



City Commission Meeting Minutes

Tuesday, February 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 Knowles led the pledge of allegiance. Commissioner Johnston gave the invocation.

3. Roll Call

PRESENT

Commissioner Pam Johnston
Vice Mayor Willie Alderson
Commissioner Loree Knowles
Mayor Bill White

ABSENT

Commissioner Mike Davis

4. Approval / Correction of Minutes from Prior Meetings

A. Study Session - January 16, 2025

Mayor White asked for approval of the minutes from the Study Session meeting on January 16, 2025.

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

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

B. Regular Session - January 21, 2025

Mayor White asked for approval of the minutes from the Regular Meeting on January 21, 2025.

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

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

5. Awards/Presentations/Appointments

A. Oath of Office for Police Officer Todd England

Mayor White stated we have two new police officers to swear in.

Chief Hay stated we have David Sublett who is from Lewis County and Todd England who is from Lawrence County.

Mrs. Cox swore both officers in at the same time.

B. Oath of Office for Police Officer David Sublett

Mrs. Cox swore both officers in at the same time.

Mayor White thanked all their co-workers who came to welcome them in. He stated they will be working with a great group of people.

C. Mayor Appointment - Historic Zoning Commission

Mayor White stated he has some Mayor's appointments to make and be ratified by the Commissioners.

Mrs. Jones stated all four are appointed by him and ratified by the Commissioners.

Mayor White stated on the Historic Zoning Commission he would like to ask Commissioner Pam Johnston to replace Mrs. Grandberry as the City representative and Kris Irvin for his new term which expired at the end of the year.

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

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

D. Mayor's Appointment - Planning Commission

Mayor White appointed Pam Johnston to be the City representative on the Planning Commission Board.

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

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

E. Mayor's Appointment - Power System Board

Mayor White stated Commissioner Alderson has served on the Power System Board for the last two years and has enjoyed it and they have certainly enjoyed having her there so he would like to ask her to continue to serve on this board as the City representative.

Motion made by Mayor White, Seconded by Commissioner Johnston.

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

F. Mayor's Appointments - Recreation Commission

Mayor White stated Commissioner Knowles has agreed to serve as the City representative on the Recreation Commission Board.

Motion made by Mayor White, Seconded by Commissioner Johnston.

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

6. Completion / Review of Unfinished Business from prior meeting

- A. Ordinance 2025-1129 - (Public Hearing/Final Reading) - An Ordinance to amend Ordinance 2024-1125 said ordinance appropriating the revenues and expenses of operating and maintaining the departmental functions of the City of Mount Pleasant, Tennessee for the fiscal year beginning July 1, 2024 and ending June 30, 2025; providing an effective date.

Mayor White stated this is a public hearing and final reading on Ordinance 2025-1129.

Mrs. Cox stated she emailed her notes to everybody last week and she resent them this morning. Most of the highlights as far as the budget amendment goes are in those notes. She discussed those highlights regarding Ordinance 2025-1129 amending Ordinance 2024-1125 for the Fiscal Year beginning July 1, 2024, and ending June 30, 2025.

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

Motion made by Vice Mayor Alderson to accept Ordinance 2025-1129 as presented,
Seconded by Commissioner Knowles.

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

- B. Ordinance 2025-1130 - (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 Light Industrial (IL) to High Density Residential (R-3). Approved Rezone - Magnolia Drive

Mayor White stated Ordinance 2025-1130 is a public hearing and final reading. Rezoning property from Light Industrial (IL) to High Density Residential (R-3). This is on Magnolia Drive across from GCP and it adjoins a piece of property that we have already zoned to R-3.

Mrs. Jones discussed the highlights of the ordinance. She stated the purpose of this ordinance is to rezone the property on Magnolia Drive from Light Industrial to High Density Residential. The Planning Commission held a public hearing and then recommended this rezone. The Planning Commission found that this location would support the zoning of high density residential because adjacent lots are already zoned R3 and Light Industrial, so they are equal to or greater zoning. For those reasons there will not be an adverse effect on adjoining landowners. The Planning Commission passed a resolution with the worksheet and comments attached, which is in your packet. On first reading, you all made the following findings of fact and conclusions of law:

These were incorporated into the ordinance; it passed on first reading. **Tonight, will be a public hearing.**

There were no City Commissioner comments.

There were no public comments.

Motion made by Vice Mayor Alderson to accept Ordinance 2025-1130 as presented,
Seconded by Commissioner Johnston.

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

7. Monthly report from Mayor

Mayor White presented certificates to Commissioner Knowles and Vice Mayor Alderson for completing their Elected Officials Academy through MTAS.

Mayor White stated we have a Communication Committee that we have had for a number of years and the dates have expired on who appointed who so he would like for them over the next month to bring him a couple of names that they would like to have on this Committee.

8. Monthly Financial / Budget report

Mrs. Cox presented the monthly financial and budget report and discussed the highlights.

There were no questions.

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

9. Monthly report from City Manager

Mr. Grooms stated he wanted to bring attention to the State of the City. The front page is about Leadership Maury and a lot of those people are in the audience tonight. Also, on the second page as the Mayor made mention of the Elected Officials Academy and congratulated Commissioner Knowles and Vice Mayor Alderson for completing it. The last thing that has just been started is Employee Recognition and this month was on the second page and is Detective Willie Norwood who has over 31 years of law enforcement experience.

Mr. Grooms presented some updates on the projects going on in town.

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 presented the Wastewater Liaison Report and highlighted the details.

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

B. Mount Pleasant Gas System Report

Mr. Grooms stated Symmetry is studying the rates. As you know when we met one on one, we have identified a couple of projects that need to happen. We are still working with the engineers to see how to accomplish that. We are still meeting with the gas buyers and engineers weekly to come up with that master plan.

11. New Business

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

A. 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.

Mrs. Jones stated the Phillip mentioned at the Study Session that Resolution 2025-4 might need to be deferred and so we are confirming today that we do not have all the information from their attorney so we will need to defer it until next month.

Motion made by Commissioner Johnston to defer Resolution 2025-4, Seconded by Vice Mayor Alderson.

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

B. Resolution 2025-5 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to enter into a Professional Services Agreement with Civil and Environmental Consultants, Inc. for Implementation of a Stormwater Utility.

Mrs. Jones discussed the highlights of the resolution. The purpose of this ordinance is to approve a contract with CEC Engineering to create a stormwater utility to be used as a funding mechanism for improvements to be made to the existing stormwater infrastructure and prepare for meeting the potential future requirement of becoming a Municipal Separate Storm Sewer System (MS4). CEC will analyze stormwater flow, number of stormwater users, potential improvements to infrastructure, and stormwater rates.

CEC will deliver at the end of this contract. A report summarizing their findings/analysis and discussing a proposed fee structure. Draft stormwater utility ordinance.

CEC previously performed a watershed analysis for the city, so they have already been involved in stormwater. The contract is an exhibit to the resolution. The cost of the engineering services is \$57,000. A high-level stormwater utility is a way for the City to collect funding that it would use to then have a true stormwater system, because we don't have one now, because of the size of the City we are not required to have a stormwater system, but this would collect money so that you will have one 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 Resolution 2025-5, Seconded by Commissioner Knowles.

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

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

Mrs. Cox stated the important part of this is the informal bid at the back of the Resolution 2025-6. The resolution itself is all the legal language we need to get this done. The informal bid process and she reached out to MTAS when they started looking at the original borrowing that they wanted to do for the water system. She explained this to the Board. The resolution today is written for us to move forward with United Community Bank. What this resolution does for her is approves this whole packet for her to submit to the Comptroller Office and until they approve it we cannot have a closing. That is the next step for her is for them to approve that they move forward with doing the 1.2 million dollars with United Community Bank. It will be a semi-annual payment and it matures in 30 years, but after three years they can pay it off if they have enough money in the bank without any penalties. The terms are in the packet in the last few pages.

Mrs. Jones stated when they approve this resolution, they are also approving that term sheet as well.

Motion made by Vice Mayor Alderson to accept Resolution 2025-6 with United Community Bank, Seconded by Commissioner Johnston.

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

- D. Resolution 2025-7 - A Resolution of the City of Mount Pleasant, Tennessee in Opposition to House Bill No. 0895 and Senate Bill No. 0725.

Mayor White stated this is a request from CPWS. There has been a request again through the House and the Senate of the State of Tennessee to reopen the Monsanto property as a landfill. The City of Mount Pleasant stands in opposition of that as well as he knows the Governor has been putting a lot of money into preserving the DUCK as well. That is the big reason why this is being done.

Mrs. Jones stated the technical part to this is there is proposed legislation that would remove protections from the Scenic Rivers Act that would affect certain parts of the DUCK like the Mayor mentioned. It does come as a landfill, but it does other things as well. It would remove protections from 7 or 8 different parts of rivers in Tennessee. We do get water from the DUCK so that is another reason that we oppose this legislation.

