



# City Commission Meeting Study Session Minutes

Thursday, September 12, 2024 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

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## 1. Call to Order

Mayor White called the meeting to order. He stated that items 1, 2, 3, and 4 will be done at the regular meeting on Tuesday then number 5.

Mrs. Alderson made a motion to suspend the rules and move 11. H and 11. A to number 5 for presentations. Resolution 2024-32 - The Street Plan Proposal to be at the beginning of the meeting agenda since we have a contractor Will Hager here to present and Ordinance 2024-1126 - The Locator 911 presentation by Dr. Mike Tyler. Mr. Davis seconded the motion. All were in favor. Motion passed.

## 2. Pledge of Allegiance

## 3. Roll Call

PRESENT

Mayor Bill White

Vice Mayor Jacqueline Grandberry

Commissioner Mike Davis

Commissioner Willie Alderson

ABSENT

Commissioner Pam Johnston

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

A. Study Session - August 15, 2024

B. Regular Session - August 20, 2024

## 5. Completion/review of Unfinished Business from prior meeting

## 6. Awards/Presentations/Appointments

A. Resolution 2024-32 - A Resolution regarding Street Plan Proposal. Presentation by Will Hager, KCI.

Mr. Will Hager of KCI Technologies, Inc. gave a presentation on the proposal for the pavement and sidewalk conditions assessment and pavement management system proposal. He stated that basically this is a way to widely invest the funds dedicated to pavement maintenance and sidewalk maintenance and performance. These are significant projects and priorities for a community. What they are hoping to do is provide some value by giving some more defined direction on how to approach those needs.

See the City's website for his presentation with slides regarding their proposal.

Mr. Hager then asked the City Commission if they had any questions.

Mr. Grooms stated the cost is \$116,100.

Mrs. Jones stated the proposal is the contract.

Mrs. Alderson asked what if they need sidewalks somewhere would that be included in the proposal.

Mr. Hager stated the primary scope is to identify the existing sidewalks and rate their condition. Obviously, they can identify gaps as well as part of that, but this is really intended to be a conditions assessment to help them find and manage the program that they currently have.

Mr. Davis stated it is probably good thing we do this that way it is not people of the City making the decisions which streets need to be paved. It will be coming from somebody that knows what they are doing. He stated some of the City streets have curbs but what if while evaluating and they see a ditch that something needs to be done with the drainage there will they do that or is that something totally different? If you do go out and they do pave those streets what will that do with the runoff.

Mr. Hager stated really the intent of this proposal is to focus on those conditions in that assessment. Working with your City staff he is aware of some other stormwater models that are underway and probably close to being delivered. That is probably a better group to coordinate with for that. They would love to do it for them, but he thinks CEC has that history and local knowledge a bit better. He is expecting those repairs to not expand the footprint of the road so there shouldn't be any impact to stormwaters that would be significant. He stated they can mark in their notices contributing factors to the condition of the pavement.

There was some more discussion on this by the Commissioners.

Mrs. Grooms stated they will look at the current conditions of the streets from there and when they go to bid it out, and they will probably have a recommendation. Before they bid it out, they would work with CEC on what the drainage was meant to be. They will rank every one of our City streets from worse to best, probable cost to repave and stop gaps if you don't do anything. That gives us a plan to start next fiscal year to get the ground running next July, but they will have to evaluate what they can afford. He thinks this is a good road map for us to be able to allocate. He wants to be able to pave the street too.

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

B. Ordinance 2024-1126 - An Ordinance regarding The Locator 911.

Ordinance 2024-1126 - The Locator 911 presentation by Dr. Mike Tyler. He stated he wanted to come back with a couple of things. There is four of them in the company. People say why would four guys in their stage of life want to do this. That is a good question. There is seven or eight years of emergency medical service in their company. He told a story of a response time delayed by 8 minutes and a child died while his mother was doing CPR on him. That is a motivational factor to try to get this light out and get it in people's hands. They are not asking for them to make everybody do this now that is not the purpose. The main issues right now are high density housing and new construction. He discussed this in further detail.

Mrs. Jones explained the ordinance for The Locator 911 in detail.

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

C. Swearing in of new Police Officer - Matthew Cress

Mayor White stated Matthew Cress the new police officer will be sworn in.

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

D. Proclamation for Hamilton Place

Mayor White stated he is not sure yet, but he would like to have a proclamation for Hamilton Place, they are hosting the Polk Ball Saturday night in Mount Pleasant.

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

E. Mount Pleasant Housing Authority

Mayor White stated he would like to reappoint Lance Boyd who currently serves, and his term is expiring and Rodney Massey same there. Possibly by Tuesday they will have the third one who will be a resident of the Housing Authority, which is required by their bylaws and will be Carolyn Bennett.

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

F. Mount Pleasant Beer Board

Mayor White stated on the Beer Board Chief Hay gave him the name of Jay Smith to replace the member, Bill Bryson, that was on there and moved away.

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

G. Mount Pleasant Recreation Commission

Mayor White stated on the Mount Pleasant Recreation Committee will be Anna Arnold to replace Misty Grooms who resigned.

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

**7. Monthly report from Mayor**

**8. Monthly financial/budget report**

**9. Monthly report from City Manager**

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

A. Wastewater Liaison Report

B. Mount Pleasant Gas System Report

C. Tennessee Gas Pipeline Co - Extension of Long-Term Service Agreements

Mr. Grooms stated this is a gas contract from our pipeline. Every five years we have to renew them. We have had the agreements since 1993 and if we don't renew them, it will cost us a lot more money.

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

**11. New Business**

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

A. Ordinance 2024-1127 - An Ordinance regarding Magnolia Drive.

Mayor stated this dates back to 1989.

Mrs. Jones stated Brightland Homes the developer of Cottages of Bearwood have purchased property that is between Magnolia Drive, Canaan Road and Highway 243 North Main Street. During their purchase of that property they discovered that Magnolia Drive is included in the legal description for that property. She talked to the surveyor about that it looks like a mistake honestly, it doesn't make sense. They do not want to own Magnolia Drive, the City believes that we own Magnolia Drive we surfaced it, we found minutes from the Industrial Development Board from 1989 where the City noted in its minutes that we were going to build that road as part of the incentive package for the glass plant. We found a bid advertise where we bid out the pavement of this road. We found different parts of the minutes, but what we have not found is a right-of-way description transferring that property from the owner at that time to the City of Mount Pleasant. We have maintained the road, we built the road and we believe it is City property. Brightly Homes is asking us to officially accept it. That is the purpose of the ordinance that is in front of them. It would be to accept that portion of Magnolia Drive.

Mrs. Collier stated if this gets passed it will go to the Planning Commission for next month.

Mrs. Jones stated yes because it involves a City street which changes the zoning map, because the street map is part of the zoning map so it will have to go to the Planning Commission and recommended back to them.

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

- B. Ordinance 2024-1128 - An Ordinance of recommendation to 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 Highway Commercial (CH) to Light Industrial (IL).

Mayor White read the caption for this ordinance and stated it did pass at the Planning Commission meeting on Tuesday night.

Mrs. Jones discussed this ordinance and stated they did have the Planning Commission's work sheet that they used to state the reasons why they recommended the rezone to light industrial.

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

- C. Resolution 2024-28 - Initial Resolution authorizing the issuance of general obligation bonds by the City of Mount Pleasant, Tennessee in a par amount not to exceed \$455,000 to finance the purchase of a vacuum truck and payment of the costs incident to the sale and issuance of the bonds.

Mayor White stated d. and e. are all the same he asked Shiprah to explain these two resolutions.

Mrs. Cox explained every time we do any kind of a bond closing, we will always have two resolutions. One is called the initial resolution just approving us to do a borrowing and the second one is actually authorizing the bond. This is for the vacuum truck; we have already received it. USDA funding was \$455,000 bond, \$50,000 grant. Once we do this closing we will be able to go ahead and make the payment. We have already approved it by resolution and these two are to close on the bond.

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

- D. Resolution 2024-29 - A Resolution authorizing the issuance, sale and payment of general obligation bonds by the City of Mount Pleasant, Tennessee in a par amount not to exceed \$455,000; authorizing the issuance of bond anticipation notes prior to the issuance of the bonds; and authorizing the levy of taxes to pay the bonds and notes.

Included in with Item 11. d.

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

- E. Resolution 2024-30 - 2025 TAP Grant Application

Mayor White stated this is for the continuation of the Downtown Revitalization Project, that will take us from the Grille to Bond Street and Blue Grass Avenue to General Session Courthouse over a 5-year period.

Mr. Grooms explained this resolution is regarding the TAP Grant application in more detail and explained the phases. If we are looking at a 5-to-8-year period, we might add another phase. That gives us time from 5-to-8-years to really find that 20% match and make sure. So go on and do the next phase from Blue Grass down to the courthouse.

Mrs. Collier stated it has always been the intent when we got the TAP Grant there would be Phase I and several other phases. She and Phillip learned in talking with the State is they use to want fund a lot of small projects, and now they have changed it to where they would rather have less large projects.

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

- F. Resolution 2024-31 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to participate in Public Entity Partners "Safety Partners" Matching Grant Program.

Mayor stated this is for boots.

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

- G. Resolution 2024-33 - A Resolution to accept the Ownership and Maintenance of Sewer Line Improvements located at 1427 North Main Street.

Mayor White stated this is where we required Landmark to increase the size of the sewer line going up through there.

Mr. Grooms stated basically this is an expansion, we have been waiting on TDEC approval. So, getting rid of the line that they took out of service and adding this back into our system.

Mr. Brooks and Mrs. Jones explained some further details.

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

- H. Tax Write Offs

Mrs. Cox stated these are 2013 write offs.

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

- I. RFQ 2024 IPG Planning Grant / Zone Meters / Sewer Flow

Mr. Grooms stated we sent out qualifications, the grant is two-fold it is for wastewater which we recommend Barge Design and for the zone meters we are recommending CEC, Ricky Oakley.

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

J. STBG Allocate 2024 Funds

Mrs. Cox stated for the past 3 or 4 years when they passed the 5,000 population mark the State gave a block grant to the City the first year they just sent the funds over and now we have had to allocate them every year. So, every year around this time we go through this process. We don't know the amount of the grant yet, how much we are going to get, but we will get something. The 2023 amount was \$143,000 and we allocated that towards the Downtown Project. The 2024 funds we are going to go ahead and allocate that toward the Downtown Project as well. Then starting the year after in 2025 the plan is to start allocating these funds towards the Phase II. You have to use them for certain things, and we can only use them this for federal and state type projects that they approve so we can't use it on stuff that is already funded with City funds or taxpayer dollars like property taxes. So, this seems to be the best thing to use it for, so we don't lose them.

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

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

There were no comments from any citizens.

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

There were no other comments.

Mayor White made a motion to adjourn, seconded by Mrs. Alderson. All were in favor. Motion passed.