

CITY OF WHITE HOUSE
Board of Mayor and Aldermen Minutes
Study Session
August 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. Decker, second by Ald. Bibb to adopt the agenda. A voice vote was called for with all members voting aye. **Motion passed.**

4. New Business

a. Discuss vehicular and pedestrian safety for Tyree Springs Road

City Administrator Gerald Herman and City Engineer Jason Reynolds spoke about the two developments and gave a brief overview of the improvements needed for vehicle and pedestrian safety on Tyree Springs Road. Improvements consist of sidewalks connecting the greenway trail to South Palmers Chapel Road along Tyree Springs Road, traffic light improvements at Raymond Hirsch and Tyree, and installing a traffic light at South Palmers Chapel Road and Tyree Springs. Mr. Herman discussed having the two developers fund and construct these improvements upfront in lieu of Impact Fees for the two developments. Mr. Herman continued that a resolution would need to be passed to waive the fees in lieu for these developments and will be presented in September's Board of Mayor and Aldermen meeting.

Alderman Hutson questioned if the traffic studies for the developments were completed. City Engineer Jason Reynolds said the traffic study by the Safe Harbor developers is nearly 90% complete, but have not gotten results from the Lennar Homes development.

Mayor Arnold asked if the GridSmart traffic cameras could be installed at the intersections of Raymond Hirsch/Tyree Springs and South Palmers Chapel/Tyree Springs. Jason Reynolds stated that there is fiber connectivity at the Raymond Hirsch/Tyree Springs intersection which would allow a GridSmart traffic camera be installed there, but there is not fiber at the South Palmers Chapel/Tyree Springs intersection. Jason Reynolds continued that fiber would have to be ran from the Raymond Hirsch/Tyree Springs intersection down to the South Palmers Chapel Road intersection to allow the camera system to work. Mayor Arnold noted that these traffic signal improvements need to be completed during these improvements.

Alderman Hutson requested turn lanes to enter into the Safe Harbor subdivision off of Tyree Springs. Jason Reynolds discussed that the Lane Warrant Analysis did not warrant turn lanes now, but is right at the cusp of needing them. Jason Reynolds requested that turn lane data be quantified in the traffic study. Mayor Arnold said that these turn lanes were necessary with or without a traffic study requiring them.

Mayor Arnold requested a sidewalk from the Summerlin subdivision to the new Safe Harbor development. Michael Dewey with Dewey Engineering said that a sidewalk is possible to be connected but will need to speak to the developers about it.

City Administrator Gerald Herman questioned about the Safe Harbor development being able to connect to Cedarbrook Drive. Michael Dewey said that the land will be acquired to make the connection. Mr. Herman requested an updated site plan for the second reading of the zoning during September's Board of Mayor and Aldermen meeting. Jason Reynolds noted that the traffic study did not have the Cedarbrook connection and the study will be altered with the new connection.

Mayor Arnold discussed the sidewalk connectivity to the greenway with Colby Damont, Safe Harbor Development's architect and designer. Mr. Damont stated that the issue would be to get the proper easements to get the sidewalk to connect to the greenway, but should be doable. Mayor Arnold asked Mr. Damont if he understood the issue with the traffic study and the connection with Cedarbrook. Mr. Damont said the plans he had showed the initial connection, but will make sure the plans and the study get updated accordingly. Mayor Arnold tasked Mr. Damont and Jason Reynolds to verify the update once completed.

Alderman Decker questioned if there were left turn lane signals at the Raymond Hirsch and Tyree Springs intersection. City Administrator Gerald Herman said that the intersection currently have the turn lanes but no signal.

Mayor Arnold asked Colby Damont and Michael Dewey if all these requests were doable, and they both agreed that the improvements are manageable. Mayor Arnold noted that the majority of these improvements will need to be done prior to the first phase of the development being completed. City Administrator Gerald Herman stated that the priority would be the sidewalk connections and the traffic signalizations about both intersections. Mr. Damont discussed the improvements being done in phases.

Alderman Hutson asked about the sidewalks being built TDOT specializations. Mayor Arnold said that the sidewalks being along a state route would be required to be built with TDOT specifications. Alderman Hutson requested the speed limit be lowered in that area to 20 mph. City Administrator Gerald Herman said that the speed limit is already 30 mph and may not be able to drop the speed limit to 20 mph since it is on a state route.

Mayor Arnold tasked Michael Dewey and Colby Damont to do the due diligence on this project and get the estimated amounts of the improvements.

b. Discuss the Order of Business

City Administrator briefed the Board about a proposed ordinance that updates the Order of Business and Community Meeting sections of the Municipal Code. Mr. Herman discussed that the Order of Business will need to be updated to reflect the current Board of Mayor and Aldermen agenda order. Mr. Herman stated that the Community Meeting section was updated to reflect discussions of quarterly public input meetings at the July 16th Board of Mayor and Aldermen meeting.

Mayor Arnold questioned about the attendance during recent public involvement meetings that took place. Mr. Herman said that there were three members from the public that attended the previous night's public meeting.

Mayor Arnold stated that the City should definitely update the Order of Business to reflect the current meeting agenda order, but would like to remove the Community Meeting section of the Municipal Code.

Alderman Bibb noted that citizens can discuss issues with their Alderman at any time to get their problem addressed, or come to the City Administrator's office to ask to be put on the agenda which has never happened. Alderman Bibb continued that the Board has tried to do public involvement meetings a couple times in the past and all have not been productive. Alderman Bibb discussed that citizens do not attend meetings and that they would rather call or email their issue. Alderman Bibb agreed with Mayor Arnold that the Community Meeting section should be removed from the ordinance.

Alderman Decker discussed that the community has several ways for citizens to communicate with the City through the City app, social media accounts, website, phone calls and emails. Alderman Decker continued that the City is driven by citizen led recommendations through these communications or through volunteers on several City boards. Alderman Decker stated that the City also conducts a Citizen Survey every other year and incorporate the results into the budget and operational meetings. Alderman Decker stated that the City does not limit public input.

Mayor Arnold noted that the Board suspends the rules at times for public that live outside the City limits to comment on agenda items. Alderman Corbitt stated that a person that lives outside the City called him that day stating that someone at the City told them that they could not speak on a topic at tonight's Board meeting.

Alderman Corbitt questioned if the Public Hearings or Delegations in the Order of Business can only be for topics on the agenda. Mayor Arnold stated that the public can request to be put on the agenda. City Administrator Gerald Herman noted that usually second readings of ordinances or special resolutions are put in the public hearing section of the agenda.

Alderman Corbitt asked why there is hesitation against public input meetings. Alderman Decker discussed of past Board meetings with open public comment that had fights in the hallway and news stories that would stir up crowds that ended up giving the City a bad reputation. Mayor Arnold mentioned that the Municipal Code states citizens are entitled to comment for three (3) minutes on any item in City government. Alderman Decker discussed that he would like for the public to comment for that purpose but not for the sport of it.

Mayor Arnold stated that the Board will not be voting on the proposed ordinance changes tonight. Alderman Hutson noted that the ordinance changes are perfect, but do not want the podium to be turned into "Hip White House." City Administrator Gerald Herman discussed that the proposed ordinance will be presented to the Board during the September meeting without any amendments, and asked the Board to discuss final amendments during that meeting. Alderman Corbitt mentioned that he will work a secondary ordinance language to present to the Board as well.

5. Adjournment

Meeting was adjourned at 6:49 pm.

ATTEST:



Michael Arnold, Mayor



Derek Watson, City Recorder