

CITY OF WHITE HOUSE
Board of Mayor and Aldermen, Planning Commission, and Board of Zoning Appeals
Joint Study Session
Minutes
August 14, 2023
6:00 p.m.

1. Call to Order by the Mayor

Meeting was called to order at 6:00 pm.

2. Roll Call

Mayor Corbitt – Present; Ald. Matthews - Present; Ald. Silver – Present; Ald. Spicer– Present; Ald. Wall – Present; Mr. McCormack – Present; Mr. Murphy – Present; Ms. Peay – Present; Ms. Wilkinson – Absent; Mr. Wilkinson – Present; Mr. West - Present **Quorum – Present.**

3. Adoption of the Agenda

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

4. New Business

a. Discuss regulations regarding chickens within city limits.

Mayor Corbitt stated that several citizens had reached out to him regarding the restrictions on chickens within the City when the prices of eggs started to increase. Mayor Corbitt added that the current regulation states that residents must have an acre in order to have chickens.

City Administrator Gerald Herman discussed that the members of the Board of Mayor and Aldermen, Planning Commission, and the Board of Zoning Appeals were included in the Study Session since all recommend changes and help enforce ordinances regarding chickens.

Mayor Corbitt opened public comment from residents.

Mr. Jerry Squire of White House read comments from one of his neighbors in favor of chickens within City limits but with certain restrictions. Mr. Squire added that another neighbor already has chickens and has less than an acre. Mr. Squire continued that he personally has no interests in what someone does in their own yard.

Ms. Sandra Mosely of White House discussed that chickens can be emotional support animals for children with autism. Ms. Mosely stated that her son is autistic and how their chicken helps him in several different ways. Ms. Mosely added that chickens should not be considered just pets by producing eggs to eat, reduce waste by eating scraps, and produces fertilizer from their manure. Ms. Moseley continued that her neighbors, who homeschool their children, learn from the chickens.

Mr. John Currie of White House stated that his neighbors also have chickens. Mr. Currie discussed that the City should not regulate the number of chickens per acre since there is currently no limit on the number of dogs or any other animal. Mr. Currie continued that his issue is enforcement, and recommends the City implement animal control.

Ms. Julianna Johnson of White House discussed that she owns property that is less than an acre and would like to have three chickens. Ms. Johnson continued that her neighbors had chickens that a newly proposed regulation should have a cap on the number of chickens if the property is less than an acre.

Ms. Mosely added that chickens do not have to be free range, and that chickens can be contained. Ms. Mosely discussed that farmers keep their chickens contained for protection against predators.

Ms. Megan Holloway of White House stated that when she moved into her house, she did not know that her neighbors had chickens until she was invited over to their house. Ms. Holloway mentioned that the chickens were harmless, and that the neighbor lived on less than an acre and never heard or smelled the chickens. Ms. Holloway discussed that she has no issues with chickens as long as they are properly regulated and have restrictions against roosters.

Alderman Silver questioned about enforcement of the current regulations. Ald. Silver discussed that she found that most cities require three (3) acres for chickens. Ald. Silver continued that White House will need to make its own rules and a lot more will need to be decided.

Mr. Matthew West with the Board of Zoning Appeals added that the City has a history in farming. Mr. West added that regulations will be needed but sees the issue as animal control.

Alderman Spicer stated that she is unsure that everyone knows the difference between a hen and rooster. Ald. Spicer mentioned that people may bring them home and have no idea what they have. Ald. Spicer questioned how would the City know if people have the ability to care for them. Ald. Spicer noted that farmers have chickens, not city residents.

Ms. Jenna Nelms with the Planning and Codes Department mentioned that the office gets several calls regarding chickens. Ms. Nelms discussed that the ordinance should be clearer to give the office more ability to enforce the rules and make sure that the property is being maintained.

Mayor Corbitt mentioned that animal control is for dog bites and not for chicken maintenance issues.

Planning and Codes Director Ceagus Clark noted that the Board of Zoning Appeals currently must approve chickens if on property less than an acre.

Mr. Tim Murphy with the Planning Commission asked the audience if anyone was against regulations of chicken.

Ms. Nicole Taylor of the White House area added that chickens are an issue if they are allowed to be free range. Ms. Taylor noted that the City's growth will bring more predators into yards with chickens. Ms. Taylor stated that having two to five chickens should not be an issue.

Ms. Debbie Martin of White House stated that with all the new development there are more and more deer in her yard that bring ticks. Ms. Martin discussed that chickens help keep the tick population down, and at some point may want chickens in her yard.

Mr. Addam McCormack with the Planning Commission asked if the Board of Zoning Appeals would need to be involved if the ordinance allowed chickens on less than acre.

