

CITY OF WHITE HOUSE
Board of Mayor and Aldermen Meeting
Agenda
December 15, 2022
7:00 p.m.

1. Call to Order by the Mayor

Meeting was called to order at 7:02 pm.

2. Prayer by Community Pastor

Prayer was led by Pastor Greg Young from Cherry Mound Baptist Church.

3. Pledge by Aldermen

The Pledge to the American Flag was led by Mayor Bibb.

4. Roll Call

Mayor Bibb – Present; Ald. Hutson – Present; Ald. Decker - Present; Ald. Corbitt – Present; Ald. Payne - Present; **Quorum – Present.**

5. Adoption of the Agenda

Motion was made by Ald. Payne, second by Ald. Corbitt to adopt the agenda. A voice vote was called for with all members voting aye. **Motion passed.**

6. Approval of Minutes of the November 17th Board of Mayor and Aldermen meeting

Motion was made by Ald. Hutson, second by Ald. Payne to approve the minutes. A voice vote was called for with all members voting aye. **The November 17th Board of Mayor and Aldermen meeting minutes were approved.**

7. Welcome Visitors

Mayor Bibb welcomed all visitors.

8. Proclamations

Mayor Bibb presented a proclamation to Ms. Lilly Dunnagan for Mayor for the Day on December 3rd, 2022.

9. Public Hearings

- a. **Resolution 22-14:** A resolution to annex certain territories and incorporate same within the corporate boundaries of the City of White House, TN.

No one spoke for or against.

- b. **Resolution 22-16:** A resolution to annex certain territories and incorporate same within the corporate boundaries of the City of White House, TN.

No one spoke for or against.

- c. **Ordinance 22-15:** An ordinance to amend the Municipal Code Title 11, Chapter 4 Offenses Against the Peace and Quiet, Section 11-402.

No one spoke for or against.

- d. **Ordinance 22-16:** An ordinance to amend the Municipal Code Title 13, Property Maintenance Regulations, Chapters 1 and 3, as well as establishing Chapter 4 Enforcement.

No one spoke for or against.

- e. **Ordinance 22-17:** An ordinance to amend the Municipal Code Title 4, Chapter 6 Code of Ethics.

No one spoke for or against.

- f. **Ordinance 22-18:** An ordinance to amend the Municipal Code Title 7, Chapter 5 Open Burning Regulations, Section 7-502.

Ms. Linda Fore of White House spoke for Ordinance 22-18.

- g. **Ordinance 22-19:** An ordinance to amend the fiscal budget for the period ending June 30, 2023.

No one spoke for or against.

- h. **Ordinance 22-20:** An ordinance to amend Article V, Section 5.053.2, C-2 General Commercial, B. "Automobile Sales" from a permitted use to a permitted as special exception.

No one spoke for or against.

- i. **Ordinance 22-21:** An ordinance to amend the Zoning Map from Robertson County R-20, Low Density Residential, to I-1, Light Industrial on Union Road.

No one spoke for or against.

- j. **Ordinance 22-22:** An ordinance to amend the Zoning Map from Robertson County R-20, Low Density Residential, to I-1, Light Industrial on Union Road.

No one spoke for or against.

- k. **Ordinance 22-23:** An ordinance to amend the Zoning Map from Robertson County R-20, Low Density Residential, to I-1, Light Industrial at Melton Road and Union Road.

No one spoke for or against.

- l. **Ordinance 22-24:** An ordinance to amend the Zoning Map from Robertson County R-20, Low Density Residential, to I-1, Light Industrial on Melton Road.

No one spoke for or against.

- m. **Ordinance 22-25:** An ordinance amending Article V, Section 5.053.2, C-2 General Commercial, to add an Industrial Overlay District to include certain boundaries within I-1, Light Industrial.

No one spoke for or against.

- n. **Ordinance 22-26:** An ordinance to amend the Zoning Map from Sumner County Agricultural to R-20, Low Density Residential, on Highway 31W and New Hall Road.

No one spoke for or against.

- o. **Ordinance 22-27:** An ordinance to amend the Zoning Map from Robertson County C-2, General Commercial, to I-1, Light Industrial at Love's Lane and Union Road.

No one spoke for or against.

