



City Commission Meeting Study Session Minutes

Thursday, July 16, 2026 at 6:00 PM

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

1. Call to Order

2. Pledge of Allegiance / Invocation

3. Roll Call

Pam Johnston is absent.

4. Approval / Correction of Minutes from Prior Meetings

A. STUDY SESSION- JUNE 11, 2026

Mayor White discusses the minutes for June 11, 2026 being on the meeting for Tuesday.

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

B. REGULAR MEETING- JUNE 16, 2026

Mayor White discusses the minutes for June 16, 2026 being on the meeting for Tuesday.

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

5. Awards/Presentations/Appointments

A. MAYOR'S APPOINTMENT- COMMUNICATION COMMITTEE (1 APPOINTMENT)

Mayor White reads the agenda item and states they would have the name for the Communication Committee on Tuesday. Phillip Grooms said the lady that had been nominated will be called on Monday and get an answer.

B. MAYOR'S APPOINTMENT- BOARD OF ZONING APPEALS- (1 APPOINTMENT)

Mayor White reads the agenda item and states they would have the name for the Board of Zoning Appeals on Tuesday. Phillip Grooms said the Merilee Meschefske had agreed to be on the board.

6. Completion / Review of Unfinished Business from prior meeting

A. ORDINANCE 2026-1141 ZONING (PUBLIC HEARING/FINAL 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 (Public Hearing/Final Reading) An Ordinance repealing and replacing Title 14, Zoning and Land Use control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code.

Phillip Grooms stated he had a lot but there are no substantial changes to the actual Ordinance. The number system would need to be revised to match to coordinate with the municipal code. The cover page of the Ordinance will say repeal/replaces the Appendix A.

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

7. Monthly report from Mayor

8. Monthly Financial / Budget report

Shiphrah Cox said she would have more on Tuesday.

9. Monthly report from City Manager

Phillip Grooms said he is adding a proposal for CEC for a survey of Hay Long sidewalks. He said they have learned a lot the past few days but there is a lot of water there that they do not believe is directly related to storm water. In time, it will be figured out. There will also be a company coming in with cameras to look at the pipes and do GPS coordinates to give a better understanding of what is going on.

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

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

A. WASTEWATER LIAISON REPORT

Phillip Grooms stated he would have more on Tuesday and mentioned they had been having issues at the Wastewater Treatment Plant with electrical. Ted and Matthew had everything back online. Mr. Grooms said it was breakers that had tripped.

B. MOUNT PLEASANT GAS SYSTEM REPORT

11. New Business

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

A. ORDINANCE 2026-1146 (1st READING) AMENDING TITLE 4, CHAPTER 6 OF THE MOUNT PLEASANT MUNICIPAL CODE RELATING TO TRAVEL RULES, REGULATIONS, AND PROCEDURES

Mayor White reads the agenda item as Ordinance 2026-1146 (1st Reading) amending Title 4, Chapter 6 of the Mount Pleasant municipal code relating to travel rules, regulations, and procedures.

Phillip Grooms says this is an Ordinance with two readings, and they are simply taking the travel for overnight stays from 50 miles to 35 miles due to the time it takes to get to Franklin, Tennessee. Shiphrah Cox adds that the stay is usually provided by the conference because they want the people to stay.

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

B. ORDINANCE 2026-1147 (1st READING) AMENDING TITLE 17, CHAPTER 3 OF THE MOUNT PLEASANT MUNICIPAL CODE RELATING TO OPEN BURNING

Mayor White reads the agenda item as Ordinance 2026-1147 1st reading amending Title 17, Chapter 3 of the Mount Pleasant municipal code relating to open burning.

Phillip Grooms says this Ordinance is two readings and is related to the burn permits. The fire department is requesting not to do any more commercial burning permits and only do residential. They are receiving a lot of complaints on commercial burning.