Mayor Corbitt stated that the Board of Zoning Appeals would not be involved if the ordinance was changed. Mayor Corbitt noted that it appears several residents are in favor of chickens for properties less than acre with proper regulations. Mayor Corbitt continued that the City would have to do more research to make sure the regulations are done correctly.

Mr. Clark discussed that the Planning Department would conduct more research and bring a proposed ordinance change to the Planning Commission and Board of Mayor and Aldermen for review and approval.

City Administrator Gerald Herman mentioned that regulations will need to be added to the Zoning Ordinance since there is no regulation currently for properties less than acre in size. Mr. Herman noted that HOA rules would supersede any City ordinance and can still ban chickens.

Ms. Dolly Peay with the Planning Commission and Board of Zoning Appeals questioned if a permit should be required to own chickens.

City Administrator Gerald Herman stated that a permit should not be required even though some cities do require a permit.

Ms. Mosely mentioned that there are collars for roosters so they cannot make loud noises. Ms. Mosely continued that roosters help protect the hens if there are any predators in the area.

Alderman Silver questioned why roosters should not be allowed in the new ordinance.

Mayor Corbitt stated that roosters become a problem with their noise.

Ms. Nelms stated that most complaints regarding chickens come from noise.

Mr. Clark mentioned that complaints come in for chicken noise, chicken smell, and residents reporting that their neighbors have chickens.

City Administrator Gerald Herman stated that if any members of the Boards, Commission, or public have any comments to send them to the Planning Department to consider while they draft a new ordinance regarding chickens for properties less than an acre.

5. Adjournment

Meeting was adjourned at 6:31 pm.



John Corbitt, Mayor

ATTEST:



Derek Watson, City Recorder

CITY OF WHITE HOUSE
Board of Mayor and Aldermen Meeting
Minutes
August 17, 2023
7:00 p.m.

1. Call to Order by the Mayor

Meeting was called to order at 7:00 pm.

2. Prayer by Community Pastor

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

3. Pledge by Aldermen

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

4. Roll Call

Mayor Corbitt – Present; Ald. Matthews - Present; Ald. Silver – Present; Ald. Spicer– Present; Ald. Wall – Present;
Quorum – Present.

5. Adoption of the Agenda

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

6. Approval of the Minutes from the July 27th Special Called Board of Mayor and Aldermen meeting

Motion was made by Ald. Spicer, second by Ald. Matthews to approve the minutes. A voice vote was called for with all members voting aye. **The July 27th Special Called Board of Mayor and Aldermen meeting minutes were approved.**

7. Welcome Visitors

Mayor Corbitt welcomed all visitors.

8. Proclamation

Mayor Corbitt presented Gavin Roberts and his family a proclamation declaring September 17th, 2023 as Kleefstra Awareness Day in the City of White House.

9. Public Comment

No one signed up to speak.

10. Public Hearings

- a. **Ordinance 23-12:** An ordinance establishing the tax rate for the tax year 2023.

No one spoke for or against.

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

Alderman Wall expressed his appreciation for being appointed to the Board and hopes to make everyone proud.

City Administrator Gerald Herman stated that the Wastewater Treatment Plant expansion project is still progressing. Mr. Herman mentioned that a switch gear that was backordered has arrived. Mr. Herman noted that substantial completion should be near January 31, 2024.

City Administrator Gerald Herman discussed that Phase 3 of 5 on the Southern Force Main collection line is progress. Mr. Herman continued that materials have been staged and that parts of Industrial Drive has been milled in preparation to lay the pipe. Mr. Herman noted that the contractor should start digging the trench next week.

City Administrator Gerald Herman stated that the new tennis courts have been repaired from the storm damage earlier this year. Mr. Herman mentioned that a ribbon cutting and dedication ceremony will be scheduled as soon as the dedication plaque is received.

City Administrator Gerald Herman noted that rain days have delayed the construction of the new recreation center. Mr. Herman continued that Romach, Inc. is currently constructing the perimeter foundation and plumbing under concrete.

City Administrator Gerald Herman stated that the White House Heritage High School extension road is completed. Mr. Herman mentioned that the City is pleased with the Rogers Group in building a quality road and getting it done in our strict time constraints. Mr. Herman discussed that some residents have asked a why there was no sidewalk along the road. Mr. Herman continued that the City's primary concern for building the road was to reduce the number of vehicles and potential vehicular crashes involving students and parents at the SR76 intersections with Pleasant Grove Road and New Hall Road. Mr. Herman stated there currently was no sidewalk from the back of the school along the existing road, and there would have been quite a distance for the walking students to enter the building with no sidewalk from where ours would have stopped. Mr. Herman noted that the design of the road was approved by the Director of Schools prior to construction, and there was no request to add a sidewalk during review. Mr. Herman reminded the Board that the road extension is a private drive owned by Robertson County. Mr. Herman discussed that the agreement with the County Commissioners and the School Board was for the City to have the road built on County property and that this would be the County's asset to maintain and control access at their discretion. Mr. Herman stated that the new access road into the back of the school is functioning as the City hoped.

