

CITY OF WHITE HOUSE
Minutes
Board of Mayor and Aldermen
Study Session
February 20, 2020
6:00 p.m.

1. Call to Order by the Mayor

Meeting was called to order at 6:00 pm.

2. Roll Call

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

3. Adoption of the Agenda

Motion was made by Ald. Bibb, second by Ald. Decker to adopt the agenda. City Administrator Gerald Herman asked for Park Land be added as Item C under the New Business section. Motion was made by Ald. Bibb, second by Ald. Decker to adopt the agenda with the addition. A voice vote was called for with all members voting aye. **Motion passed.**

4. New Business

a. Town Center Water Project

City Administrator Gerald Herman updated the Board with the steps taken since the last meeting. Mr. Herman mentioned that he has met with all the developers, City Attorney Valerie Webb, and City Engineer Jason Reynolds to discuss the best options to provide water in the town center. Mr. Herman announced that he had City Engineer Jason Reynolds provide rough cost estimate for the project and has provided two funding options for the project. Mr. Herman announced that the City would have a 25% share and the rest of the cost could be shared by acreage percentage. Mayor Arnold questioned why the City has a 25% stake in the project. City Mayor Arnold mentioned that he thought the project would be fully funded by the developers and have no cost by the City. Administrator Gerald Herman said that the City will be building a new Community Events Center within the project area. Alderman Hutson asked why everyone within the area will not pay into the project. Mr. Herman that is an option, but the process will be a more complicated process. Alderman Hutson asked if White House Utility District could help with the project since it will improve and add to their overall assets. City Engineer Jason Reynolds discussed that initial talks with White House Utility District hinted that they will help acquiring easements for the project. Alderman Corbitt asked if the cost of acquiring easements was calculated in the cost estimate. Mr. Reynolds said some of the easement costs are in the estimate, but that the estimate is a very rough estimate. Alderman Corbitt questioned how many properties will be affected during the project. Mr. Reynolds discussed that the water line can get to Hwy 31W by going through City, WHUD, and just one privately owned property. Mr. Reynolds continued that the number of properties affected along Hwy 76 depends on which side of the highway the project goes does down. Mr. Reynolds noted that going north on Hwy 76 on the east side of the highway will affect less properties. Mr. Herman reminded the Board that they requested Mr. Herman to get a town center going. Mr. Herman continued that the town center needs water to develop and that this is the best way to obtain that goal. Mayor Arnold agrees that development in the town center will help the City overall. Mayor Arnold continued that he still does not want the City to fund a water line for a development in case the economy collapses and the City being stuck to pay for a water line for land that could not be developed. Local developer Donnie Eden mentioned that a permit cannot be pulled for a single family residence in the town center due to the lack of water and has concerns about water needed for the new Community Event Center. Mr. Herman noted that a water availability has not been requested for the new building yet.

Mayor Arnold requested water availability be submitted for the new Community Event Center, but recommends the City only being a facilitator of the project. Mayor Arnold continued that he will rethink the City paying into the water line project if the water availability letter returns from White House Utility District requesting water line improvements for the new building.

b. Discuss City Administrator Gerald Herman's annual performance appraisal

The Board members were asked to complete a written evaluation for City Administrator Gerald Herman's annual performance appraisal prior to the meeting. The appraisals were turned into Human Resource Director Amanda Burns. Each member of the Board gave their feedback on City Administrator Gerald Herman's performance.

c. Park Land

City Administrator Gerald Herman announced that the Future Park Land Committee have received and evaluated four proposals from property owners. Mr. Herman discussed that the best property was 104 acres off of North Palmers Chapel Road owned by Mr. Thomas Byrum. Mr. Herman continued that City Attorney Valerie Webb negotiated with Mr. Byrum to get the land for \$26,000 per acre. Mr. Herman noted another term is that Mr. Byrum can still live in his house until the City is ready to develop the land. Mr. Herman mentioned that that he will obtain a 20 year loan at a 2.75% interest rate to be paid out of the Park Sales Tax fund. Mr. Herman continued that the next step is to have the land surveyed and seek annexation.

5. Adjournment

The meeting was adjourned at 7:02 pm.



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder