much online it's hard to even read a lot of it. Like all the ordinances and resolutions especially that we are passing, if you come to our Thursday night meetings then you would hear us explain things and it helps when you come to this meeting, and we are just voting, but we have actually gone into detail every single thing that we discuss tonight. It makes a big difference that we have people out there that are actually coming to the meetings and can say well actually this is what is happening, because the rumors are pretty crazy. We also appreciate having you here. It means a lot and is encouraging to the staff so thank you. It means a lot that you clap when the police chief shows a presentation like that and it's encouraging to the City staff. So, thank you.

A gentleman asked what the overall cost of the downtown beautification project was.

Mr. Groom stated not to have an exact number but around \$7 million.

Mayor White stated most of it was all grants.

A gentleman asked and that was just for.

Mayor White stated roads, all the utilities are underground now, all of them were redone correctly and right. Trust me I was watching it because of the amount of money it was he said.

Commissioner Davis stated the City does have to match most of those grants 20%.

Mayor White stated the biggest thing is the electrical boxes and trying to get them in, but that is the supply line. He heard that particularly from Al at the Power System any of that stuff is a devil trying to get it right.

Commissioner Davis stated I appreciate y'all staying that means a lot and once it was told, y'all didn't just leave you stayed here and listened to us and I really appreciate that it means a lot to me. A lot of time you know when something has already been said and people have already spoken they just leave. I appreciate your patience. He then stated he had two things just in case somebody is watching us tonight they will know I did bring it up. Going down Blue Grass when you turn right, where Rose has her little shop on the right, where she does nails and stuff, somebody brought up and said there is no striping to park cars there. When you do the striping and there are cars parked

on the side it's so tight right there because they had to extend the poles for the lights so that took away some of the side right there. That would be something Phillip and Michael could look into and make sure it is safe for people to park there. If it is not there should be signs put up. People have said something about this to him.

Mr. Grooms stated he and Chief Hay would look at it.

Mr. Davis also stated another safety issue is at East Merchant. When you pull out of East Merchant the first house on the left they have, he guesses flowers and they are real tall and you have to pull out into the street to see to pull out and that could be a safety hazard. He's not sure what can be done on someone else's property, but it is a hazard you have to pull out a little bit to be sure nothing is coming.

Mr. Grooms stated Chief Hay would look at it.

Mayor White stated they had to do that over at True Rail, where trees had grown up and you could not see to pull out.

Commissioner Knowles stated she just wanted to piggy back off of what everyone has said. Thank you guys for coming tonight. We greatly appreciate it. Charlsie, Deborah, Darnell, Pete and Lee. I told y'all I was going to do that and I did. I remembered. Thank y'all for coming out. I do want to thank everyone who attended the fireworks event. It was awesome and it is going to be even better next year. So, I can't wait. Just thank y'all so much.

Mayor White stated I think I have said everything, but I wanted to echo what everyone else has said. Thank you for your interest. I know it's a touchy subject with a lot of people, no question, no matter which way you go it is a touchy situation for everybody. I appreciate everybody's involvement. I will have to say I appreciate everybody's demeanor at Tuesday's meeting. It never got out of hand it was always very professional and very businesslike, and I appreciate that. That is the way we do business now in Mount Pleasant. We are not the old school we used to be. We are not going to have it.

Motion made by Commissioner Davis to adjourn. Seconded by Commissioner Knowles.  
Voting Yea: Mayor White, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.