Todd Stewart speaks on the burn issues. He states they are trying to get away from companies wanting to burn pallets. This used to be okay, but pallets now have oil on them, and they are putting 20 pallets in a pile, and it looks like the roof is burning off of the building. The fire department is only trying to keep the air clean because they do not know what is going in the air when things are burned from the companies.

Ben Willard comes up to explain more details about the Ordinance and to discuss the fees, etc.

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

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

Mayor White reads the agenda item and Resolution 2026-32 being the bond Resolution from Bass, Berry, Sims for the fire truck.

Phillip Grooms said that we have not received it from their attorneys, and it will probably be pulled and added to next month's agenda.

D. RESOLUTION 2026-38 A RESOLUTION ADOPTING A REVISED CAPITAL IMPROVEMENTS PLAN FOR THE CITY OF MOUNT PLEASANT, TENNESSEE FOR FISCAL YEAR 2021 THROUGH FISCAL YEAR 2031

Mayor White reads the agenda item as Resolution 2026-38, a Resolution adopting a revised capital improvements plan for the City of Mount Pleasant, Tennessee for fiscal year 2021 through fiscal year 2031.

Mr. Grooms states this is something that was completed in 2021 and then when Shiprah Cox got to the city in 2023 it was updated. This has not been updated since then and it will reflect the strategic plan that was approved this year. It will not be replacing anything only updating.

E. RESOLUTION 2026-39 A RESOLUTION BY THE CITY OF MOUNT PLEASANT, TENNESSEE AUTHORIZING A PAYMENT IN LIEU OF TAXES FOR THE MOUNT PLEASANT POWER SYSTEM FOR FY 2026-2027

Mayor White reads the agenda item as Resolution 2026-39 being a Resolution by the City of Mount Pleasant, Tennessee authorizing a payment in lieu of taxes for the Mount Pleasant Power System for fiscal year 2026-2027.

Shiprah Cox says that we have to do the Resolution each year that we accept payment in lieu of taxes. Mrs. Cox states they will not know the exact amounts until later in the year, so she only has an estimate.

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

F. RESOLUTION 2026-40 A RESOLUTION BY THE CITY OF MOUNT PLEASANT, TENNESSEE AUTHORIZING A PAYMENT IN LIEU OF TAXES FOR THE MOUNT PLEASANT GAS DEPARTMENT FOR FY 2026-2027

Mayor White reads the agenda item as Resolution 2026-40 being a Resolution by the City of Mount Pleasant, Tennessee authorizing a payment in lieu of taxes for the Mount Pleasant Gas Department for fiscal year 2026-2027.

Shiprah Cox says that we have to do the Resolution each year that we accept payment in lieu of taxes. Mrs. Cox states they will not know the exact amounts until later in the year, so she only has an estimate.

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

G. RESOLUTION 2026-41 A RESOLUTION APPROVING AGREEMENT FOR PAYMENT IN LIEU OF TAXES FOR THE MOUNT PLEASANT MUNICIPAL HOUSING AUTHORITY FOR FY 2026-2027

Mayor White reads the agenda item as Resolution 2026-40 being a Resolution by the City of Mount Pleasant, Tennessee authorizing a payment in lieu of taxes for the Mount Pleasant Municipal Housing Authority for fiscal year 2026-2027.

Shiphrah Cox says that we have to do the Resolution each year that we accept payment in lieu of taxes. Mrs. Cox states they will not know the exact amounts until later in the year, so she only has an estimate.

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

H. RESOLUTION 2026-42 A RESOLUTION TO OBLIGATE L-STBG FUNDS FOR \$272,925.00 TO DOWNTOWN REVITALIZATION PROJECT

Mayor White reads the agenda item as Resolution 2026-42 being a Resolution to obligate L-STBG funds for \$272,925.00 to the Downtown Revitalization Project.

Shiphrah Cox states this was presented last month as an FYI item so she could get to the state before June 30th that we were obligating the additional funds that they had available under this state block grant. There were specific guidelines as to what the funds could be used for.

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

I. RESOLUTION 2026-43 A RESOLUTION APPROVING CHANGE ORDER #2 TO THE ENGINEERING CONTRACT WITH CIVIL & ENVIRONMENTAL CONSULTANTS, INC. FOR THE WATER METER REPLACEMENT PROJECT

Mayor White reads the agenda item as Resolution 2026-43 being a Resolution approving change order #2 to the engineering contract with civil and Environmental Consultants, Inc. for the water meter replacement project.

Phillip Grooms states that last month this is the change order that was done even though all of the funds were not being spent. This time we are changing again to show a decrease. This is for a water line replacement that will reduce the contract by \$45,000.00 total. Only half of those quantities were spent on the meters because of valves, etc.

J. RESOLUTION 2026-44 A RESOLUTION TO APPROVE A CONTRACT WITH SAMSARA FOR THE CAMERA SYSTEM FOR THE SANITATION TRUCK

Mayor White reads the agenda item as Resolution 2026-44 being a Resolution to approve a contract with Samsara for the camera system for the sanitation truck.

Phillip Grooms states this was done last year. Michael Haywood oversees this project, and it is cameras on the truck that watches every time it goes down and clips it. It advocates for us and the homeowners. This is in front of the commissioners because it is a \$1,700.00 a year contract but this one is for 3 years making it over the one-year timeline that needs approval. The total contract is \$5,144.16 over 3 years.

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

K. CT FORM DOWNTOWN GRANT ANTICIPATION NOTE EXTENSION (NO ACTION NEEDED)

Mayor White reads the agenda item as the CT form Downtown Grant Anticipation note extension.

Shiphrah Cox said this was presented last month as a Resolution to ask for an extension from the state. Once we get the last reimbursement from the state, this grant will be closed out.

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

L. REZONE REQUEST 6681 POLK LANE

Mayor White reads the agenda item as a rezone request for 6681 Polk Lane that was approved by the Board of Zoning on Tuesday night.

Phillip Grooms states that yes, it was approved on Tuesday by the Planning Commission. The Planning Commission passed 2.58 acres located on 1681 North Main from R1 to Highway Commercial. In the packet, the Planning Commission Resolution and the finding of the fact's worksheet. The address is being corrected as 1681 North Main on the agenda.

Chris Brooks speaks into further detail.

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 Lacey comes up to speak. He stated on July 3rd and 4th, they were sitting at home, and guys were walking through properties with poles measuring utility poles. They sent an email to Phillip Grooms wanting to know what they were doing, and Mr. Grooms was not sure.

Phillip Grooms stated he remembered the email and it was for fiber. They contacted the power company, and it is overhead.

Heidi Hoffman comes up to speak and asked about stormwater. She had heard that Phillip Grooms and someone else was in the backyard looking into the water. She let him know in the back of her property there is a large spot where water flows. However, her property and her neighbors, they have springs under her house and on her property. She is wanting to know about the reservoir. Her next topic in question is of a personal nature. In coming to these meetings, she has noticed that she is surprised more questions are not being asked of the commissioners about items on the agenda. She was not sure if they are being discussed privately behind closed doors or what. She is just concerned and does not want things to happen because questions are not being asked. She wants the commission to do their due diligence before approving zoning, contracts, etc. She saw a post on Facebook about the zoning and just believes everything should be looked at before approving.

13. Board / Staff Comments / Adjournment

Commissioner Loree Knowles reminds the public to remember the community fish fry happening the next day on Columbia Avenue for free food from 2pm-6pm.

Vice Mayor Willie Alderson reminds the public that from 10am-2pm the next day, they are giving away backpacks and will have bounce houses at Riverside in Columbia, Tennessee.

Mayor White says that Saturday afternoon starting at 5pm, there will be a farmers' market in the parking lot. He then thanks everyone for being at the meeting.