10. Communication from Mayor, Aldermen, City Attorney, and City Administrator

Mayor Bibb thanked the citizens of White House for allowing him to serve the city for thirty-one (31) years. Mayor Bibb stated that there were roughly 3,000 citizens in the city when he started, and the Board had to make tough decisions over the years. Mayor Bibb mentioned that the city is doing well now when looking back in the city's history. Mayor Bibb noted that there are more people wanting to move into White House than there are houses built for them. Mayor Bibb thanked the citizens of White House again for the opportunity to serve and represent them.

Alderman John Decker stated that he worked at four (4) high performance companies in the private sector throughout his career that allowed him to recognize qualities of a great company to work for. Ald. Decker discussed that one of the characteristics is giving proper training and educational opportunities. Ald. Decker mentioned that another quality is that the company should be ethical and treat employees with respect. Ald. Decker noted that no other company has shown these qualities better than the City of White House. Ald. Decker continued that these qualities come from the leadership, and the city's leadership through City Administrator Gerald Herman can be a testament to that through his education and discipline. Ald. Decker stated that the department heads of the city are also educated and dedicated to service. Ald. Decker noted that he was honored to be part of the Board and serve the citizens of White House. Ald. Decker thanked all the city employees for their hard work and the citizens of White House to allow him to serve for so long.

Alderman Corbitt thanked Mayor Bibb and Ald. Decker for their service to the city. Ald. Corbitt stated that there is over 76 years of experience leaving the Board between them which is incredible and unheard of. Ald. Corbitt thanked Ald. Payne for stepping up to fill a vacancy on the Board and serving the citizens of White House.

Alderman Payne stated that he appreciated the fellow board members and the citizens of White House for his time on the Board. Ald. Payne thanked the city's department heads for allowing him to ask questions to gain knowledge on the innerworkings of the city. Ald. Payne noted that there is a lot of people working behind the scenes that go unnoticed and appreciates them as well.

Alderman Hutson thanked Mayor Bibb and Ald. Decker for their years of service. Ald. Hutson mentioned that he knows that they truly have a servant heart because they did not serve that many years for the recognition or pay. Ald. Hutson stated that they should be very proud for their work in making the city what it is today.

City Administrator Gerald Herman announced that the US31W/Sage Road/McCurdy Road intersection is back under construction after a several month delay. Mr. Herman mentioned that Rogers Group is on track to finish the project by the end of their contract.

City Administrator Gerald Herman showed the Board a the most recent aerial photo of the new tennis courts. Mr. Herman noted that the parking lot is prepped to be paved.

City Administrator Gerald Herman shared recent photos of the sewer plant expansion construction. Mr. Herman stated that there are newly installed stairways and rails around the structure. Mr. Herman continued with another photo of the new lab building. Mr. Herman showed a third photo of the electrical building that will hold most of the electronic components for the plant.

City Administrator Gerald Herman introduced Ms. Vonda Gates with the Robertson County Economic Development Director. Mr. Herman announced that Ms. Gates will be replacing Ms. Margot Fosnes. Mr. Herman mentioned that Ms. Gates has many years of experience in the economic development field. Mr. Herman stated that Ms. Gates will be working with the city to help keep existing industry and expand the opportunity for new job growth. Mr. Herman continued that Ms. Fosnes has approved a three-month contract with the Robertson County Economic Development Board to assist White House with the new industrial parking off of Sage Road. Mr. Herman noted that Ms. Gates is here to show support and to answer any questions the Board may have on the proposed industrial park.

City Administrator Gerald Herman mentioned that this is the last official Board of Mayor and Alderman meeting for the year 2022, but also for three board members. Mr. Herman thanked Alderman Carlos Payne for his service on the Board for the last year. Mr. Herman noted that the City appreciates him for dedicating his time away from his family to serve on the Board of Mayor and Aldermen and Leisure Services Board.

City Administrator Gerald Herman mentioned that Mayor Farris H. Bibb, Jr. and Alderman John Decker are both retiring from the Board. Mr. Herman stated that both men have served more than thirty years each on this Board along with serving on other Boards. Mr. Herman noted that Ald. Decker has chaired the Board of Zoning Appeals for many years. Mr. Herman continued that Mayor Bibb has chaired the Beer Board and served on the Leisure Services Board for many years. Mr. Herman presented Mayor Bibb and Ald. Decker a parting gift for their many years of service. Ald. Decker received a framed rendition picture of the John W. Decker Police Facility, and Mayor Bibb received a framed rendition picture of the Farris H. Bibb, Jr. Municipal Recreation Complex. Mr. Herman thanked them both for their many years of service to the community.

