



City Commission Meeting Minutes

Tuesday, July 21, 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

Vice Mayor Willie Alderson does the Pledge of Allegiance and Commissioner Pam Johnston leads the Invocation.

3. Roll Call

PRESENT

Mayor Bill White

Vice Mayor Willie Alderson

Commissioner Pam Johnston

ABSENT

Commissioner Mike Davis

Commissioner Loree Knowles (Watching Virtually/Not Voting)

4. Approval / Correction of Minutes from Prior Meetings

Mayor White asked for approval of the Study Session Minutes for June 11, 2026, and Regular Meeting Minutes for June 16, 2026.

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

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

Motion carries.

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

A. STUDY SESSION- JUNE 11, 2026

B. REGULAR MEETING- JUNE 16, 2026

5. Awards/Presentations/Appointments

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

Mayor White reads the agenda item and Phillip Grooms states Mrs. Brenda Frierson, from Commissioner Loree Knowles, agreed to sit on the Communication Committee.

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

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

Motion carries.

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

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

Mayor White reads the agenda item and Phillip Grooms states Mrs. Merilee Meschefske agreed to sit on the Board of Zoning Appeals.

Motion made by Commissioner Johnston, Seconded by Vice Mayor Alderson.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

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

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.

Kori Jones states this is one that has been talked about quite a bit over the past couple months. There is no change from the first reading of this Ordinance, however it does look different because the numbers are different. The numbers throughout the text have been changed to go with our current municipal code.

Mayor White stated this was a Public Hearing and asked if anyone cared to speak. No one cared to speak.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

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

7. Monthly report from Mayor

Mayor White mentions that last Saturday, the city had a Farmer's Market, and it was well attended with 16 vendors along with 3 or 4 food trucks. This was the first one and another is scheduled for August. He believes this event will get bigger. Also, Finally Friday is coming up again with the shop hop and a cruise in.

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

8. Monthly Financial / Budget report

Motion made by Commissioner Johnston, Seconded by Vice Mayor Alderson.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

- A. Preliminary June 2026 Financials

Shiphrah Cox states she sent the preliminary financials out on Friday and usually in June the June financials that are presented in July are preliminary because she is still closing the books. Everything presented in July will change in the next 60 days. She stated they are working to close the books by June 30th, so a final set should be available in September. The audited financials will come from the fiscal year in January. The budget was approved by the Comptroller's Office. It was submitted on June 22nd, 2026 and it was approved on June 26th, 2026. She says this is probably the quickest the budget has been approved, but the only issue is that no questions or issues were asked, but because of the gas notice from last year, we will be watched for 2 years. We will not get any awards this year or next due to that.

Commissioner Pam Johnston makes a motion to approve the monthly financial report. Vice Mayor Willie Alderson seconds the motion.

Motion made by Commissioner Johnston, Seconded by Vice Mayor Alderson.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

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

9. Monthly report from City Manager

Phillip Grooms states that our garbage truck is in Nashville right now for repairs on the steering box and should be back in a week or so. We have had to take on two additional employees to help pick up trash, so grass cutting is behind. Mr. Grooms also says they are starting the process with Collier Engineering for Mount Joy Road. He hopes to have that bid out and bids in by the next meeting.

Mr. Grooms then speaks on the employee spotlight being Caleb Clayton. Clayton has been full time since 2024, he has a bachelor's degree from UT Southern in Public Health Education and is #1 in the nation for trap shooting.

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

A. WASTEWATER LIAISON REPORT

Phillip Grooms says he hopes to be able to take this off one day but would have to change the Ordinance. Mr. Grooms wanted to follow up with the study session and there are still a few bugs at the Wastewater Treatment Plant being a blown fuse for the compressor and a few other electrical issues. Other than that, they fixed those issues.

B. MOUNT PLEASANT GAS SYSTEM REPORT

Phillip Grooms states they are still in the process of the EDA Grant for the high-pressured gate station. He has a meeting with Zack to see what other avenues there are to go in a timely manner.

11. New Business

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

A. ORDINANCE 2026-1146 (1ST READING) AN ORDINANCE OF THE CITY OF MOUNT PLEASANT, TENNESSEE 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) an Ordinance of the City of Mount Pleasant, Tennessee amending Title 4, Chapter 6 of the Mount Pleasant Municipal Code relating to travel rules, regulations, and procedures.

Kori explains the purpose of this Ordinance is to update the travel policy in the Municipal Code. The only change is to change the definition of travel to include 35 miles of City Hall. A lot of the staffs continuing education courses are now in Franklin, so they are wanting to include that into travel. Mayor White states it is hard for people to get to and from Franklin early in the morning.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

For more information, 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) an Ordinance amending Title 17, Chapter 3 of the Mount Pleasant Municipal Code relating to open burning.

Kori Jones states this is a comprehensive review and revision to the open burning policy. It basically goes in line with best practices.

Ben Willard speaks on the Ordinance as it will update and modernize the open burning Ordinance which has not been updated since 2013. The proposed changes align the Ordinance with current Tennessee law, TDEC regulations and Mountain Fire Service Practices while giving fire departments clear authority to protect the public. None of these changes will prohibit responsible open burning but only provide a safeguard, clear enforcement authority, and more flexibility in changing conditions. It will prohibit the burning of leaves and yard waste, unauthorized commercial burning, it updates the cost recovery, strengthens our enforcement, expands burn ban authority, and clarifies permit authority. While the current Ordinance has served us well, it no longer reflects the current state regulations, best practices, or the operational needs of the department.

Motion made by Commissioner Johnston, Seconded by Vice Mayor Alderson.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

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

- C. ORDINANCE 2026-1148 (1st READING) AN ORDINANCE AMENDING TITLE 14, ZONING AND LAND USE CONTROL, 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 LOW DENSITY RESIDENTIAL (R1) TO HIGHWAY COMMERCIAL (CH) APPROVED REZONE –1681 NORTH MAIN STREET

Mayor White reads the agenda item as Ordinance 2026-1148 (1st reading) being an Ordinance amending Title 14, zoning and land use control, 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 low density residential (R1) to highway commercial (CH) approved rezone- 1681 North Main Street.

Kori Jones states the purpose of this Ordinance is to rezone the property at North Main from R1 to Highway Commercial. This is a change to the zoning map, and it will be under the new zoning ordinance that just passed but there is a no change to highway commercial.

Mayor White states he received a phone call that afternoon from the owner, and they are covered up. This company puts up silk fencing in large locations. The property is a house that they are leading as residential, but the property next door is also residential but has been a car lot for years. The property will now be zoned how it should be zoned.

No one signed up to speak.

Motion made by Commissioner Johnston, Seconded by Vice Mayor Alderson.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

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

- D. RESOLUTION 2026-38 A RESOLUTION ADOPTING A REVISED CAPITAL IMPROVEMENTS PLAN FOR THE CITY OF MOUNT PLEASANT, TENNESSEE FOR FISCAL YEAR 2023 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 2023 through fiscal year 2031.

Phillip Grooms states this was actually a 10-year plan and the last time it was revised was in 2023. This does fall in line with the Strategic Plan from this year so they should mirror each other.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

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

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 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.

Shiprah Cox states there are three Resolutions done each year in lieu of taxes for government entities.

Motion made by Commissioner Johnston, Seconded by Vice Mayor Alderson.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

For more information, 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 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.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

For more information, 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 2026-41 a Resolution approving agreement for a payment in lieu of taxes for the Mount Pleasant Municipal Housing Authority for FY 2026-2027.

Motion made by Commissioner Johnston, Seconded by Vice Mayor Alderson.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

For more information, 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 a Resolution to obligate L-STBG funds for \$272,925.00 to Downtown Revitalization Project.

Shiphrah Cox states this was discussed at last month's meeting, and it was for the STBG funds we did not obligate to the Downtown Project. The State needed a Resolution done so this will be sent to them.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

For more information, 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 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 this was on the agenda last month and they were increasing the total even though we were not using all of the funds. So now they are reducing the contract by \$45,000.00. This is to replace the line on Scott Town Road, so we are replacing the whole line.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

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

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 a Resolution to approve a contract with Samsara for the camera system for the sanitation truck.

Kori Jones states this approves the 3-year contract with Samsara for the camera system. This actually replaces the one that was done last year because that was only a continuation for year three. This will be a 3-year contract starting now.

Motion made by Commissioner Johnston, Seconded by Vice Mayor Alderson.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

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

K. RESOLUTION 2026-45 A RESOLUTION APPROVING THE ENGINEERING CONTRACT WITH CIVIL & ENVIRONMENTAL CONSULTANTS, INC. FOR THE MOUNT PLEASANT HAY LONG AVENUE PROJECT

Mayor White reads the agenda item as Resolution 2026-45 a Resolution approving the engineering contract with Civil & Environmental Consultants, Inc. for the Mount Pleasant Hay Long Avenue project.

Kori Jones states the purpose of this Resolution is to approve a contract with CEC to do a topographic survey related to the storm water and roadway improvements on Hay Long. The proposal was in the packet and the cost is \$93,500.00. The deliverable here is a survey and the project will take 2 months weather permitting. Phillip Grooms says this is what has already been talked about in the strategic plan, it is just happening quicker than expected. This is directly related to the hole in the street now and we are learning more and more each day.

Motion made by Commissioner Johnston, Seconded by Vice Mayor Alderson.
Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston

Motion carries.

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

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

Mayor White reads the agenda item as CT Form Downtown Grant Anticipation note extension. Shiprah Cox states this is only and FYI item. They approved the Downtown Grant Anticipation note in 2025. It is getting extended until the funds get returned.

For more information, 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.)

No one signed up or cared to speak.

13. Board / Staff Comments / Adjournment

Mayor White thanks everyone for being at the meeting.

Phillip Grooms speaks on the book from the museum called "When Dirt turns to Gold" by Sherry Harbison.

Pam Johnston speaks about Music on the Porch being Saturday night and about the hard work from the city employees.

Willie Alderson speaks on Final Fridays and thanks the staff for everything they have done.

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

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