

**CITY OF WHITE HOUSE**  
**Joint Study Session Meeting**  
**Municipal/Regional Planning Commission and Board of Mayor and Aldermen**  
**Monday, December 14, 2020**  
**5:30 p.m.**

**Call to order:** 5:30 p. m.

**Roll call:** Mayor Mike Arnold, Alderman John Corbett, Alderman John Decker, Alderman Farris Bibb, Alderman Cliff Hutson, Scott Wiggins-Vice-Chairman, Bob Dorris, Paula Eller, Richard Berry

**Members Absent:** Jerry Summers, Martha Wilkinson

**Staff Members Present:** Valerie Webb-City Attorney, Ceagus Clark-Planning & Codes Director, Gerald Herman-City Administrator, Jimmy Johnson-City Fire Inspector, Rob Brewer-Asst. Fire Chief, Patrick McLaughlin-City Fire Chief, Andy Cieslak-City Public Services Director, Aujuah Jackson-City Stormwater Mgr., Travis Garmon-City Wastewater Mgr.

**Approval of meeting agenda:** Motion was made to approve by John Decker, seconded by Farris Bibb. Motion passed unanimously.

**AGENDA**

**Item # 1** Proposed rezoning request for property referenced as Robertson County Tax Map 106, Parcel 184. Property is located at Union Road.

Mayor Arnold opened meeting. Mayor Arnold discussed that he had not received any communications regarding this request. Mayor Arnold stated that the Board of Mayor and Aldermen has the responsibility to communicate, educate, and legislate. Mayor Arnold spoke on that it is difficult to do these things without communication. Mayor Arnold stated that several city staff are at this meeting to help with this process. City Administrator, Gerald Herman discussed that the company came to the city with a request for an industrial use in an I-1, Light Industrial zoning. Mr. Herman stated that the property use would require a heavy industrial zoning. Mr. Herman stated that the city would prefer that they looked a property located on Industrial Drive that would be more compatible, but the owners preferred the property located at Union Rd. Mr. Herman stated this item was on last month's Commission Agenda, and the Commission had a lot of discussion and questions. Mr. Herman suggested a joint study session with the Board of Mayor and Aldermen to have a

stated they would add solvents and dryers. Mr. Sieman stated that they would not be making the paint on site. Mr. Sieman stated that they would be producing a blend of materials that goes into the final coating, and it will be delivered to other coating manufacturers around the world. Mr. Sieman stated the additive would be in a liquid form. John Decker asked if all the materials would be biodegradable. Mr. Sieman stated no, they are not designed to be biodegradable due to the manner in which used to preserve steel. Mr. Sieman stated the chemicals will break down in a matter of time if on the ground. Mr. Sieman explained operation process in detail including: They are proposing a 10,000 sq. ft. building with 1,000 sq. ft. to be used as manufacturing, no more than 4 tanks for this site, would like to make this location their corporate office location. Mr. Sieman stated they would store raw materials and solvents. Mr. Sieman discussed the cleaning process. Mr. Sieman discussed their target market is: Indonesia, USA, S. Korea. Mr. Sieman discussed they wanted to be close to Nashville because it is a good global outreach, and the interstate systems. Mr. Sieman discussed containment pit, and that it would not contaminate ground water. Mr. Sieman discussed pumping process. City Stormwater Staff stated that they would require documentation from TDEC regarding any by-products in the water. Mr. Sieman stated that they will have 5 to 6 employees. Staff reviewed permits required by TDEC. Staff discussed deed restriction requirement-if property sells or changes use, it would revert back to I-1. Staff asked about wash down period. Mr. Sieman stated they would not need to do-no clean out waste generated. Mr. Sieman discussed pumping process which will use air pump instead of electric pumps. Staff stated that the first reading would be on the agenda at the December 17, 2020 Board of Mayor and Aldermen Meeting.

Meeting adjourned at 6:52 p.m.

**ATTEST:**

  
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**Scott Wiggins, Chairman**

  
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**Ceagus Clark, Secretary**