



City Commission Meeting Minutes

Tuesday, March 18, 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.

2. Pledge of Allegiance / Invocation

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

3. Roll Call

PRESENT

Mayor Bill White
Vice Mayor Willie Alderson
Commissioner Mike Davis
Commissioner Pam Johnston
Commissioner Lorie Knowles

4. Approval / Correction of Minutes from Prior Meetings

Motion made by Commissioner Knowles to approve the Study Session minutes from February 13, 2025, and the regular meeting minutes from February 18, 2025, Seconded by Commissioner Johnston.

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

A. Study Session - February 13, 2025

B. Regular Session - February 18, 2025

5. Awards/Presentations/Appointments

A. Proclamation for Thelma Rush

Mayor White presented a proclamation to Mrs. Thelma Rush who was honored for her 99th birthday by the City, her friends and family.

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

B. Mayor's Appointment - Communication Committee

Mayor White read the names of the Commissioners' appointees.

Mayor White - Larry Patton and Monya Hunter, Vice Mayor Alderson - Terry Williams and Angey Cotham, Commissioner Mike Davis - Sara Hines and Jacqueline Grandberry, Commissioner Johnston - Casey Schang and Tami Weber and Commissioner Knowles - Deborah Hudspeth and Bedford Smith.

Mayor White asked as a whole they approve them.

Motion made by Commissioner Davis to accept the Communication Committee appointees as presented, Seconded by Commissioner Knowles.

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

C. Mayor's Appointment - Mount Pleasant Power System

Mayor stated the Mount Pleasant Power System sent a letter stating Hendley Edwards has been on that board for a number of years as their secretary and they request he be reappointed.

Motion made by Commissioner Davis to accept Hendley Edwards being reappointed to the Mount Pleasant Power System board, Seconded by Commissioner Johnston.

Voting Yea: Mayor White, Vice Mayor Alderson, 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 there are two members of Leadership Maury here tonight. It is a pleasure to have them. He stated there is a lot going on downtown. He talked to them today and they are moving on. They have had some success with AT&T. It seems to be going along well with them. They will talk about the completion of the sewer in a few minutes. They are hoping to have the bridge completed by the end of spring.

8. Monthly Financial / Budget report

Mrs. Cox presented the monthly financial and budget report.

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

Motion made by Commissioner Davis to approve the financial and budget report, Seconded by Commissioner Johnston.

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

9. Monthly report from City Manager

Mr. Grooms reported on his bullet point list to update the Board on the different projects that are going on.

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 gave a report on the all the different things going on with the wastewater and sewer system. He discussed the Barge Design monthly report with them and the Lagoon Inspection report which was a lengthy report this month. He stated on the wastewater treatment plant they will talk more about it at the end in Resolution 2025-13 and he highlighted Matthew with Barge Design's report for them and what has been completed.

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

B. Mount Pleasant Gas System Report

Mr. Grooms explained as Shiphrah stated they are still studying rates and talking with engineers about system improvements. He highlighted some points in the Natural Gas Inspection report.

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. Ordinance 2025-1131 - (First 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

Mr. Grooms stated the Planning Commission approved this rezone. It is the King property across from the doctor's office and Safe Storage. It was originally approved for the highway commercial zone and then it went to residential and now they want it to go back because they have a contract on the property to bring it back to planning.

Mrs. Johnston stated the Planning Commission has no reservations at all.

Mrs. Jones stated they would need to make findings of fact and conclusions of law for this request. She recommends that they discuss them tonight at this first reading and then it will be incorporated into the ordinance. You will discuss them again at the public hearing at the second reading.

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

Motion made by Commissioner Davis to approve Ordinance 2025-1131 as presented, Seconded by Vice Mayor Alderson.

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

- B. Resolution 2025-9 - A Resolution revising the Employee Compensation Plan for the City of Mount Pleasant, Tennessee.

Mayor White stated this is basically giving the employees a 4% raise.

Mr. Grooms stated yes, there is a comp plan in their packets with bullet points listed. He discussed the bullet points with them.

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

Motion made by Commissioner Johnston to accept Resolution 2025-9 as presented, Seconded by Vice Mayor Alderson.

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

- C. Resolution 2025-10 - A Resolution repealing and replacing the City of Mount Pleasant, Tennessee, Employee Handbook.

Mr. Grooms stated the handbook isn't in the packet but can be viewed on-line. The bullet points are in the packet, he then read over them and explained the reason for each one.

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

Motion made by Commissioner Davis in favor of Resolution 2025-10 as presented, Seconded by Commissioner Knowles.

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

- D. Resolution 2025-11 - Resolution authorizing the retirement of Police K9 Gunner and transfer of ownership.

Mayor White stated Brian Gray has been our canine officer since he can remember, and he has taken the opportunity to go to the County as an SRO officer. Gunner is at the age where he is ready to time out anyway.

Chief stated when they bought Gunner, they weren't sure how old he was. Their guess is that he is either 10 or 12 years old. So, it is time for him to retire. As of right now we are not replacing him. The County has two canines that are down here constantly one lives close by, so we are going to use that route; it is more economical.

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

Motion made by Commissioner Johnston to approve Resolution 2025-11 to retire Police Dog Gunner, Seconded by Vice Mayor Alderson.

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

- E. Resolution 2025-12 - A Resolution of the City of Mount Pleasant, Tennessee accepting a Donation of a Canopy to be added to the Splash Pad.

Mrs. Jones stated the Boys and Girls Club received a grant for the canopy that they would like to donate to the City to be installed at the splash pad. The purpose of this resolution is to accept the donation and the professional installation of the canopy on the City's property. A picture of the canopy is included in their packets.

Mayor White stated he thinks everybody has seen it. It is a nice thing for the Boys and Girls Club to do for us.

Motion made by Commissioner Knowles to accept Resolution 2025-12 as presented, Seconded by Commissioner Johnston.

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

- F. Resolution 2025-13 - Resolution of the Governing Body of City of Mount Pleasant, Tennessee, repealing and replacing Resolution 2025-6 and authorizing the issuance, sale, and payment of Residential Water Meter Upgrades Capital Outlay Notes not to exceed \$1,200,000.00.

Mayor White stated they hope that this will repay itself over a period of time. We are doing this for 12 years and as he understands it, that is the livelihood of those meters. Because of the fact that we will be reading correctly maybe it will help see a little more revenue come in and maybe we can build up the cash at the end of that period of time to not have to borrow the money to buy the replacement meters as needed.

Mr. Grooms stated one point to add to that is conservatively they feel like it is 5% in revenues lost but they have seen up to 10% so we are a bit conservative on that.

Mrs. Jones stated that in February they authorized to issue a capital outlay note for this project. We used an informal bid process and United Community was the winner of that bid. They passed that resolution. The terms of that bid were included in that resolution. Part of the terms was that it had to be approved by the Comptroller. When we sent it to the Comptroller the Comptroller did not accept it, because the life of the project was longer than the maturity, so we rebid it back out. United Community was the winner again. They had the best rate. It is

for the same project. The purpose of this resolution will repeal and replace the other one. It will still be contingent on the Comptroller's approval. The difference is in the terms which are that it is 12 years for the life of the project and 12 years for the amortization. The interest rate is 4.79% and we have the right to repay it after 3 years. If they pass this resolution, it also incorporates the new term sheet in this and Shiphrah will send it to the Comptroller, and we will close after that.

Mrs. Cox stated the bids from all the banks are the last two documents attached to the resolution. It shows you what every bank in the area gave us. First Farmers did not want to bid on it the first time so when she did the rebid, she did not send the rebid to them, but all the other banks are listed locally. She reached out to Tennessee Municipal Bond borrowing agency that municipalities borrow from but one of the local banks was cheaper. United Community was the cheapest one. She stated they met some of the Comptroller Office employees two weeks ago at the finance conference and they stated everything on the packet looked good they just didn't like that maturity was 7 years, but the amortization was 12, everything needs to just stay 12.

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

Motion made by Commissioner Davis to approve Resolution 2025-13 as presented, Seconded by Commissioner Knowles.

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

G. Audit Services Bids

Mrs. Cox stated she made copies of the three pricing sheets from each of the bids. She explained this information for them and stated that Mauldin & Jenkins she felt kind of came in between their audit cost and is pretty comfortable with what we paid this year which was \$38,400.00. They are asking for \$45,000.00 for the first year and they stay consistent for the next four years. With the fourth year being \$47,000.00, so it is not increasing in price as much and the comprehensive financial report if we were to do it every year, they would only charge us \$3,500.00 more every year. That is her recommendation, that they pick that one. They also had a lot of references as far as utilities and cities. They just seem like a bigger firm to have, maybe more of a group of people that could help us put a good financial report together in the future.

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

Motion made by Vice Mayor Alderson to accept Mauldin and Jenkins as presented, Seconded by Commissioner Johnston.

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

H. Change Order WWTP

Mrs. Jones stated this is not a change order. During construction the IMLR manufacturer noted additional optional requirements to reduce the risk of poor performance of the membrane once they are operational. Some tests were conducted by plant staff and test results were outside of the manufacturer acceptable perimeters. In order to address this Barge has developed an additional scope of work to help achieve the results with acceptable perimeter range. Also, Kori stated she got these comments from Barge in case they wonder why they sound this way. Barge has prepared a work change directive outlining the additional scope. The proposal has been requested from the contractor for additional scope of work, but it has not yet been received. We will present the change order to you at the next meeting. It will include the exact cost and any extensions to the contract time that will change. We believe that delaying

authorization until we have the final numbers will be more expensive. Barge issued an opinion of probable construction cost developed for the temporary piping arrangement of \$40,000.00 to \$50,000.00. Barge recommends that the council authorize City staff to execute the work change directive after the proposal has been received, reviewed and agreed by all parties. That document was given to all of you. Dale is here if you want to talk more about what they are actual doing, but basically what we are recommending is that you authorize a change to the contract to do this additional work. They will come back to you with how much that actually costs. We don't know the actual cost, we don't know if it will add any time, but we are in this kind of place where we don't want to wait another month before we have that bid to bring it to you, because that could cause additional costs and delays.

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

Mrs. Jones stated what they are recommending is that you authorize staff to execute the work change directive once it has been approved by everybody authorizing the work.

Motion made by Commissioner Johnston to authorize the work for the work change directive, Seconded by Vice Mayor Alderson.

Voting Yea: Mayor White, Vice Mayor Alderson, 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.)

There were no citizen comments.

13. Board / Staff Comments / Adjournment

There were no Board or Staff comments.

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

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