11. Acknowledge Reports

- | | | |
|-----------------------|-----------------------|--------------------|
| A. General Government | E. Fire | I. Library/Museum |
| B. Finance | F. Public Services | J. Municipal Court |
| C. Human Resources | G. Planning & Codes | |
| D. Police | H. Parks & Recreation | |

Motion was made by Ald. Decker, second by Ald. Payne to acknowledge reports and order them filed. A voice vote was called for with all members voting aye. **Motion passed.**

12. Consideration of the Following Resolutions:

- a. **Resolution 22-13:** Whereas, T.C.A. 6-51-102 requires that a plan of service be adopted by the governing body of the City prior to passage of a resolution annexing any area.

Motion was made by Ald. Decker, second by Ald. Payne to approve. A voice vote was called for with all members voting aye. **Motion passed.**

- b. **Resolution 22-14:** A resolution to annex certain territories and incorporate same within the corporate boundaries of the City of White House, TN. *Second Reading.*

Motion was made by Ald. Decker, second by Ald. Payne to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - aye; Ald. Payne - aye; Mayor Bibb - aye. Motion was approved. **Resolution 22-14 was approved on Second Reading.**

- c. **Resolution 22-15:** Whereas, T.C.A. 6-51-102 requires that a plan of service be adopted by the governing body of the City prior to passage of a resolution annexing any area.

Motion was made by Ald. Hutson, second by Ald. Decker to approve. A voice vote was called for with all members voting aye. **Motion passed.**

- d. **Resolution 22-16:** A resolution to annex certain territories and incorporate same within the corporate boundaries of the City of White House, TN. *Second Reading.*

Motion was made by Ald. Hutson, second by Ald. Decker to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Ald. Payne – aye; Mayor Bibb - aye. Motion was approved. **Resolution 22-16 was approved on Second Reading.**

13. Consideration of the Following Ordinances:

- a. **Ordinance 22-15:** An ordinance to amend the Municipal Code Title 11, Chapter 4 Offenses Against the Peace and Quiet, Section 11-402. *Second Reading.*

Motion was made by Ald. Hutson, second by Ald. Payne to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Ald. Payne – aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-15 was approved on Second Reading.**

- b. **Ordinance 22-16:** An ordinance to amend the Municipal Code Title 13, Property Maintenance Regulations, Chapters 1 and 3, as well as establishing Chapter 4 Enforcement. *Second Reading.*

Motion was made by Ald. Payne, second by Ald. Hutson to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Ald. Payne – aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-16 was approved on Second Reading.**

- c. **Ordinance 22-17:** An ordinance to amend the Municipal Code Title 4, Chapter 6 Code of Ethics. *Second Reading.*

Motion was made by Ald. Hutson, second by Ald. Decker to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Ald. Payne – aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-17 was approved on Second Reading.**

- d. **Ordinance 22-18:** An ordinance to amend the Municipal Code Title 7, Chapter 5 Open Burning Regulations, Section 7-502. *Second Reading.*

Motion was made by Ald. Hutson, second by Ald. Payne to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Ald. Payne – aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-18 was approved on Second Reading.**

- e. **Ordinance 22-19:** An ordinance to amend the fiscal budget for the period ending June 30, 2023. *Second Reading.*

Motion was made by Ald. Hutson, second by Ald. Payne to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Ald. Payne – aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-19 was approved on Second Reading.**

- f. **Ordinance 22-20:** An ordinance to amend Article V, Section 5.053.2, C-2 General Commercial, B. “Automobile Sales” from a permitted use to a permitted as special exception. *Second Reading.*

Motion was made by Ald. Hutson, second by Ald. Decker to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Ald. Payne – aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-20 was approved on Second Reading.**

- g. **Ordinance 22-21:** An ordinance to amend the Zoning Map from Robertson County R-20, Low Density Residential, to I-1, Light Industrial on Union Road. *Second Reading.*

Motion was made by Ald. Decker, second by Ald. Payne to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - abstained; Ald. Payne – aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-21 was approved on Second Reading.**

