



City Commission Meeting Study Session Minutes

Thursday, April 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.

Those present were Mayor White, Vice Mayor Willie Alderson, Commissioner Mike Davis, Commissioner Pam Johnston and Commissioner Loree Knowles.

2. Awards/Presentations/Appointments

Mayor White stated we may have a proclamation to be presented.

3. Completion / Review of Unfinished Business from prior meeting

- A. Ordinance 2025-1131 - (Public Hearing/Final Reading) - An Ordinance amending Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code, the same being the zoning ordinance for the City of Mount Pleasant, Tennessee, including the municipal zoning map incorporated therein by rezoning a property from High Density Residential (R-3) to Highway Commercial (CH). Approved Rezone.

Mayor White stated the Planning Commission approved this. There will be a public hearing and final reading on it. This is the corner property on Hwy. 43 and Greenwood Street before it crosses and turns into Cross Bridges Road.

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

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

- A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated he would have a full report on Tuesday. He did want to let them know that Gilbert Marshall's official retirement party is tomorrow at 11:00 at the Fire Station by the airport. You are all welcome to come. He also put in front of them the Maury Alliance Data Profile they put together every year.

- B. Mount Pleasant Gas System Report

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

5. New Business

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

- A. Ordinance 2025-1132 - (First Reading) - An Ordinance of the City of Mount Pleasant, Tennessee amending Title 8 of the Mount Pleasant Municipal Code by increasing the number of beer permits licenses.

Mrs. Jones stated the purpose of this Ordinance is to amend the beer ordinance, which is in the municipal code. This excludes the historic overlay from the restriction that no beer permit

may be issued at a location within 500 feet of a church, school, or public park. The historic overlay will be included in your packet. Added parks to the 500 feet restriction for all other locations. Added restriction that you cannot have a DUI and get a beer permit. Increase the number of licenses: to include Change ON premises from 10 to 15, Change OFF premises from 15 to 25 and Change ON/OFF premises from 3 to 6.

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

- B. Resolution 2025-4 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to enter into a Professional Services Agreement with Civil & Environmental Consultants, Inc. related to Zone Meters.

Mr. Grooms stated they are not ready for this yet. Hopefully next month. Dale is working hard with them to get this ready. It will not be on the agenda.

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

- C. Resolution 2025-14 - Utility Collection

Mrs. Jones stated the purpose of this resolution is to update the existing utility adjustment, deposit, collection and write-off policy. The changes reflect the current procedure. The new policy will be included in your packet and all of the changes will be highlighted, but Shiprah can tell you what those changes actually are.

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

- D. Resolution 2025-15 - Delinquent Property Tax Lawsuit

Mrs. Jones stated the purpose of this Resolution is to enforce the collection of the delinquent City Real Property Taxes for 2023 and to ratify the delinquent tax lawsuit filed by me on April 1, 2025. The lawsuit and the delinquent tax list are included in your packet. This is only for real property. We have \$22,062 in delinquent taxes. From the report last year as always, we sold no property. That is always the goal. If you recognize anybody on that list and feel like they haven't maybe received notice, or anything contact them, see if they have paid or the last money they paid. After it is turned over to the Chancery Court it is out of our hands.

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

- E. Resolution 2025-16 - Connected Facilities Community Center Grant Contract.

Mr. Grooms stated we have finally received the contract from the State, and it will be in your packets. Kori is still reviewing it. It is for \$1,980,000 and our match is \$220,000.

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

- F. Resolution 2025-17 - 906 Studio Architect Design Proposal (Community Center Grant)

Mr. Grooms stated this is designed by 906. It will be in the packet. The cost of the contract is \$181,104.

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

- G. Non-profit Budget for 2025/2026

Mayor White stated they have been provided a list, and we will go down through them.

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

H. CT Form for \$1.2 Million Residential Meters

Mrs. Cox stated this is just an FYI item that we filed it with the State.

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

I. Street & Paving Plan (Cancel Resolution 2024-32 - KCI Technologies Paving Survey)

Mr. Grooms stated we passed Resolution 2024-32 to develop a street and sidewalk analysis and plan. KCI has had a lot of turnover and they haven't gotten to it yet. He talked to Will, and he thinks we are going in a different direction, he doesn't want to wait another year on it. They are okay with it if we cancel or rescind it. No money has been passed, and we will add that to our street capital plan.

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

J. Howard Field / Maury County Library Proposal Discussion

This item was moved up to the first of new business since there were four ladies at the meeting to discuss it.

Mr. Grooms stated the Maury County Library is requesting to build a state-of-the-art library at Howard Field. He stated the county gave it to the City in 1985 and put restrictions on it, that it needs to be used for recreational purposes. Now they want it back, so we are trying to get an MOU together if you think this is a good idea. Basically, a state-of-the-art library for the whole community and some type of recreation for the rest of it. The dog park is there so we would have to carve that out and to use it since it was from the Randy Boyd Foundation. Looking back at some of the ordinances and deeds that show in 2009 we deeded the library to Maury County. If it ceases to be a library, it comes back to us. He thinks it is a good project personally for the community as a whole.

Ms. Rita Parks from the Maury County Library was present to discuss some of the plans and vision for the library. She stated they do not exactly have a timeline right now. They intend to start on it and get finished with it. It will not be immediate, but they will be ready as soon as they can get everybody on board. They have to bid out for the architect and that will take some time. They are looking at somewhere in the neighborhood of it being 10,000 square feet. They are prepared to start working on it.

Mayor White stated it is probably a two-to-three-year project.

Mrs. Jones discussed the highlights of the plans for the library.

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

K. Arrow Mines Bid Approval

Mr. Grooms stated we did receive three bids. G & M Construction's bid was \$35,548.10 this was the lowest bid, Wayne Vandiver's was \$52,875.00 and KCS Building Group was \$94,450.00. We met with G & M on Friday to make sure of the bid and he stated he was good with it. He can't change it unless something pops up that would be different.

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

L. Downtown Work Change Directive

Mrs. Jones stated during construction, several unexpected events have caused a need for changes in the scope of work that was performed. This is to authorize a Work Change Directive which is an instruction from the City to the contractor to do certain work. It is something that we do when time is of the essence. There will be a change order to follow. Work Change Directives 9-14 the engineer's estimate is that these will total \$157,339. The engineers have recommended that the Commission approve the Work Change Directives as presented, there are actual documents that will be in the packet, with a change order to follow at a later time.

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

M. Coaching Background Check

Mr. Grooms stated he did present this to the Parks board last night and Chief Hay and Chief Burgett did a good job presenting that. It did pass.

Chief Hay and Chief Burgett highlighted the coaching background check.

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

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

There were no citizen comments.

7. Board / Staff Comments / Adjournment

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