



City Commission Meeting Study Session Minutes

Thursday, June 11, 2026 at 6:00 PM

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

1. Call to Order

Mayor White calls the meeting to order.

2. Pledge of Allegiance / Invocation

3. Roll Call

Mayor Bill White- Present

Vice Mayor Willie Alderson- Present

Commissioner Pam Johnston- Present

Commissioner Loree Knowles- Present

Commissioner Mike Davis- Absent

4. Approval / Correction of Minutes from Prior Meetings

A. STUDY SESSION - MAY 14, 2026

B. REGULAR MEETING - MAY 19, 2026

5. Awards/Presentations/Appointments

A. MAYOR'S APPOINTMENTS- BOARD OF ZONING APPEALS (3 APPOINTMENTS)

Mayor White states that Terry Brewer has said he will continue to serve on the Board of Zoning Appeals and Phillip Grooms said that Lisa Cole would also serve again. There is one other open spot, but it has not been confirmed yet.

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

6. Completion / Review of Unfinished Business from prior meeting

A. ORDINANCE 2026-1144 BUDGET AMENDMENT 2025-2026 (PUBLIC HEARING/FINAL READING)

Mayor White reads the agenda item as Ordinance 2026-1144 Budget Amendment for 2025-2026 (Public Hearing/Final Reading).

Shiprah Cox said there are no changes since the last meeting.

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

B. PUBLIC HEARING TO CONSIDER EXCEEDING THE CERTIFIED TAX RATE

Mayor White reads the agenda item as the Public Hearing to consider exceeding the certified tax rate.

Kori Jones explains that this is a reappraisal year in Maury County and when property values are increased, taxes also increase. In order to keep that from happening, the city is supposed to pass the certified tax rate this year or any year of a reappraisal. The certified tax rate this year is \$1.2426, however the tax rate is not sufficient to meet the city's budget. The current budget that was reviewed last month is based on a tax rate of \$1.4975. That is a tax increase even though it is less than the current tax rate is. The city believes this is necessary.

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

C. ORDINANCE 2026-1145 BUDGET PRESENTATION 2026-2027 & TAX RATE (PUBLIC HEARING/FINAL READING)

Mayor White reads the agenda item as Ordinance 2026-1145 Budget Presentation 2026-2027 & Tax Rate (Public Hearing/Final Reading).

Shiphrah says that there is no change to what was already presented and is already attached to the agenda.

Phillip Grooms explains the reasoning behind the tax rate increase and how it all goes with the new budget.

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

7. Monthly report from Mayor

Mayor White had nothing to report.

8. Monthly Financial / Budget report

Shiphrah Cox stated she would have a report in the Tuesday night meeting.

9. Monthly report from City Manager

Phillip Grooms stated he would have a report in the Tuesday night meeting.

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

A. WASTEWATER LIAISON REPORT

Mr. Grooms states he will not have a lot Tuesday.

B. MOUNT PLEASANT GAS SYSTEM REPORT

Phillip Grooms said he had a gas meeting today, but more would be discussed at the meeting on Tuesday.

11. New Business

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

A. ORDINANCE 2026-1141 ZONING (1ST READING)- AN ORDINANCE REPEALING AND REPLACING TITLE 14, ZONING AND LAND USE CONTROL, CHAPTER 2, ZONING ORDINANCE, OF THE MOUNT PLEASANT MUNICIPAL CODE

Mayor White reads the agenda item as Ordinance 2026-1141 Zoning (1st Reading)- An ordinance repealing and replacing Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code.

Kori Jones says the purpose of the Ordinance is to repeal and replace the existing Ordinance. There were a lot of small changes throughout the document, but the major changes is it adds a new section to the annexation, adds a new section creating a new residential district for large lot residential and agriculture, it adds a new planned unit development overlay district, it amends the section for low density residential to allow accessory dwelling units in R1 zones, and it amends the R3 high density residential section by changing the description. Kori then

discusses into further detail what the Planning Commission has done to approve this.

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

- B. RESOLUTION 2026-24 - A RESOLUTION REQUESTING THE MAURY COUNTY ELECTION COMMISSION TO CONDUCT AN ELECTION WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MOUNT PLEASANT, TENNESSEE, ON TUESDAY, NOVEMBER 3, 2026, TO ELECT TWO (2) COMMISSIONERS, PURSUANT TO THE ELECTION LAWS OF THE STATE OF TENNESSEE

Mayor White reads the agenda item as Resolution 2026-24 as a Resolution requesting the Maury County Election Commission to conduct an election within the corporate boundaries of the City of Mount Pleasant, Tennessee, on Tuesday, November 3, 2026, to elect two (2) commissioners, pursuant to the election laws of the State of Tennessee.

Kori Jones explains that the title explains what the city is asking for.

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

- C. RESOLUTION 2026-25 NON-PROFIT MOUNT PLEASANT FORWARD FOUNDATION/MAIN STREET

Mayor White read the agenda item as Resolution 2026-25 for the non-profit for Mount Pleasant Forward Foundation and Main Street.

Mayor White said we had previously given \$25,000.00 and it was now a recommendation that we reduce the amount to \$20,000.00.

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

- D. RESOLUTION 2026-26 NON-PROFIT MAURY ALLIANCE

Mayor White reads the agenda item as Resolution 2026-26 Non-Profit Maury Alliance. He said we have been giving \$25,000.00 and that is money very well spent. He explained the different ways we have had growth due to this foundation.

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

- E. RESOLUTION 2026-27 NON-PROFIT MAURY COUNTY REGIONAL AIRPORT

Mayor White reads the agenda item as Resolution 2026-27 Non-Profit Maury County Regional Airport. He states we will be given \$5,000.00 which is what we have previously given.

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

- F. RESOLUTION 2026-28 NON-PROFIT KIDS PLACE

Mayor White reads the agenda item as Resolution 2026-28 Non-Profit Kids Place. The recommendation is for \$1,000.00.

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

- G. RESOLUTION 2026-29 NON-PROFIT KEEP MAURY BEAUTIFUL

Mayor White reads the agenda item as Resolution 2026-29 Non-Profit Keep Maury Beautiful. This is a new non-profit, and the recommendation is for \$750.00

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

H. RESOLUTION 2026-30 NON-PROFIT MAURY COUNTY ANIMAL SHELTER

Mayor White reads the agenda item as Resolution 2026-30 Non-Profit Maury County Animal Shelter. The recommendation is \$15,000.00 and was previously \$13,000.00.

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

I. RESOLUTION 2026-31 HIGH SPENDING VENDOR LIST

Mayor White reads the agenda item as Resolution 2026-31 High Spending Vendor List.

Phillip Grooms states that phone service, Spectrum, Cintas, and things that are ongoing services where more than \$25,000.00 is spent on, these are vendors that we did not bid out.

Shiphrah stated there would be a spread sheet attached to the Resolution to show all the numbers for each vendor.

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

J. RESOLUTION 2026-32 BOND RESOLUTION FROM BASS BERRY SIMS FOR FIRE TRUCK

Mayor White reads the agenda item as Resolution 2026-32 Bond Resolution from Bass, Berry, Sims for the Fire Truck.

Phillip Grooms told Mayor White this agenda item may be pulled as we are still waiting on documents from Vance.

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

K. RESOLUTION 2026-33 DOWNTOWN GRANT ANTICIPATION EXTENSION

Mayor White reads the agenda item as Resolution 2026-33 Downtown Grant Anticipation Extension.

Shiphrah Cox stated we are still closing the project out with TDOT even though Downtown is up and running. The reimbursements are still slow, so when we borrowed last summer, we borrowed \$1,050,000.00 for the Grant Anticipation Note so we could continue the project and not incur any more cost. Mrs. Cox said \$450,000.00 had already been paid back and she received \$200,000.00 two days ago. We only owe \$200,000.00 back to the general fund.

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

L. RESOLUTION 2026-34 RESIDENTIAL WATER METER CHANGE ORDER

Mayor White reads the agenda item as Resolution 2026-34 Residential Water Meter Change Order.

Phillip Grooms stated this is the total water meter change out. He said this change order is odd but understands what they are doing. This change order was for \$4,400.00 added to the total contract for a meter on 3rd Avenue and a meter replacement.

Mayor White says that with these new meters, they are already starting to see that they city is not using as much water as they thought they were. Some of the meters were ancient and not accurately reading.

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

M. RESOLUTION 2026-35 DOWNTOWN FINAL CHANGE ORDER

Mayor White reads the agenda item as Resolution 2026-35 Downtown Final Change Order.

Shiphrah Cox states this is to go over the final quantities. The engineers did the final review and there are still funds left in the grant.

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

N. RESOLUTION 2026-36 COMMUNITY CENTER CHANGE ORDER

Mayor White reads the agenda item as Resolution 2026-36 Community Center Change Order.

Phillip Grooms said the largest item in this change order is for \$59,000.00 for floors that were missed. They will be scraped and completely redone. This is not new money.

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

O. RESOLUTION 2026-37 POLK LANE CHANGE ORDER

Mayor White reads the agenda item as Resolution 2026-37 Polk Lane Change Order.

Phillip Grooms states Collier Engineer called him, and they rode out to look at Polk Lane. They suggested putting out shoulder stone. There are areas where there are 4-5 inches of asphalt compared to what it was. This change order is for \$20,000.00 to put that shoulder stone on the edge and pack it down.

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

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

Robert Lacy decided not to speak after signing up.

Heidi Hoffman also declined to speak after signing up.

Lee Bourque spoke briefly about land use consideration of the zoning ordinance.

For more details, please refer to the audio/visual recording attached to the agenda.

13. Board / Staff Comments / Adjournment

Mayor White asked if anyone had anything else to speak on.

Lorrie Knowles told everyone about Sherry's new book names When Dirt Turns to Gold is at the museum for sale for \$35.