

CITY OF WHITE HOUSE  
 Board of Mayor and Aldermen Meeting  
 Minutes  
 June 18, 2020  
 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 Aldermen Bibb.

3. Pledge by Aldermen

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

4. Roll Call

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

5. Adoption of the Agenda

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

6. Approval of Minutes of the May 21<sup>st</sup> Board of Mayor and Aldermen meeting

Motion was made by Ald. Decker, second by Ald. Bibb to adopt the minutes. A voice vote was called for with all members voting aye. **May 21<sup>st</sup> Board of Mayor and Aldermen meeting minutes were approved.**

7. Welcome Visitors

a. Proclamation

Mayor Arnold presented Library Director Elizabeth Kozlowski with a Service Achievement Award for the White House Public Library staff's dedication to continually provide services to its patrons during the COVID-19 pandemic.

8. Public Hearings

a. **Resolution 20-09:** A resolution to annex certain territories and incorporate same within the corporate boundaries of the City of White House, Tennessee. *Second Reading.*

No one spoke for or against.

b. **Ordinance 20-08:** An ordinance amending the Municipal Code Title 18, Chapter 3 Sewer Rates, Fees and Charges, Section 18-301. *Second Reading.*

No one spoke for or against.

- c. **Ordinance 20-09:** An ordinance amending the Municipal Code Title 17, Chapter 1 Refuse, Section 17-113. *Second Reading.*

No one spoke for or against.

- d. **Ordinance 20-10:** An ordinance adopting the annual budget (and tax rate) for the fiscal year beginning July 1, 2020 through June 30, 2021. *Second Reading.*

No one spoke for or against.

- e. **Ordinance 20-11:** An ordinance to amend the Zoning Map from Sumner County AG-2 Agricultural to R-20 General Commercial for property 3351 Pleasant Grove Road. *Second Reading*

No one spoke for or against.

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

Ald. Decker recited quotes from former leaders to embrace the importance of Freedom, past historical events and Independence Day.

City Administrator Gerald Herman announced that First Horizon bank decided not to honor the interest rate deduction that was approved by the Board last month for the Community Event Center. Mr. Herman stated that the bank did this to five other cities citing COVID-19 as the reason. Mr. Herman continued that First Horizon also pulled back on the loans for the Town Center Water Line and purchase of Byrum property for future park land. Mr. Herman advised that the Tennessee Municipal Bond Fund (TMBF) had not recalled this ever happening in the past. Mr. Herman discussed that TMBF were able to negotiate the same rate and years with another lender for the loans. Mr. Herman informed the Board that the TMBF initially thought a resolution was needed to be approved on the Special Called Board of Aldermen meeting scheduled on June 30<sup>th</sup>, but it is not required. Mr. Herman mentioned that the TMBF will have paperwork ready for signature to close the loan for the park land at the Special Called meeting. Mr. Herman noted that the TMBF found another lender with a better interest rate and same terms for the Town Center Water Line loan with a plan to close in the middle of July. Mr. Herman stated that the TMBF is currently negotiating with a lender to give the City a better rate and terms for the Community Event Center.

City Administrator Gerald Herman advised that Raymond James, the lending company on the loan for the Library, said it is a good time to seek a better rate on the loan. Mr. Herman stated that Finance Director asked them to hold until the August Board of Mayor and Aldermen meeting to discuss a resolution to start the negotiating process.

City Administrator Gerald Herman discussed that the parks maintenance building is making good progress. Mr. Herman continued that the drive leading up to both buildings have been paved, insulation inside is complete, and electrical is near completion. Mr. Herman advised that the Parks Maintenance staff is building the walls for the bathrooms and office. Mr. Herman noted most of the building will be finished by the end of June.

City Administrator Gerald Herman noted that the construction has begun on the Visitor Center exterior renovation. Mr. Herman continued that the foundation work for the storage room is in progress.

City Administrator Gerald Herman mentioned that the issue he brought up from last month's meeting with Sumner County Assessor increase in fees is still an issue. Mr. Herman states that Mayors and managers had a good discussion on this issue a few weeks ago and will have another meeting at the end of the month to discuss further options.