- h. **Ordinance 22-22:** An ordinance to amend the Zoning Map from Robertson County R-20, Low Density Residential, to I-1, Light Industrial on Union Road. *Second Reading.*

Motion was made by Ald. Decker, second by Ald. Payne to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - abstained; Ald. Payne - aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-22 was approved on Second Reading.**

- i. **Ordinance 22-23:** An ordinance to amend the Zoning Map from Robertson County R-20, Low Density Residential, to I-1, Light Industrial at Melton Road and Union Road. *Second Reading.*

Motion was made by Ald. Decker, second by Ald. Payne to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - abstained; Ald. Payne - aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-23 was approved on Second Reading.**

- j. **Ordinance 22-24:** An ordinance to amend the Zoning Map from Robertson County R-20, Low Density Residential, to I-1, Light Industrial on Melton Road. *Second Reading.*

Motion was made by Ald. Decker, second by Ald. Payne to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - abstained; Ald. Payne - aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-24 was approved on Second Reading.**

- k. **Ordinance 22-25:** An ordinance amending Article V, Section 5.053.2, C-2 General Commercial, to add an Industrial Overlay District to include certain boundaries within I-1, Light Industrial. *Second Reading.*

Motion was made by Ald. Decker, second by Ald. Payne to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - aye; Ald. Payne - aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-25 was approved on Second Reading.**

- l. **Ordinance 22-26:** An ordinance to amend the Zoning Map from Sumner County Agricultural to R-20, Low Density Residential, on Highway 31W and New Hall Road. *Second Reading.*

Motion was made by Ald. Hutson, second by Ald. Corbitt to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - aye; Ald. Payne - aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-26 was approved on Second Reading.**

- m. **Ordinance 22-27:** An ordinance to amend the Zoning Map from Robertson County C-2, General Commercial, to I-1, Light Industrial at Love's Lane and Union Road. *Second Reading.*

Motion was made by Ald. Hutson, second by Ald. Decker to approve. A roll call vote was requested by Mayor Bibb: Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - aye; Ald. Payne - aye; Mayor Bibb - aye. Motion was approved. **Ordinance 22-27 was approved on Second Reading.**

- n. **Ordinance 22-28:** An ordinance to amend the Zoning Map from Robertson County R-20, Low Density Residential, to C-2, General Commercial, at 2811 Highway 31W. *First Reading.*

Motion was made by Ald. Hutson, second by Ald. Payne to approve. A voice vote was called for by Mayor Bibb with all members voting aye. **Ordinance 22-28 was approved on First Reading.**

14. Purchasing:

- a. To approve or reject the Covenant Constructors' bid of \$967,759.75 for the Stormwater Box Culverts project. The Public Services Directors recommend approval.

Motion was made by Ald. Decker, second by Ald. Payne to approve. A voice vote was called for by Mayor Bibb with all members voting aye. **Motion passed.**

15. Other Business:

- a. To approve or reject the results of the financial audit completed by KraftCPAs for the year ending June 30, 2022. The Finance Director recommends approval.

Motion was made by Ald. Hutson, second by Ald. Payne to approve. A voice vote was called for by Mayor Bibb with all members voting aye. **Motion passed.**

- b. To approve or reject the 2023-2024 Budget Calendar.

Motion was made by Ald. Decker, second by Ald. Hutson to approve. A voice vote was called for by Mayor Bibb with all members voting aye. **Motion passed.**

- c. To approve or reject the 2023 Board of Mayor and Aldermen meeting calendar.

Motion was made by Ald. Hutson, second by Ald. Payne to approve. A voice vote was called for by Mayor Bibb with all members voting aye. **Motion passed.**

- d. To approve or reject re-appointment of Gerald O. Herman as City Administrator.

Motion was made by Ald. Decker, second by Ald. Hutson to approve. A voice vote was called for by Mayor Bibb with Ald. Decker, Ald. Hutson, Ald. Payne, and Mayor Bibb voting aye, and Ald. Corbitt voting no. **Motion passed.**

16. Discussion Items:


- a. None

17. Other Information:

- a. None

18. Adjournment:

Meeting was adjourned at 7:52 pm.



Farris H. Bibb, Jr., Mayor

ATTEST:



Derek Watson, City Recorder