12. Acknowledge Reports

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

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

13. Consideration of the Following Resolutions:

- a. **Resolution 23-09:** A resolution to adopt the Sumner County Multi-Jurisdictional Hazard Mitigation Plan.

Motion was made by Ald. Silver, second by Ald. Spicer to discuss. After discussion, motion was made by Ald. Silver to approve, second by Ald. Spicer. A voice vote was called for with all members voting aye. **Motion passed.**

- b. **Resolution 23-10:** A resolution approving certain amendments and revisions to the Purchasing Procedures Manual.

Motion was made by Ald. Silver, second by Ald. Spicer to discuss. After discussion, motion was made by Ald. Spicer to approve, second by Ald. Wall. A voice vote was called for with all members voting aye. **Motion passed.**

14. Consideration of the Following Ordinances:

- a. **Ordinance 23-12:** An ordinance establishing the tax rate for the tax year 2023. *Second Reading.*

Motion was made by Ald. Silver, second by Ald. Spicer to approve. A roll call vote was requested by Mayor Corbitt: Ald. Matthews – aye; Ald. Silver – aye; Ald. Spicer – aye; Ald. Wall – aye; Mayor Corbitt – aye. Motion was approved. **Ordinance 23-12 was approved on Second Reading.**

- b. **Ordinance 23-13:** An ordinance amending the Municipal Code Title 2, Chapter 2 Library Board, Section 2-201. *First Reading.*

Motion was made by Ald. Spicer, second by Ald. Silver to discuss. After discussion, motion was made by Ald. Spicer to approve, second by Ald. Matthews. A voice vote was called for with all members voting aye. **Ordinance 23-13 was approved on First Reading.**

15. Purchasing:

- a. To approve or reject the change order from Covenant Constructors, LLC in the amount of \$282,674.25 for the Apache Trail portion of the Box Culverts Project. The Public Services Director recommends approval.

Motion was made by Ald. Spicer, second by Ald. Silver to discuss. After discussion, motion was made by Ald. Silver, second by Ald. Matthews to approve. A voice vote was called for by Mayor Corbitt with all members voting aye. **Motion passed.**

- b. To approve or reject the sole source purchase of a replacement In-Plant Lift Station from Southern Sales – Tencarva Machinery Co. in the amount of \$164,600. The Public Services Director recommends approval.

Motion was made by Ald. Spicer, second by Ald. Silver to discuss. After discussion, motion was made by Ald. Silver, second by Ald. Spicer to approve. A voice vote was called for by Mayor Corbitt with all members voting aye. **Motion passed.**

- c. To approve or reject the purchase of a new Silverado 6500 truck with snowplow package off Statewide Contract #72307 in the amount of \$112,586.64. The Public Services Director recommends approval.

Motion was made by Ald. Silver, second by Ald. Spicer to discuss. After discussion, motion was made by Ald. Spicer, second by Ald. Wall to approve. A voice vote was called for by Mayor Corbitt with all members voting aye. **Motion passed.**

- d. To approve or reject the purchase of a new Rescue Pumper Truck in the amount of \$989,999 with an initial downpayment of \$100,000 from Siddons-Martin and Pierce Manufacturing off the Sourcewell Cooperative Contract # 113021-OKC. The Fire Chief recommends approval.

Motion was made by Ald. Spicer, second by Ald. Silver to discuss. After discussion, motion was made by Ald. Spicer, second by Ald. Wall to approve. A voice vote was called for by Mayor Corbitt with all members voting aye. **Motion passed.**

- e. To approve or reject the proposal from Evergreen Solutions, LLC for a compensation study in the amount of \$35,500. The Human Resources Director recommends approval.

Motion was made by Ald. Spicer, second by Ald. Silver to discuss. After discussion, motion was made by Ald. Spicer, second by Ald. Wall to approve. A voice vote was called for by Mayor Corbitt with all members voting aye. **Motion passed.**

16. Other Business:

- a. To approve or reject the Library Board Chair to enter into the Tennessee State Library and Public Library Service Agreement. The Library Director recommends approval.

Motion was made by Ald. Spicer, second by Ald. Silver to discuss. After discussion, motion was made by Ald. Matthews, second by Ald. Wall to approve. A voice vote was called for by Mayor Corbitt with all members voting aye. **Motion passed.**

- b. To approve or reject appointments to various Boards and Commissions.

Motion was made by Ald. Silver, second by Ald. Spicer to approve. A voice vote was called for by Mayor Corbitt with all members voting aye. **Motion passed.**

17. Discussion Items:


- a. None

18. Other Information:

- a. None

19. Adjournment:

Meeting was adjourned at 7:39 pm.



John Corbitt, Mayor

ATTEST:



Derek Watson, City Recorder