Motion made by Commissioner Johnston to approve Resolution 2025-7 as presented, Seconded by Vice Mayor Alderson.

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

- E. Resolution 2025-8 - A Resolution of the City of Mount Pleasant, Tennessee to approve a Cooperation and Cost Sharing Agreement regarding a Feasibility Study on a Proposed Water Transmission Main from the Cumberland River to Maury County.

Mayor White stated this will be done through Harpeth Valley Utility District as well as Mallory Valley Utility District. It would bring a 36-mile line down from roughly south of Nashville all the way to northern Maury County. Initially it would be 30 million gallons a day and it appears right now it would be treated. Over time it could go to 60 million gallons a day. It is a need. He asked what our cost sharing part was.

Mr. Grooms stated 5.6% of the total project which is \$12,762.40.

Mayor White stated we would be a user of CPWS, and we could go back to USDA to get some of the money to help get the water here. We have got to have water it is a reality. Maury County Water, City of Columbia and Spring Hill will also be a part of it.

Mrs. Jones stated the purpose of this resolution is to authorize the city to enter into a Cooperation and Cost Sharing Agreement regarding a feasibility study of the proposed water transmission line that the Mayor just outlined with those parties. Mallory Valley has already engaged the engineers, and you are basically agreeing to share in a portion of the cost.

Vice-Mayor Alderson asked if this was a one time fee?

Mrs. Jones stated they would come back to you if they exceeded this amount.

Motion made by Vice Mayor Alderson to accept Resolution 2025-8, Seconded by Commissioner Knowles.

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

- F. Hydrant Repair Quote

Mr. Grooms stated in their packets they had a quote from Greg Roberts Fire Hydrant Repair and Supply, who we use to do our hydrant maintenance. The quote is for \$27,800.00. They have the leak cards. Our goal is to make sure that we are selling the water that is going through our pipes.

Mayor White stated another one of those things that will pay for itself.

Motion made by Vice Mayor Alderson to approve Greg Roberts' hydrant quote, Seconded by Commissioner Johnston.

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

- G. East Merchant Bid Approval

Mr. Grooms stated our recommendation is not to approve these bids. The high bid was over \$600,000 and the lowest was right at \$500,000. The goal when we started this project was to fix the whole road and it turned into sewer and water and a rehab. For 700 feet he thinks it is in their best interest to fix the hole in the ground and City staff will when they get a chance to rip up that part of the street, lay in the pipe and then spot pave back over the top of it.

Mayor White stated they can do it. They have the equipment now and the people.

Motion made by Vice Mayor Alderson to deny East Merchant bid approval, Seconded by Commissioner Knowles.

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

H. Arrow Mines Restroom Bid Approval - No Bid

Mr. Grooms stated we did not receive any bids. We are going to put it out for thirty more days. If we don't receive bids the next go around, our talented staff will try to find time to do it themselves, but it is going to happen.

I. Utility Write Offs

Mrs. Cox stated she went over a little bit of this at the Study Session. This is the utility write offs. This list does not become part of the agenda so that is why she leaves copies on their table, after the meeting she will collect the copies back up. This is utility account information, and it is confidential and cannot be published. She continued to explain and discuss the write offs.

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

Motion made by Vice Mayor Alderson to approve the utility write offs in the amount of \$36,248.50, Seconded by Commissioner Johnston.

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

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

There were no citizens comments.

13. Board / Staff Comments / Adjournment

Vice Mayor Alderson stated she wanted everyone to be safe. Police, fire and she hopes they have a plan for people that may be homeless. Maybe we have somewhere for them to go. Maybe the Community Center.

Mr. Grooms stated maybe we could do something temporarily.

Vice-Mayor Alderson stated it is really cold out there.

Commissioner Johnston wanted to thank the Emergency Responders, they had a little incident at her house with her husband and it was overwhelming the support that is out there. One of her neighbors commented that everybody arrived faster than they have ever seen happen before. This just shows how much the City has changed in their response time. She was very impressed with that. She thanked them.

Mayor White thanked Leadership Maury for being there. He invited them to come on Thursday the week before the meeting because that is when they really get into the nuts and bolts and dollars and cents. Shiphrah is part of that class this year.

Mr. Grooms stated Jeff Hardy is a part of Leadership Maury, but he is also Maury County's Director of Emergency Management.

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

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