City Administrator Gerald Herman updated the Board on how the City business has started to get back to some normalcy since the COVID-19 pandemic hit. Mr. Herman advised that the baseball fields and dog park are open. Mr. Herman continued that the library is open with limitation on the number of customers inside. Mr. Herman stated employees that had been working from home are back in the office. Mr. Herman mentioned that the City is awaiting guidance from the Governor to open up the soccer fields and basketball courts since the sports are considered contact sports. Mr. Herman informed the Board that the City is still getting recommendation to keep the playgrounds and splash pad closed. Mr. Herman announced that he had a teleconference meeting yesterday with the State Commissioner heading up the Economic Recovery Plan. Mr. Herman advised that his biggest takeaway from the meeting is that restrictions will be reduced July 1<sup>st</sup> because that is when the current Executive Orders expire.

#### 10. 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. Bibb, second by Ald. Hutson to acknowledge reports and order them filed. A voice vote was called for with all members voting aye. **Motion passed.**

#### 11. Consideration of the Following Resolutions:

- a. **Resolution 20-10:** 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. Bibb, second by Ald. Hutson to approve. A voice vote was called for with all members voting aye. **Resolution 20-10 was passed.**

- b. **Resolution 20-09:** A resolution to annex certain territories and incorporate same within the corporate boundaries of the City of White House, Tennessee. *Second Reading.*

Motion was made by Ald. Bibb, second by Ald. Hutson to approve. A roll call vote was requested by Mayor Arnold: Ald. Bibb - aye; Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - aye; Mayor Arnold - aye. Motion was approved. **Resolution 20-09 was approved on Second Reading.**

- c. **Resolution 20-11:** A resolution approving certain amendments and revisions to the Personnel Manual.

Motion was made by Ald. Decker, second by Ald. Hutson to approve. A voice vote was called for with all members voting aye. **Resolution 20-11 was passed.**

- d. **Resolution 20-12:** A resolution approving certain amendments and revisions to the Internal Control Manual.

Motion was made by Ald. Bibb, second by Ald. Decker to approve. A voice vote was called for with all members voting aye. **Resolution 20-12 was passed.**



12. Consideration of the Following Ordinances:

- a. **Ordinance 20-08:** An ordinance amending the Municipal Code Title 18, Chapter 3 Sewer Rates, Fees and Charges, Section 18-301. *Second Reading.*

Motion was made by Ald. Bibb, second by Ald. Decker to approve. A roll call vote was requested by Mayor Arnold: Ald. Bibb - aye; Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - aye; Mayor Arnold - aye. Motion was approved. **Ordinance 20-08 was approved on Second Reading.**

Ald. Bibb motioned to discuss Resolution 20-13 that was included the agenda packet, but not included on the agenda. Ald. Decker seconded. After discussion, motion was made by Ald. Bibb, second by Ald. Decker to approve. A voice vote was called for with all members voting aye. **Resolution 20-13 was approved.**

- b. **Ordinance 20-09:** An ordinance amending the Municipal Code Title 17, Chapter 1 Refuse, Section 17-113. *Second Reading.*

Motion was made by Ald. Decker, second by Ald. Bibb to approve. A roll call vote was requested by Mayor Arnold: Ald. Bibb - aye; Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - aye; Mayor Arnold - aye. Motion was approved. **Ordinance 20-09 was approved on Second Reading.**

- c. **Ordinance 20-10:** An ordinance adopting the annual budget (and tax rate) for the fiscal year beginning July 1, 2020 through June 30, 2021. *Second Reading.*

Motion was made by Ald. Decker, second by Ald. Bibb to approve. A roll call vote was requested by Mayor Arnold: Ald. Bibb - aye; Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - aye; Mayor Arnold - aye. Motion was approved. **Ordinance 20-10 was approved on Second Reading.**

- d. **Ordinance 20-11:** An ordinance to amend the Zoning Map from Robertson County AG-2 Agricultural to R-20 Residential for property 3351 Pleasant Grove Road. *Second Reading.*

Motion was made by Ald. Hutson, second by Ald. Decker to approve. A roll call vote was requested by Mayor Arnold: Ald. Bibb - aye; Ald. Corbitt - aye; Ald. Decker - aye; Ald. Hutson - aye; Mayor Arnold - aye. Motion was approved. **Ordinance 20-11 was approved on Second Reading.**

13. Purchasing:

- a. To approve or reject authorizing City Administrator Gerald Herman entering into a contract with CSR Engineering for \$94,000.00 for designing of the Town Center Water Line Project. The City Administrator recommends approval.

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

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

- b. Board Appointments

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.**

## 15. Discussion Items:

a. None

## 16. Other Information:

c. None

## 17. Adjournment:

Meeting was adjourned at 7:35 pm.



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder