



CITY OF WHITE HOUSE
Board of Mayor and Aldermen Meeting
Agenda
March 18, 2021
7:00 p.m.

1. Call to Order by the Mayor
2. Prayer by Community Pastor
3. Pledge by Aldermen
4. Roll Call
5. Adoption of the Agenda
6. Approval of Minutes of the February 8th Joint Study Session and February 18th Board of Mayor and Aldermen meeting.
7. Welcome Visitors
8. Service Award Presentations
9. Public Hearings
 - a. **Ordinance 21-02:** An ordinance to amend the Zoning Map from LDRPUD, Low Density Planned Unit Development, to NCRPUD, Neighborhood Center Residential Planned Unit Development, on Tyree Springs Road. *Second Reading.*
 - b. **Ordinance 21-03:** An ordinance to amend the Zoning Map from C-2, General Commercial, to NCRPUD, Neighborhood Center Residential Planned Unit Development, on Hwy 31W. *Second Reading.*
10. Communication from Mayor, Aldermen, City Attorney, and City Administrator
11. Acknowledge Reports
 - A. General Government
 - B. Finance
 - C. Human Resources
 - D. Police
 - E. Fire
 - F. Public Services
 - G. Planning & Codes
 - H. Parks & Recreation
 - I. Library/Museum
 - J. Municipal Court
12. Consideration of the Following Resolutions:
 - a. **Resolution 21-04:** A resolution to make application with the Tennessee Department of Transportation State Industrial Access Program.
 - b. **Resolution 21-05:** A resolution approving and replacing in its entirety the Standard Sewer Specification and Details for Sanitary Sewer System Policy.

13. Consideration of the Following Ordinances:

- a. **Ordinance 21-02:** An ordinance to amend the Zoning Map from LDRPUD, Low Density Planned Unit Development, to NCRPUD, Neighborhood Center Residential Planned Unit Development, on Tyree Springs Road. *Second Reading.*
- b. **Ordinance 21-03:** An ordinance to amend the Zoning Map from C-2, General Commercial, to NCRPUD, Neighborhood Center Residential Planned Unit Development, on Hwy 31W. *Second Reading.*

14. Purchasing:

- a. None

15. Other Business:

- a. None

16. Discussion Items:

- a. None

17. Other Information:

- a. None

18. Adjournment:

CITY OF WHITE HOUSE
Joint Study Session Meeting
Municipal/Regional Planning Commission and Board of Mayor and Aldermen
Minutes
February 8, 2021
6:00 p.m.

1. Call to Order by the Mayor

Meeting was called to order at 5:30 pm.

2. Roll Call

Mayor Arnold - Present; Ald. Bibb - Present; Ald. Decker - Present; Ald. Hutson - Present; Ald. Corbitt - Present; Mr. Scott Wiggins - Present; Mr. Bob Dorris - Present; Ms. Paula Eller - Present; Mr. Richard Berry - Present; Mr. Jerry Summers - Absent; Ms. Martha Wilkinson - Present via Zoom; **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 a proposed residential multi-family development called Cardinal Point located at Sage Road.

Mayor Arnold opened the meeting and discussed the history of the project. Staff explained that this item was on the May 2020 Planning Commission Agenda and was deferred. Staff discussed that the Commissioners had concerns with approving larger box-type multi-family developments. Staff stated Commission discussed that they would like to see more infill-type developments such as townhomes and condominiums. Staff stated Commission wanted developers to come back with a different type of design that would include a possible mixed-use type of development with townhomes, condo-type units, and a couple of commercial-type spaces. Staff stated that the city's Comprehensive Plan permits a mixed-use type development for this area.

Mr. Mike Stanton representing the owner and developer was present. Mr. Stanton discussed the other developments that they currently have underway within the city, including The Reserve at Palmers Crossing and The Fields at Oakwood. Mr. Stanton stated that they brought this request before the city about a year ago. Mr. Stanton stated that after the pandemic hit, it affected the office space properties that they have. Mr. Stanton stated it would take several years for this property to develop commercially.

Mr. Stanton discussed and reviewed the proposed master plan for this development. Mr. Stanton discussed that there would be thirteen (13) multi-family buildings total with three (3) three-story, ten (10) two-story buildings. Mr. Stanton stated their previous plans had all three-story buildings. Mr. Stanton stated that the research shows no big demand for townhomes in the White House. Mr. Stanton stated the 2-story buildings are called "Big House" look more residential and consist of 1, 2, and 3 bedrooms. Mr. Stanton stated that they have strategically placed these types of plans to front public roads. Mr. Stanton stated these types of plans tend to attract young professionals as well as empty nesters. Mr. Stanton stated the Big House plans offer an independent access point for each home. Mr. Stanton discussed the three-story Garden Style buildings. Mr. Stanton stated these buildings would back up to existing apartments (The Standard).

Mr. Stanton stated the one building in the rear would back up to the Industrial Property. Mr. Stanton advised that the Garden Style buildings would offer unique architectural features such as Hardie-board type siding, dormers, and stone. Mr. Stanton discussed the amenities for the development. Mr. Stanton stated it would include: a resort-style pool and clubhouse, coffee center, gaming area, outdoor connection area, dog park, walkable areas within the development. Mr. Stanton mentioned they also would incorporate a space within the amenity area for a commercial component that would be open for the homeowners and the public. Mr. Stanton stated that the previous plan had all three-story buildings and did not include a commercial component. Mr. Stanton discussed that they had reduced the three-story buildings from nine (9) buildings to three (3) buildings. Mr. Stanton stated the two-story buildings now comprise two-thirds of the development and have architectural features and front the main roads. Mr. Stanton discussed the overall plan for areas of Sage Road and across the street from their property.

Mr. Stanton stated this proposed residential development would be on the March Planning Commission Agenda. Staff stated that he had asked both developers to coordinate a traffic study. Mr. Stanton stated that they have 5 acres at Madeline Way and the two properties currently have houses on them; they hope to be used as commercial in the future. Mr. Stanton discussed that the multi-family development would provide for a higher property tax base for the city. Mr. Stanton advised that studies show that For Rent Type Communities has less impact on school systems.

Mayor Arnold stated that Sage Road would need to be widened from Madeline Way on down at some point. Mayor Arnold stated we would have to wait for the traffic study. Mayor Arnold asked if they had an easement there. Mr. Stanton stated if Cardinal Point is approved, they will grant the right-of-way. Mayor Arnold asked about a future connection from Sage Rd to Union Rd and if there would be room for that road with the power lines. Mr. Stanton stated that would be south of their property.

Mr. John Corbitt asked how much commercial space would there be in the clubhouse. Mr. Stanton stated it would be approximately twenty percent of the clubhouse space, approximately 1,200 sq. ft.

The Board asked what their plans are for the mini storage buildings. Mr. Stanton discussed the history of the project. Mr. Stanton stated that the project was put on hold. Mr. Stanton stated that this proposed development would create demand for storage use. Mr. Stanton mentioned that they still have plans in the future to build the storage facility.

City Administrator Gerald Herman asked what their plans are for the other two commercial sites. Mr. Stanton stated that they are marketing it now, but do not have any specific plans. Mr. Herman stated that this development would create a buffer between future industrial property growth.

City Administrator Gerald Herman asked about the stormwater on-site. Mr. Jim Harrison, the project engineer, stated they plan to build stormwater into the landscape and use bioretention.

Alderman John Decker discussed history regarding apartments, demographics, building exterior products, and potential to help the city without having to raise taxes.

Mr. Scott Wiggins discussed that when this item was deferred in 2020, the discussion was that the city did not want any larger unit apartments and gave more direction to go towards less density than the zoning allows. Mr. Wiggins stated from a design perspective, it is very nice, and a lot of design aesthetics have been addressed. Mr. Wiggins stated concerns with approving more apartments.

Mr. Stanton stated that the current apartments that the city has are at 100 percent capacity. Mr. Stanton stated that there is a market for this type of development. Mr. Stanton stated that townhomes are not selling. Mr. Stanton stated that if there is no market for townhomes, they can become rentals and have management-type issues.

Mayor Arnold had a lengthy discussion on current market studies showing a need for apartments and that townhome sales do not seem to be the trend. Mayor Arnold stated that a recent new townhome development had not sold all the units and rents some of them. Mayor Arnold discussed that a company's proposed apartment development would be managed, whereas if townhomes are built in the city and don't sell, there could be management issues. Mayor Arnold discussed the tax revenue benefits for this type of development.

Alderman John Corbitt asked what the commercial revenue would be if this property developed commercial instead of residential. Mayor Arnold stated that they have been trying to market this property commercial for several years and have not had any buyers. Ald. Corbitt stated concerns about sacrificing this property as residential when it could develop as commercial in a few years.

Alderman John Decker discussed that this property had been rezoned agricultural, residential, industrial, and then commercial. Mr. Decker discussed the history with this property, and that commercial has not been marketable. City Administrator Gerald Herman stated that this type of development would be a tax benefit for the city.

Jerry Summers asked about the price per unit. Mr. Stanton stated that has not been decided yet. Mr. Stanton stated The Standard at White House is \$1,200. Mr. Stanton stated that these apartments would have to be higher due to the higher cost to build.

Staff discussed traffic issues and that the city would be looking at the traffic study results and how that could be addressed. Mr. Herman discussed future improvements from Madeline Drive down to Cardinal Drive and widening Highway 31W/McCurdy Road, and the city has purchased right-of-way.

Mayor Arnold discussed the importance to the Commissioners that they ask developers looking to develop across from Cardinal Point about providing road right-of-way so that the city would not have to purchase if the traffic study does not call for it.

Alderman John Corbitt asked how many apartments the city currently has. Mr. Herman stated approximately 800 units. Mr. Corbitt asked how many apartments have been approved that have not been constructed. Mr. Herman stated there are 48-units for the next phase of Creekside, 180 units behind Kroger, 22 townhomes at Twin Springs out a lot at Hirsch Parkway. Mr. Corbitt stated that with the current 800 apartment units and proposed 328, that would be close to the 1,200.

Project was recommended to be presented at the March 8th Planning Commission meeting.

5. Adjournment

Meeting was adjourned at 6:52 pm.

ATTEST:

Michael Arnold, Mayor

Derek Watson, City Recorder

CITY OF WHITE HOUSE
Board of Mayor and Aldermen Meeting
Minutes
February 18, 2021
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 Alderman 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; Ald. Hutson – Present via Zoom; **Quorum – Present.**

5. Adoption of the Agenda

Motion was made by Ald. Bibb, second by Ald. Decker to adopt the agenda. 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 passed.**

6. Approval of Minutes of the January 21st Board of Mayor and Aldermen meeting.

7. Motion was made by Ald. Hutson, second by Ald. Decker to adopt the minutes. A roll call vote was requested by Mayor Arnold: Ald. Bibb - aye; Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Mayor Arnold - aye. **January 21st Board of Mayor and Aldermen meeting minutes were approved.**

8. Welcome Visitors

Mayor Arnold welcomed all visitors.

9. Public Hearings

- a. **Ordinance 21-01:** An ordinance to amend Article 2, Section 2.020 definitions of the Zoning Ordinance to provide definition of outdoor display, an amendment to Article 3, Section 3.125.3 Outdoor Display description and an amendment to the Commercial Design Standards. *Second Reading.*

No one spoke for or against.

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

Alderman Hutson commended City staff in helping clear roads during this week's ice and snow storms.

Alderman Decker spoke about the City's successes over the past several years and contributed those successes to set goals and performance measures. Ald. Decker gave one example of the City successes with a citizen reporting her driveway was eroding away. Ald. Decker stated he spoke with Stormwater Manager Ajuuah Jackson about the issue who then reported back as soon as the issue was resolved with a follow up email.

Alderman Decker discussed that roads are not being completely finished as new subdivisions are being built. Ald. Decker asked if Planning and Codes could look at their policies to see if there are any loopholes that allow developers to do not finish roads. Planning and Codes Director Ceagus Clark mentioned that developers have bonds on those roads and that he will take a look at the sunset clause for those bonds. City Administrator Gerald Herman stated that in this particular case the subdivision is not complete due to another phase of construction is about to start. Mayor Arnold stated if the City raised the amount of money developers have to pay for the bonds will prioritize developers more to complete the roads.

Mayor Arnold also thanked staff for their hard work clearing the roads this week and over the past several years. City Administrator Gerald Herman mentioned that Public Works Manager Isaiah Manfredi and other Public Services Department employees worked tirelessly through the week to get roads cleared. Mr. Herman stated that staff rotated clearing roads and resting at the Public Services shop before going back out.

City Administrator Gerald Herman announced that the lowest bid on the TDOT construction for the Tate Ornamental Industrial Access Grant project was Rogers Group at \$62,000. Mr. Herman continued that this project will widen the turn radius of SCT Drive at Industrial Drive to make it easier for large trucks to make the turn. Mr. Herman stated that TDOT is currently reviewing the bids, and will pay for the full cost of construction.

City Administrator Gerald Herman informed the Board that MPO adopted the 2045 Transportation Plan after many months of planning and public meetings. Mr. Herman mentioned that the plan is updated five years. Mr. Herman continued that cost feasible project for White House included in the plan is the widening of SR76 from Industrial Drive to New Hall Road.

City Administrator Gerald Herman discussed that Advanex Americas has been offered incentives from the State, Robertson County Economic Development, and both Robertson County and White House Industrial Development Boards. Mr. Herman continued that the company will be making a public announcement as to their location preference. Mr. Herman informed the Board that the company proposes to create over 100 new full time jobs and \$17,000,000 in capital investment.

11. 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. Decker to acknowledge reports and order them filed. 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 passed.**

12. Consideration of the Following Resolutions:

- a. **Resolution 21-03:** A resolution adopting Section 125 Premium Only Plan for plan year ending March 31, 2022.

Motion was made by Ald. Decker, 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 21-03 was approved.**

13. Consideration of the Following Ordinances:

- a. **Ordinance 21-01:** An ordinance to amend Article 2, Section 2.020 definitions of the Zoning Ordinance to provide definition of outdoor display, an amendment to Article 3, Section 3.125.3 Outdoor Display description and an amendment to the Commercial Design Standards. *Second Reading.*

Motion was made by Ald. Decker, 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. **Ordinance 21-01 was approved on Second Reading.**

- b. **Ordinance 21-02:** An ordinance to amend the Zoning Map from LDRPUD, Low Density Planned Unit Development, to NCRPUD, Neighborhood Center Residential Planned Unit Development, on Tyree Springs Road. *First 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 21-02 was approved on First Reading.**

- c. **Ordinance 21-03:** An ordinance to amend the Zoning Map from C-2, General Commercial, to NCRPUD, Neighborhood Center Residential Planned Unit Development, on Hwy 31W. *First 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 - no; Ald. Decker - aye; Ald. Hutson - aye; Mayor Arnold - aye. Motion was approved. **Ordinance 21-03 was approved on First Reading.**

14. Purchasing:

- a. To approve or reject the purchase of records management software from Tyler Technologies in the amount of \$52,988.00. The Police Chief recommends approval.

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 passed.**

- b. To approve or reject the purchase of office furniture from Nashville Office Interiors in the amount of \$308,448.73 from the Statewide Contract #238. The City Administrator recommends approval.

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 passed.**

15. Other Business:

- a. Board Appointment

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 passed.**

- b. To approve or reject Willis Towers Watson's recommendations for Cigna Healthcare for medical, vision, LIFE/AD&D and long-term disability insurance coverage, Abacus for short-term disability insurance coverage, and Delta Dental for dental insurance coverage for plan year ending March 31, 2022. The Human Resources Director recommends approval.

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 passed.**

16. Discussion Items:

- a. 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.

17. Other Information:

- a. None

18. Adjournment:

The meeting was adjourned at 7:33 pm.

ATTEST:

Michael Arnold, Mayor

Derek Watson, City Recorder

REPORTS....

**Administrative & Legislative Services Department
February 2021**

Administration

City Administrator Gerald Herman attended the following meetings this month:

- February 01: Staff Plans Reviews
- February 02:
 - Loves Lane Water Main Extension
 - Potential Development Discussion
 - COVID-19 Leadership Discussion
 - Industrial Development Board Meeting
- February 04:
 - Pre-Renewal Strategy Meeting
 - Collections Supervisor Interviews
 - GNRC Regional Transportation Plan
 - Regional Transportation Plan Workshop
- February 08:
 - GNRC Infrastructure Inventory Survey
 - Joint BMA and Planning Commission Study Session
- February 09:
 - TCMA Regional Meeting
 - COVID-19 Leadership Discussion
- February 10: 8th Grade Career Exploration Fair Video
- February 16:
 - Initial Client Meeting
 - COVID-19 Leadership Discussion
- February 17:
 - GNRC Transportation Policy Board
 - GNRC Executive Board Meeting
 - WH Gymnasium Addition Review
 - Economic Development Team Meeting
- February 18:
 - Sumner County Joint Economic Development Meeting
 - Fire Projects Discussion
 - Library Projects Discussion
- February 22:
 - Planning Projects Discussion
 - Police Projects Discussion
- February 23: COVID-19 Leadership Discussion
- February 24:
 - Finance Projects Discussion
 - Parks Projects Discussion
 - Human Resources Projects Discussion
 - Public Services Projects Discussion
- February 25:
 - Community Event Center Progress Meeting
 - 50th Anniversary Committee Meeting

Administrative & Legislative Services Department

February 2021

Performance Measurements

Finance Update

The Administration Department's goal is to keep each budgetary area's expenditures at or under the approved budget as set by the Board of Mayor and Aldermen by the end of fiscal year 2020-2021.

Budget	Budgeted Amount	Expended/ Encumbered*	% Over (↑) or Under (↓) (Anticipated expenditures by this point in the year)
General Fund	\$17,548,414	\$ 7,471,615	↓24.10
Industrial Development	\$177,000	\$ 138,076	↑11.32
State Street Aid	\$530,000	\$ 430,838	↑14.61
Parks Sales Tax	\$4,005,125	\$ 2,970,889	↑7.49
Solid Waste	\$1,050,026	\$ 785,194	↑8.09
Fire Impact Fees	\$74,500	\$ 67,741	↑24.24
Parks Impact Fees	\$15,000	\$ 11,517	↑10.10
Police Impact Fees	\$65,000	\$ 65,000	↑33.32
Road Impact Fees	\$60,000	\$ 60,000	↑33.32
Police Drug Fund	\$4,500	\$ 329	↓59.34
Debt Services	\$1,137,400	\$ 466,751	↓25.64
Wastewater	\$15,108,083	\$ 3,748,499	↓41.86
Dental Care	\$70,656	\$ 42,459	↓6.58
Stormwater Fund	\$1,063,984	\$ 556,942	↓14.33
Cemetery Fund	\$43,890	\$ 30,621	↑3.08

*Expended/Encumbered amounts reflect charges from July 1, 2020 – June 30, 2021.

Purchasing

The main function of purchasing is to aid all departments within the City by securing the best materials, supplies, equipment, and service at the lowest possible cost, while keeping high standards of quality. To have a good purchasing program, all City employees directly or indirectly associated with buying must work as a team to promote the City's best interests in getting the maximum value for each dollar spent.

Total Purchase Orders

	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017
July	261	269	346	362	327
August	128	106	151	166	175
September	106	98	126	119	120
October	79	97	91	147	91
November	72	78	120	125	135
December	71	58	72	104	83
January	123	81	122	177	178
February	75	93	119	113	140
March		107	131	142	136
April		85	138	185	120
May		82	129	121	153
June		45	50	52	92
Total	915	1199	1,595	1,813	1,750

Purchase Orders by Dollars	Feb. 2021	FY 2021	FY 2020	FY 2019	Total for FY21	Total for FY20	Total for FY19
Purchase Orders \$0-\$9,999	74	851	1132	1529	\$1,047,304.79	\$1,275,419.16	\$1,349,159.92
Purchase Orders \$10,000-\$24,999	0	24	34	26	\$352,187.57	\$551,938.89	\$381,155.50
Purchase Orders over \$25,000	1	40	33	40	\$3,442,519.04	\$4,035,346.92	\$7,678,174.40
Total	75	915	1199	1595	\$4,842,011.40	\$5,862,704.97	\$9,408,489.82

**Administrative & Legislative Services Department
February 2021**

Website Management

It is important that the city maintain a reliable web site that is updated as requests come in from various sources. The number of page visits confirms that we are providing reliable and useful information for staff and the public.

	2020-2021 Update Requests	2019-2020 Update Requests	2018-2019 Update Requests	2017-2018 Update Requests	2020-2021 Page Visits	2019-2020 Page Visits	2018-2019 Page Visits	2017-2018 Page Visits
July	15	152	61	60	11,536	1,164,517	1,080,668	825,614
August	20	126	133	56	9,145	752,932	835,519	717,462
September	17	43	22	90	8,335	679,248	214,406	739,867
October	10	78	86	43	8,390	386,735	864,091	876,346
November	174	56	40	80	7,587	695,971	812,527	808,551
December	13	156	82	50	17,483	847,724	1,055,111	842,265
January	108	67	68	44	17,123	720,531	934,562	747,155
February	135	22	40	41	19,796	N/A	762,985	631,612
March		85	61	71		N/A	879,671	1,165,275
April		43	56	77		N/A	820,505	959,769
May		27	29	49		5,998	946,897	1,063,568
June		48	123	27		10,251	901,328	483,003
Total	492	901	801	688	99,395	5,263,907	9,053,159	9,860,532

“City of White House, TN” Mobile App

	FY21 New Downloads	FY20 New Downloads	FY19 New Downloads
July	45	19	28
August	44	21	18
September	19	21	15
October	40	12	22
November	29	13	11
December	10	15	10
January	11	23	17
February	20	70	13
March		69	11
April		41	10
May		29	11
June		36	25
Total	218	369	191

**The app went live on January 11, 2016*

	FY21 # of Request	FY20 # of Request	FY19 # of Request
July	20	36	32
August	27	39	26
September	16	18	18
October	15	40	32
November	20	27	12
December	27	20	27
January	18	24	22
February	72	41	30
March		34	24
April		35	32
May		26	27
June		28	29
FY Total	215	356	311

January 2018 – All requests have either been responded to, and are either Completed or In Progress

**Administrative & Legislative Services Department
February 2021**

White House Farmers Market

The market is closed for the season. Plans to reopen and move forward with the next season will begin in May.

	Application Fees # (amount collected)	Booth Payments (\$)
January	0	0
February	0	0
March	0	0
April	2	150
May	5	870
June	3	384
July	0	0
August	0	45
September	-	-
October	-	-
November	-	-
December	-	-
Total	7	\$1449

Building Maintenance Projects

The Building Maintenance Department's goal is to establish priorities for maintenance and improvement projects.

Special Maintenance Projects

- Replace ceiling tiles in Senior Room
- Assist with HVAC at the Museum
- Assist with sprinkler inspections and testing

	2020-2021 Work Order Requests	2019 – 2020 Work Order Requests	2018 – 2019 Work Order Requests	2017 – 2018 Work Order Requests	2016 – 2017 Work Order Requests	2015 - 2016 Work Order Requests
July	11	10	22	21	27	22
August	27	10	26	24	28	33
September	9	13	19	22	13	31
October	6	7	14	18	12	30
November	16	7	18	34	12	27
December	19	3	8	19	9	17
January	11	16	14	16	23	28
February	16	18	7	21	6	19
March		11	7	17	16	25
April		2	12	25	14	20
May		11	6	26	27	33
June		10	9	23	14	17
Total	115	98	162	266	201	302

*In December 2013 work order requests started to be tracked.

**Finance Department
February 2021**

Finance Section

During February the Finance Office continued collecting 2020 tax year property taxes, continued FYE 6/30/2022 budgeting tasks, scanning thousands of documents to reduce physical document storage space, and operating with COVID-19 precautions. The cumulative total of real estate and personal property taxes for the 2020 tax year billed is approximately \$3.8 million. As of February 28th, approximately \$3.35 million (88%) of the 2020 property taxes were paid. Any remaining unpaid property taxes after February 28th are delinquent and accrue 1.5% interest per month (18% per year) on the 1st of every month (as required by T.C.A § 67-5-2010, T.C.A § 67-1-801, and Municipal Code § 5-202). The current property tax bills were mailed in October 2020 and have been available for payment since then. The City accepts several forms of payment in addition to in-person office payments during office hours (mail, online payment website, online bank bill pay, and the drop box in the circle drive at 105 College St.) The property tax due date is printed on the bills, published in the Word on White House, and has annually been the last day of February for decades. Members of the Finance Office participated in the following events during the month:

- February 11: GFOA (Government Finance Officers Association) COA (Certificate of Achievement) for Excellence in Financial Reporting planning call with KraftCPAs
- February 16: GFOA Fundamentals of Preparing a CAFR (Comprehensive Annual Financial Report) training #1
- February 18: GFOA Fundamentals of Preparing a CAFR training #2
- February 23: GFOA Fundamentals of Preparing a CAFR training #3
- February 25: FYE 6/30/2022 budget meeting with City Administrator
- February 25: GFOA Fundamentals of Preparing a CAFR training #4

Performance Measures

Utility Billing

	February 2021	FY 2021 YTD	FY 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
New Builds (#)	22	189	171	62	102	111
Move Ins (#)	32	454	649	534	553	536
Move Outs (#)	36	461	602	534	576	546
New customer signup via email (#)	15	190	127	104	163	119
New customer signup via email (%)	28%	30%	15%	17%	25%	18%

Business License Activity

	February 2021	FY 2021 YTD	FY 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
Opened	6	39	69	75	72	93
Closed (notified by business)	0	6	10	9	18	1
Closed (uncollectable)	0	0	0	0	199	14

Payroll Activity

Number of Payrolls	Number of Checks and Direct Deposits	Number of adjustments or errors	Number of Voided Checks
2 Regulars	0 checks, 283 direct deposits	0 Retro adjustments	0 Voids

Accounts Payable

	January 2021	FY 2021 Total	FY 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
Total # of Invoices Processed	296	2287	4003	3940	4437	4797

**Finance Department
February 2021**

Fund Balance – City will strive to maintain cash balances of at least 30% of operating revenues in all funds.

Operating Fund	Budgeted Operating Revenues (\$)	General Fund Cash Reserves Goal (\$)	Current Month Fund Cash Balance (\$)	G.F. Cash Reserves Goal Performance
General Fund	7,912,190	2,373,657	6,192,796	78%
Cemetery Fund	34,700	10,410	262,487	756%
Debt Services	1,167,400	350,220	683,918	59%
Dental Care Fund	25,200	7,560	238,299	946%
Roads Impact Fees	79,320	23,796	244,599	308%
Parks Impact Fees	69,364	20,809	165,158	238%
Police Impact Fees	55,804	16,741	159,860	286%
Fire Impact Fees	38,000	11,400	108,060	284%
Industrial Development	112,800	33,840	67,041	59%
Parks Sales Tax	695,285	208,586	1,277,321	184%
Police Drug Fund	4,100	1,230	28,403	693%
Solid Waste	936,800	281,040	495,014	53%
State Street Aid	405,200	121,560	98,694	24%
Stormwater Fund	889,000	266,700	959,779	108%
Wastewater	4,350,550	1,305,165	3,940,872	91%

*Balances do **not** reflect encumbrances not yet expended.*

The Finance Department's goal is to meet or exceed each fund's total revenues as proposed in the approved budget as set by the Board of Mayor and Aldermen by the end of the fiscal year 2020-2021.

Operating Fund	Budgeted Operating Revenues (\$)	YTD Realized* (\$)	% Over (↑) or Under (↓) (Anticipated revenues realized by this point in the year)
General Fund	7,912,190	6,795,775	↑ 19.22%
Cemetery Fund	34,700	55,975	↑ 94.64%
Debt Services	1,167,400	877,701	↑ 8.52%
Dental Care	25,200	26,877	↑ 39.99%
Roads Impact Fees	79,320	154,752	↑ 128.43%
Parks Impact Fees	69,364	81,160	↑ 50.34%
Police Impact Fees	55,804	101,647	↑ 115.48%
Fire Impact Fees	38,000	67,060	↑ 109.81%
Industrial Development	112,800	59,703	↓ 13.74%
Parks Sales Tax	695,285	535,252	↑ 10.32%
Police Drug Fund	4,100	4,853	↑ 51.70%
Solid Waste	936,800	653,411	↑ 3.08%
State Street Aid	405,200	278,829	↑ 2.15%
Stormwater Fund	889,000	620,030	↑ 3.08%
Wastewater	4,350,550	3,354,980	↑ 10.45%

*Realized amounts reflect revenues realized from July 1, 2020—February 28, 2021

**Human Resources Department
February 2021**

The Human Resources Director participated in the following events during the month:

February 02: Chamber of Commerce Board Meeting

February 04: Wastewater Collections Supervisor Interviews

February 18: Board of Mayor and Aldermen Meeting

Injuries Goal: To maintain a three-year average of less than 10 injuries per year.

	FYE 2021	FYE 2020	FYE 2019	FYE 2018
July	0	0	0	0
August	0	0	0	0
September	0	1	0	0
October	0	0	0	0
November	0	0	0	0
December	0	0	0	0

Three-year average as of June 30, 2019: 4.00

	FYE 2021	FYE 2020	FYE 2019	FYE 2018
January	0	1	1	1
February	0	3	0	0
March		0	0	0
April		2	0	0
May		1	0	0
June		0	2	0
Total	0	8	3	1

Property/Vehicle Damage Goal: To maintain a three-year average of less than 10 incidents per year.

	FYE 2021	FYE 2020	FYE 2019	FYE 2018
July	1	1	3	0
August	1	0	0	0
September	1	0	0	0
October	1	1	1	0
November	3	1	0	1
December	0	0	0	0

Three-year average as of June 30, 2019: 5

	FYE 2021	FYE 2020	FYE 2019	FYE 2018
January	0	1	0	2
February	0	0	0	1
March		0	0	0
April		0	1	0
May		0	1	0
June		0	0	1
Total	7	4	6	5

Full Time Turnover Goal: To maintain a three-year average of less than 10% per year.

	FYE 2021	FYE 2020	FYE 2019	FYE 2018
July	1	1	0	0
August	1	1	1	3
September	0	2	2	1
October	0	3	0	2
November	1	2	1	2
December	2	1	0	1

Current year turnovers that occurred within 90 day probationary period: 1

	FYE 2021	FYE 2020	FYE 2019	FYE 2018
January	2	2	1	0
February	0	1	0	1
March		1	0	1
April		0	0	1
May		2	5	1
June		2	1	1
Total	7	18	11	14
Percentage	6.80%	17.48%	10.68%	14.43%

Three-year average as of June 30, 2019: 14.20%

**Human Resources Department
February 2021**

Employee Disciplinary Goal: To maintain a three-year average of less than 10 incidents per year.

	FYE 2021	FYE 2020	FYE 2019	FYE 2018
July	1 (T)	0	0	0
August	0	2 (S)	0	1 (T)
September	0	0	1 (T)	0
October	0	0	0	1 (T)
November	0	1 (S)	0	2 (T)
December	1 (T)	0	0	0

Three-year average as of June 30, 2019: 6.00

	FYE 2021	FYE 2020	FYE 2019	FYE 2018
January	1 (T)	0	1 (T)	0
February	0	0	0	1 (T)
March		0	1 (S)	0
April		0	0	0
May		0	1 (T)	0
June		1 (T)	0	1 (T) 1 (S)
Total	3	4	7	7

**Police Department
February 2021**

Meetings/Civic Organizations

- **Chief Brady attended the following meetings in February:** Department Head Staff Meeting (Feb. 1st), White House Rotary Club (Feb. 4st, 11th, 18th, and 25th), Planning Commission (Feb. 8th), Robertson County Chief's Meeting (Feb. 9th), Board of Mayor and Alderman Meeting (Feb. 18th) and Command Staff Meeting (Feb. 25th).

➤ **Police Department Administration Performance Measurements**

Achieve re-accreditation from the Tennessee Law Enforcement Accreditation program by April 2021.

All Accreditation files are complete. Accreditation Manager, Susan Johnson, has advised the TLEA Program Manager all files are finished. She will be finding an assessor to check the PowerDMS file and completing the onsite visit. She will be getting back with Susan the first week of March to schedule the visit.

On March 3 & 4, Susan will be attending the free of charge Entrust Virtual 2021 Conference she won through the LEACT training conference last fall. Entrust Virtual will give Susan the opportunity to learn valuable information from PowerDMS experts. It will also allow her to virtually connect with other PowerDMS peers to share industry experiences and best practices. It will allow her to grow professional by taking our organization to the next level in increasing trust and efficiency.

1. Our department training goal is that each police employee receives 40 hours of in-service training each year. The White House Police Department has 27 Employees. With a goal of 40 hours per employee, we should have an overall Department total of 1,080 hours of training per calendar year.

Month	Admin Training Hours	Patrol Training Hours	Support Services Training Hours	Total Training Hours
January	0	171	0	171
February	0	216	40	256
Total	0	387	40	427

Patrol Division Performance Measurements

1. *Maintain or reduce the number of patrol shifts staffed by only three officers at the two-year average of 474 shifts during the Fiscal Year 2020-21. (There are 730 Patrol Shifts each year.) *Three officer minimum staffing went into effect August 5, 2015.*

Number of Officers on Shift	February 2021	FY 2020-21
Three (3) Officers per Shift	30	289
Four (4) Officers per Shift	26	197

2. **Acquire and place into service two Police Patrol Vehicles.** We have received seven new vehicles from the 2019 and 2020 Budget years. One Administration vehicle is currently in the fleet, but is still needing equipment installed. We have three patrol vehicles at Truckers Lighthouse waiting for equipment to be installed. We have one vehicle at Sun Cool waiting to be striped. We have 2 cars complete and added to fleet.
3. **Conduct two underage alcohol compliance checks during the Fiscal Year 2020-2021.** Fall Compliance checks were cancelled due to Covid 19. We will be doing Spring Compliance Checks.

Police Department
February 2021

4. *Maintain or reduce TBI Group A offenses at the three-year average of 70 per 1, 000 population during the calendar year of 2021.*

Group A Offenses	February 2021	Per 1,000 Pop.	Total 2021	Per 1,000 Pop.
<i>Serious Crime Reported</i>				
Crimes Against Persons	9	1	20	2
Crimes Against Property	9	1	24	2
Crimes Against Society	26	2	78	6
Total	44	3	122	10
Arrests	46		124	

**U.S. Census Estimate 7/1/2019 – 12,638*

5. *Maintain a traffic collision rate at or below the three-year average of 426 collisions by selective traffic enforcement and education through the Tennessee Highway Safety Program during calendar year 2021.*

	February 2021	TOTAL 2021
Traffic Crashes Reported	25	71
Enforce Traffic Laws:		
Written Citations	80	185
Written Warnings	31	90
Verbal Warnings	288	836

6. *Maintain an injury to collision ratio of not more than the three-year average of 11% by selective traffic enforcement and education during the calendar year 2021.*

COLLISION RATIO				
<u>2021</u>	COLLISIONS	INJURIES	MONTHLY RATIO	YEAR TO DATE
February	25	2 YTD 5	8%	7% YTD 71

Traffic School: Nothing to report at this time.

Staffing:

- Officer Larry Meadors is currently at the Tennessee Law Enforcement Academy. He will graduate in March.
- Officer Seth Goodcourage is in FTO and he will be attending Tennessee Law Enforcement in later March.
- We are currently taking applications for two Police Officer positions.

K-9: Ofc. Jason Ghee and K-9, Kailee attended their monthly training.

**Police Department
February 2021**

Sumner County Emergency Response Team:

- February 4- Search Warrant
- February 16- ERT search warrant (canceled for weather)
- February 19- ERT training
- February 26- rescheduled search warrant

Support Services Performance Measurements

1. *Maintain or exceed a Group A crime clearance rate at the three-year average of 83% during calendar year 2021.*

2021 CLEARANCE RATE		
Month	Group A Offenses	Year to Date
<i>February</i>	91%	92%

Communications Section

	February	Total 2021
Calls for Service	775	2,032
Alarm Calls	24	62

Request for Reports

	February	FY 2020-21
Requests for Reports	3	129
Amount taken in	\$2.25	\$93.25
Tow Bills	0	\$525.00
Emailed at no charge	29	200
Storage Fees	0	\$0.00

Tennessee Highway Safety Office (THSO):

- THSO – February 1, 2 and 3, White House Police Department hosted a three-day SFST (DUI) class. We had four officers (Trombley, Carlson, Loveday and Parker) attend the class.
- THSO – February 17th and 22nd, Sgt. Joel Brisson was the special guest for a recorded webinar on Pedestrian Safety. The video will be released sometime in March.

Volunteer Police Explorers: Nothing to report at this time.

Item(s) sold on Govdeals: Nothing to report at this time.

Crime Prevention/Community Relations Performance Measurements

1. ***Teach D.A.R.E. Classes (10 Week Program) to two public elementary schools and one private by the end of each school year.***
D.A.R.E. has been cancelled for Spring due to COVID-19.
2. ***Plan and coordinate Public Safety Awareness Day as an annual event.*** Safety Day is in conjunction with Discover White House. At the present time, a date has not been set.
3. ***Plan, recruit, and coordinate a Citizen's Police Academy as an annual event.***
Citizen's Police Academy has been cancelled in 2021 due to COVID-19.

**Police Department
February 2021**

4. *Participate in joint community events monthly in order to promote the department's crime prevention efforts and community relations programs.*
- Sgt. Enck attended and assisted with a 40-hour Defensive Tactics Instructor school at Tennessee Law Enforcement Academy.
 - Wheels in Motion bike and helmet giveaway at CCS on February 24th.
 - Wheels in Motion bike and helmet giveaway at HB Williams on February 25th.
 - On February 27th, we partnered with Speedway for a food drive and collected approximately 620 pounds of food. The food will be distributed throughout our community.

Special Events: *WHPD Officers participated in the following events during February:*
Nothing at this time.

Upcoming Events:
Nothing at this time.

<i>2021 Participation in Joint Community Events</i>		
	<u>February</u>	<u>Year to Date</u>
Community Activities	4	5

**Fire Department
February 2021**



Summary of Month's Activities

Fire Operations

The Department responded to 112 requests for service during the month with 89 responses being medical emergencies. The Department responded to 4 vehicle accidents; 1 accident reported patients being treated for injuries and 3 accidents reported with no injuries. Of the 112 responses in month of February there were 13 calls that overlapped another call for service that is 11.5% of our responses.

UT MTAS recommends for the WHFD an average response time from dispatched to on scene arrival of first "Fire Alarm" to be six minutes and thirty-five seconds (6:35). The average response time for all calls in January from dispatch to on scene time averaged was, six minutes and nineteen seconds (6:19). The average time a fire unit spent on the scene of an emergency call was sixteen minutes and twenty-nine seconds (16:29).

Department Event

- February 17th – Visited Small Wonders Daycare
- February 25th – Rotary Banquet for Firefighter of the Year – Justin Whitaker

Fire Administration

- February – Numerous Conference and Zoom calls with Robertson and Sumner and the State concerning COVID-19 cases and vaccine distribution
- February 2nd- 5th – TN Fire Inspectors Conference

Emergency Calls Breakdown

The Department goal in this area is to display the different emergency calls personnel have responded to during the month as well as the response from each station.

Incident Responses FY to Date

Fires	21
Rescue & Emergency Services	738
Hazardous Conditions (No Fire)	31
Service Calls	59
Good Intent Call	68
False Alarms & False Call	84
Calls for The Month	112
Total Responses FY to Date	1001

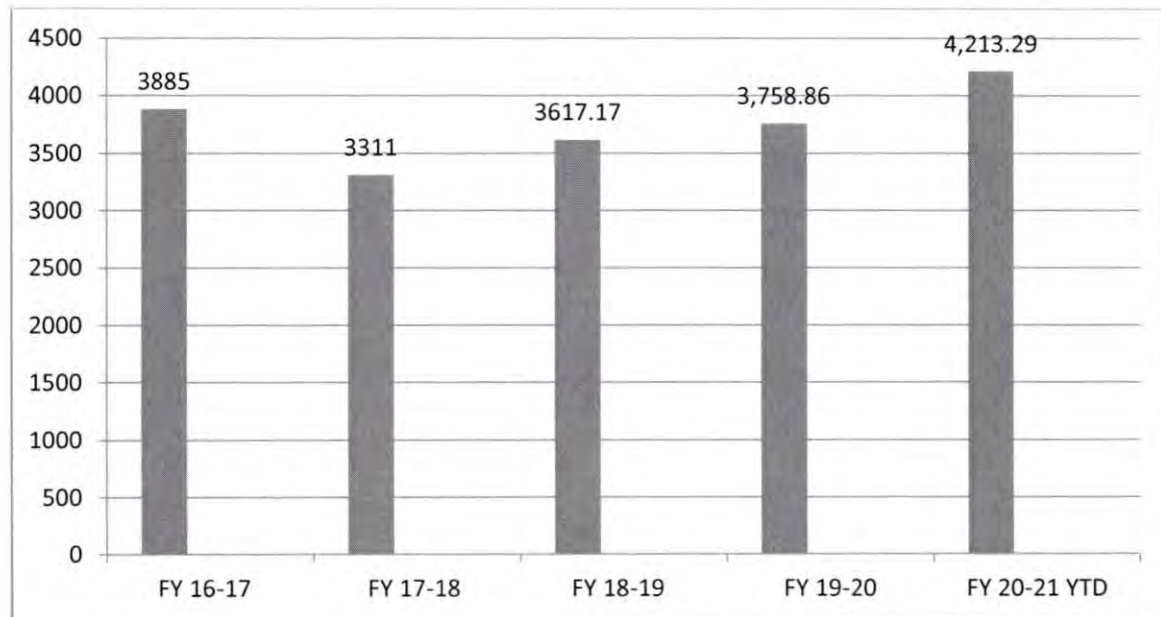
**Fire Department
February 2021**

Response by Station

	Month	FY to Date	%
Station #1 (City park)	77	682	68.54%
Station #2 (Business Park Dr)	35	313	31.45%

Fire Fighter Training

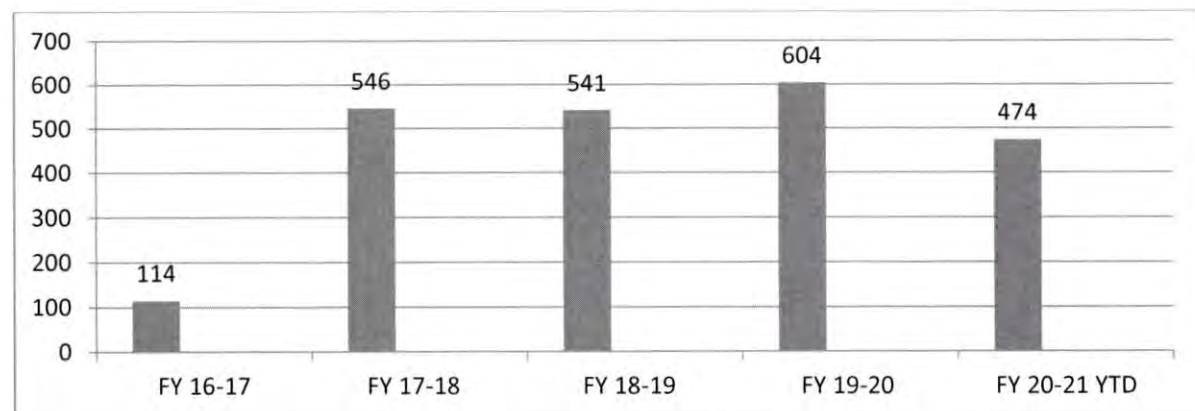
The Department goal is to complete the annual firefighter training of 228 hours for career firefighters. The total hours of 4104 hours of training per year is based on eighteen career firefighters.



	Month	YTD
Firefighter Training Hours	519.5	4213.29

Fire Inspection

It is part of our fire prevention goals to complete a fire inspection for each business annually.

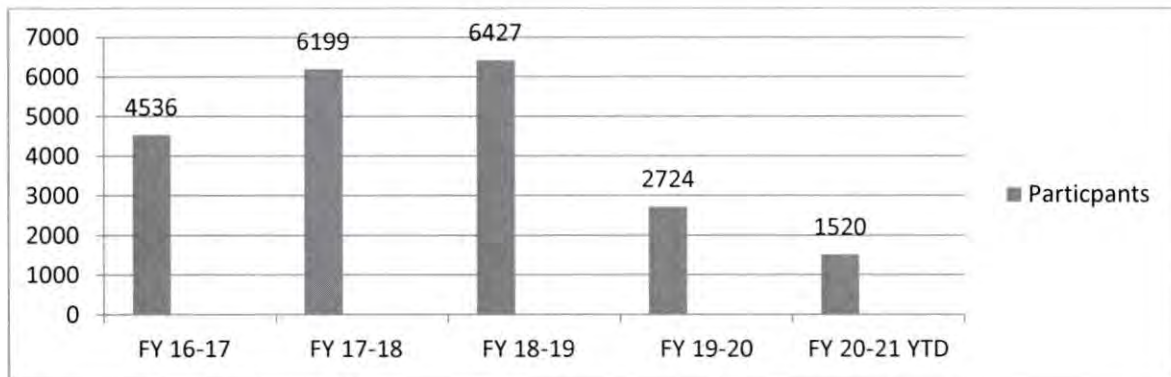


**Fire Department
February 2021**

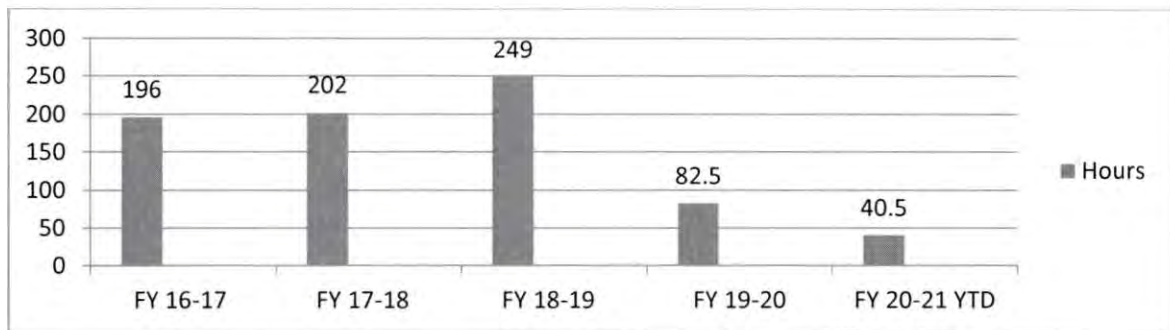
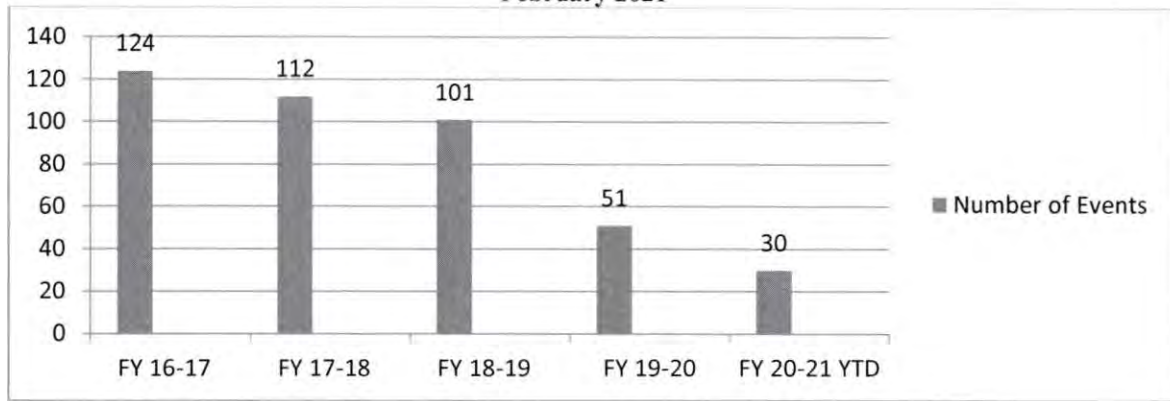
	Month	YTD
February Fire Inspection	70	474
Reinspection	17	98
Code Violation Complaint	2	3
Violations Cleared	16	112
Annual Inspection	17	105
Commercial Burn Pile	1	11
Knox Box	2	11
Fire Alarms	2	8
Measure Fire Hydrant	0	2
Plans Review	1	19
Pre-C/O	0	1
Pre-incident Survey	20	167
Sprinkler Final	2	2
Final/Occupancy	1	12

Public Fire Education

It is a Department goal to exceed our last three years averages in Participants (5720) Number of Events (112) and Contact Hours (215). The following programs are being utilized at this time; Career Day, Station tours, Fire Extinguisher training and Discover WH/Safety Day.



**Fire Department
February 2021**



	Month	YTD
Participants	0	1520
Number of Events	0	30
Education Hrs.	0	40.5

Most public education programs have been suspended due to COVID-19

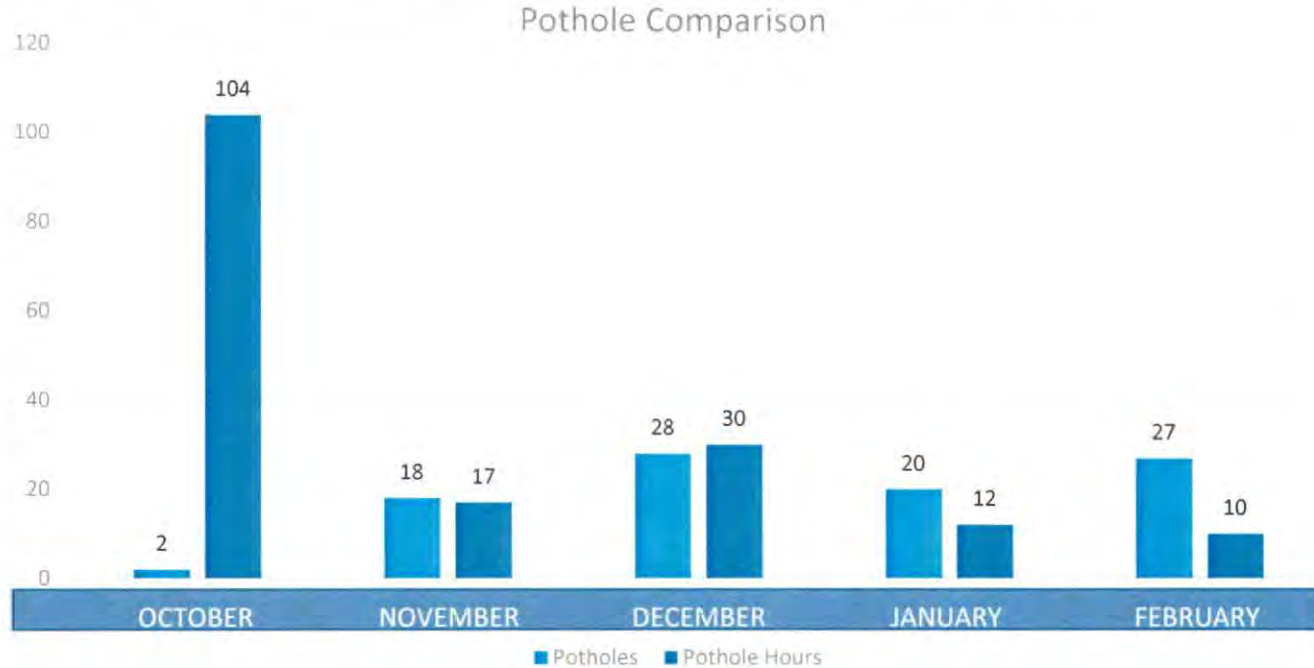
Social Media Statistics

Page Views	1,470
Page Likes	380
Post Reach	23,551

Public Services Department – Public Works Division
February 2021

Pothole Comparison

The purpose of this chart is to gauge the amount of time spent repairing potholes and the number of potholes repaired in that time frame. It is also going to be used to show how long it currently takes to repair potholes in comparison to how long it will take when the milling head is used to make repairs.



-The goal for this particular job task is 50 potholes per month. When this chart is completed each month consideration will be given to the size of the potholes that have been repaired that month.

Pothole Complaint Response Time

According to Ordinance the Streets and Roads Department is required to respond to a pothole complaint within 24 business hours from the time the complaint is made until time a satisfactory repair is made.

NOTE: Cold patch asphalt was used to make the repairs reported below.

STREET ADDRESS OF COMPLAINT	DATE COMPLAINT LOGGED	DATE COMPLAINT RESOLVED	ELAPSED TIME BEFORE REPAIR MADE
Citywide pothole repairs (19 potholes repaired)	February 25, 2021 7:00 AM	February 25, 2021 4:30 PM	9 hours 30 minutes
Marlin Road	February 27, 2021 9:51 AM	February 27, 2021 1:00 PM	3 hours 9 minutes

**Public Services Department – Public Works Division
February 2021**

Monthly Work Log

Monday 02-01-2021

- Salted Roads City wide / Installed pug mill on Union Road / Installed downed Stop Signs

Tuesday 02-02-2021

- Made adjustments to WaveTronix detection system / made repairs to decorative street lights / finished building boxes for library signs

Wednesday 02-03-2021

- Dug up broken concrete around area drain on Dee Cee Road to pour new concrete / poured new concrete for Library sign bases.

Thursday 02-04-2021

- Evaluated and tested infrared machine before taking machine to 118 Cobblestone Drive to make repair to keep water from continuing to pond in citizens driveway.

Monday 02-08-2021

- Set-up emission testing / Assisted in cleaning up lumber and other misc. items at C of C. / Added topsoil around sign bases at Library.

Tuesday 02-09-2021

- Installed ADA Detectable Warning Mats at splash pad as part of ADA Transition Plan / Performed maintenance on salt equipment.

Wednesday 02-10-2021

- Performed maintenance on salt boxes and plows / Installed fence on WHPD obstacle course / salted roads

Thursday 02-11-2021

- Salted Roads / Target Solutions

Friday 02-12-2021

- Salted Patana, Renee Court and Cassandra Drive

Sunday 02-14-2021

- Salted Pleasant Grove Road, Renee Court and Cassandra Drive

Monday 02-15-2021

- Salted and plowed roads citywide

Tuesday 02-16-2021

- Salted and plowed roads citywide

Wednesday 02-17-2021

- Salted and plowed roads citywide / Evaluated and attempted repair to 76 and Wilkinson Gridsmart Camera

Friday 02-19-2021

- Salted and plowed roads citywide

Sunday 02-21-2021

- Salted and plowed roads citywide

Monday 02-22-2021

- Facility and Fleet Maintenance on backhoe, trucks and plows

Tuesday 02-23-2021

- Restocked road salt into salt bin when shipment arrived / Traffic control for necessary areas on brush collection route / Began building forms to repair curb on Strassel Drive / Installed pug milled base stone on Union Road

Wednesday 02-24-2021

- Cleared off fence line for sewer line construction / Picked up construction signs from Cardinal Drive / Provided traffic control for striping crew on McCurdy Road.

Thursday 02-25-2021

- Flagger training facility and fleet maintenance

**Public Services Department – Public Works Division
February 2021**

<u>Subdivision Decorative Light LED Retrofit Project</u>			
<u>UPDATED January 26,2021</u>	<u>TOTAL LAMPS</u>	<u>TOTAL RETROFIT COMPLETED</u>	<u>TOTAL RETROFIT TO BE COMPLETED</u>
High Mast Lights – I-65 Ramps	6	6	0
Briarwood Subdivision	5	1	1
Bridle Creek Subdivision	7	3	4
Business Park Drive	7	7	0
Hampton Village Subdivision	24	17	7
Heritage Trace Subdivision	5	5	0
Holly Tree Subdivision	44	44	0
Madeline Way	7	7	0
Magnolia Village Subdivision	27	16	9
Sumner Crossing Subdivision	21	12	9
Villages of Indian Ridge	10	10	0
Spring Brook Blvd	2	2	0
Baylee Ct	2	2	0
Totals:	167	137	30

NOTE: Only Decorative Street Lights needing repairs were completed in the month of February. No retrofits were completed during this month.

Street Name Sign MUTCD Compliance List

The purpose of this list is to track the updating and bringing into compliance The City of White House's street name signs with the current requirements the Manual on Uniform Traffic Control Devices (MUTCD) Standards. Street name signs can no longer have all letters capitalized on the sign.



NOTE: In the month of February 9 more signs were replaced.

Public Services Department – Public Works Division
February 2021

Public Works/Streets & Roads Division

Total Hours Worked	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	20-Jan	21-Feb	YTD 20/21
Street	8,134	9,364	8,741	10,229	9,191.25	761	1,033	5,915
Facility Maintenance	3494	2187	1,227	1,137	887.25	131	178	605
Fleet Maintenance	1034	514	282	380	422.5	78	63	300
Meeting/Training	502	510	517	400	457	37	41	150
Leave	1,253	576	613	810	823	16	193	782.4
Holiday	795	470	385	555	545	50	40	400
Overtime	508.5	488	414	311	152.75	33	156	318
Administrative	385	698	803	867	1,153.25	130	108	986
Drainage Work (feet)	0	906	2749	10	0	0	0	546
Drainage Man Hours	0	1470	1045	170	14	0	0	587.28
Debris Removed Load	0	100	35	44	0	0	0	0
Sweeping Man Hours	0	18	13	0	0	0	0	0
Mowing Hours	0	22	175	219	221	0	0	259.5
Curb Repair	0	0	0	15	0	0	0	0
Shoulder LF	0	4485	630	5	640	0	0	0
Shoulder Hours	0	155	160	49	176	0	0	0
# of Potholes	0	250	473	346	385	20	27	90
Pothole Hours	0	759	734	1,181	831.5	12	10	236.25
R-O-W Hours	0	2835	2416	4,027	3044.5	187	78	1,257
Sign/Repaired	0	120	91	84	63	2	7	40
Sign Work Hours	0	289	179	234	109	14	19	60
Salt Hours	0	10	143	24	76.5	3	289	288.5
Salt Tons	0	12	20	23	18	1	59	59
Decorative Street Light Hours	0	57	46	125	133.5	83	6	31
Traffic Light Hours	0	0	65	20	158	0	7	51

Sanitation Division

Sanitation Division	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	21-Jan	21-Feb	YTD 20/21
Total Hours Worked	2,685	3,634	4,406	4,024	4200.5	320	320	2,387
Facility Maintenance	3494	723	446	574	394.5	60	53	227
Fleet Maintenance	1034	488	445	331	294.5	13	22	161
Meeting/Training	502	265	130	135	127.5	2	5	38
Leave	1,253	428	700	476	336	20	110	410
Holiday	795	270	230	230	230	20	20	190
Overtime	508.5	119	4	12	39.5	0	0	8
Administrative	385	167	1	0	72.5	0	0	27
Sweeping Man Hours	0	1	0	0	0	0	0	0
R-O-W Hours	0	166	30	97	170	41	26	167
Salt Hours	0	0	0	0	0	0	0	0
Salt Tons	0	0	0	0	0	0	0	0

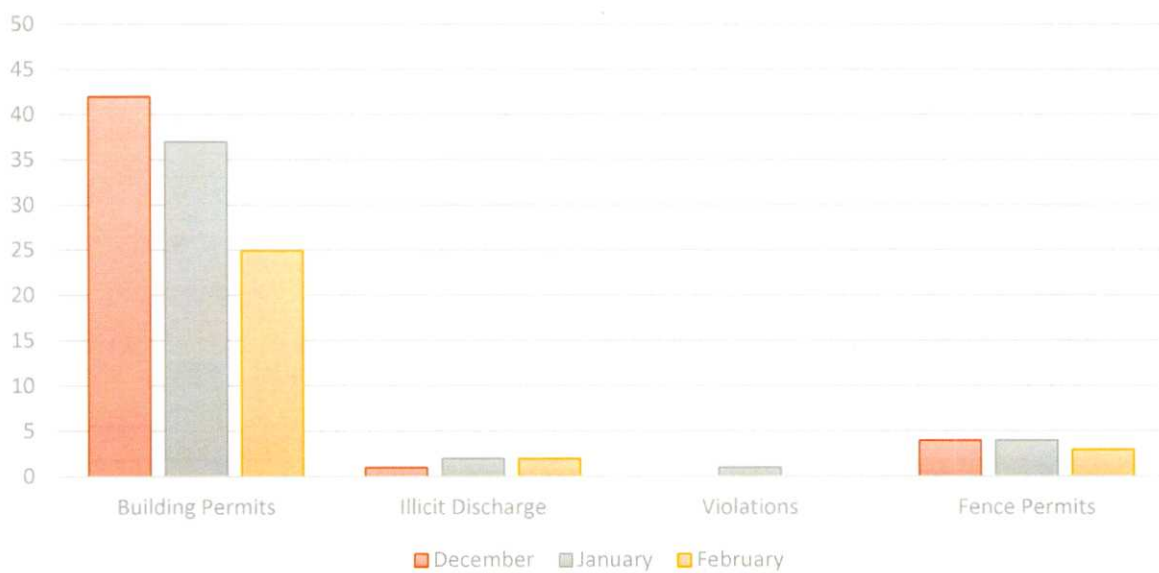
Sanitation	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	21-Jan	21-Feb	YTD 20/21
Brush Collection Stops	5,944	6,080	5,605	5,620	5161	420	204	3,324
Brush Truck Loads	459	551	522	578	584	46	28	317
Leaves Pickup Bags	3741	3,542	3,422	3,535	2934	334	80	3,021
Brush/Leaves Hours	1366	1,492	1,239	1,300	1225.5	105	60	726
Litter Pickup Bags	334	507	546	511	456	27	15	215
Litter Pickup Hours	1147	1132	985	957	892	37	24	403

**Public Services Department – Stormwater Division
February 2021**

Table 1: Stormwater Maintenance



Table 2: Compliance and Enforcement

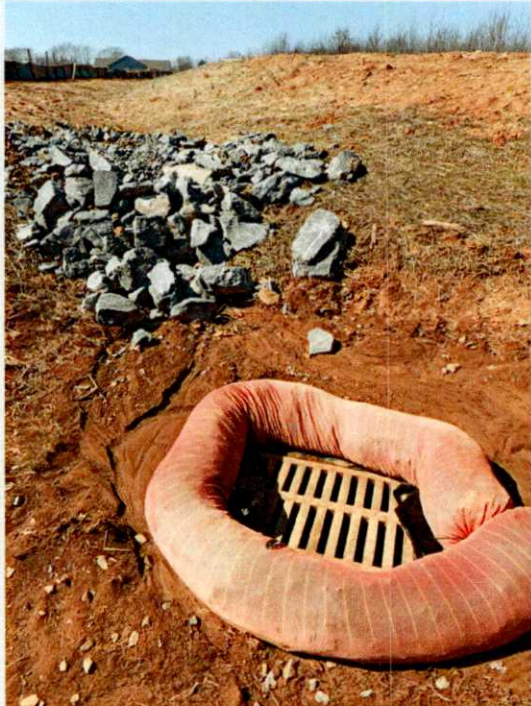



**Public Services Department – Stormwater Division
February 2021**

Stormwater Project List

Our objective is to establish and maintain a proactive approach to minimize any potential for localized flooding within City limits. This includes but is not limited to ditch maintenance. In addition, a large part of this objective is to respond to citizen complaints in a timely manner.

Below are the departments top priorities and work summaries:

<i>Address</i>	<i>Scope of Work</i>	<i>Status</i>	<i>Notes</i>
<i>Fields at Oakwood</i>	Erosion Inspection	Work Order: 022521009 <i>Complete</i>	
<i>676 North Palmers Chapel</i>	Single family residential' inspection of driveway culvert	W/O # 022521006 <i>Complete</i>	

Public Services Department – Stormwater Division
February 2021

**212
Hobbs
Drive**

Driveway replacement;
extend culvert
14ft using
corrugated metal
pipe in ROW;
replace headwall

WO#-
021021007
Complete



**103
Spicer
Court**

Increased
infrastructure
elevation and
excavated
material from
conveyance in
ROW; redressed
with seed &
straw

WO# -
020921001
Complete



Rainfall

Most recent rain
event occurred
on weekend of
February 26th-
28th. The City
received
approximately
5.41 inches of
rain.

7 complaints
received. 2
determined
for
residential
flooding.
Calista pond
is
undergoing
dewatering
and Villages
is scheduled
for CIP.



**Public Services Department – Stormwater Division
February 2021**

**100 Oak
Park Ct.**

Replace
headwall and
culvert

WO# -
020221001

Complete



**North
Palmers
Chapel**

Open trench
inspection for
new drainage
system at the
Reserve at
Palmers
Crossings for
phase 2.

WO# -
020321001

Complete



SWEEPER LOG

Monthly Report

4 cu.yd hopper/ actual usage- 3.0 cu.yd=4.5 tons

Date	Time	Mileage	Tons	Streets
02/24/21	8	30	9	Hwy 76, Raymond Hirsch, College St, 31W South
02/25/21	4	21	4	31W North and South
Totals:	12	54	13	<i>(detailed listing of all streets on file)</i>

**Public Services Department – Stormwater Division
February 2021**

Stormwater Division

Total Hours Worked	FY 15/16	FY 19/20	31-Dec	31-Jan	28-Feb	YTD 20/21
Stormwater	5,744	7,204	982	832	853	7531
Work Orders	0	69	11	4	13	96
Overtime	508.5	262	26	6	23	137
Facility Maintenance	3,494	638	107	85	112	464
Fleet Maintenance	1,034	314	74	107	94	473
Administrative	385	1,138	116	145	128	1127
Drainage Work (feet)	0	3,988	545	116	510	2576
Drainage Man Hours	0	1,371	228	139	163	2002
Debris Removed Load	0	188	6	6	6	164
Sweeping Man Hours	0	309	26	34	21	207
Mowing Hours	0	102	0	0	0	3
R-O-W Hours	0	1,506	57	48	10	166
Shoulder/Curb Hrs	0	0	0	0	0	40

The Stormwater crew assisted Public Work salting and plowing the roadway between February 15th-21st. There was a total of **79 salt hours worked**.

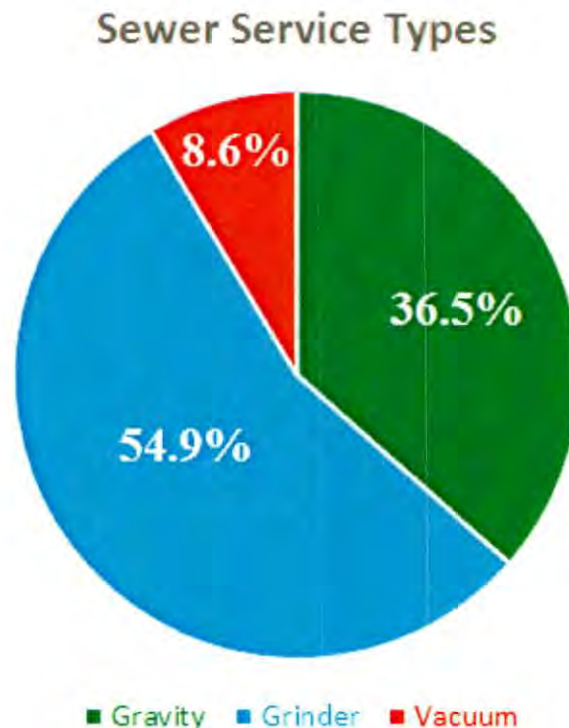
Catch Basin: Object ID:	Neighborhood	Location:	Date:
456/457	Northwoods	Pinewood	02/24/21
146	Northwoods	Magnolia	02/24/21
147	Northwoods	Magnolia	02/24/21
58	Northwoods	Hunterwood	02/24/21
465/466	Northwoods	Hunterwood	02/24/21
450	Northwoods	Hunterwood	02/24/21
136	Northwoods	Pembroke	02/24/21
135	Northwoods	Pembroke	02/24/21
120	Northwoods	Highland	02/24/21
122	Northwoods	Highland	02/24/21
123	Northwoods	Highland	02/24/21
121	Northwoods	Timberwood	02/24/21
118	Northwoods	Hunterwood Ct.	02/24/21

Public Services Department - Wastewater Division
February 2021

Collections System Activities:

The City of White House operates a dynamic and unique sanitary sewer system consisting of gravity services, low-pressure grinder services, and vacuum services. As of February 28th, 2021, City personnel count a total of 5,420 sewer system connections. Totalized counts of each type of connection are provided below:

Gravity Sewer Connections	1,978
Low-Pressure Grinder Sewer Connections	2,977
Vacuum Connections	465



The City counts 186 commercial grinder stations, 2,791 residential grinder stations, and 26 major lift stations integrated into our system.

811 Utility Locate Service:

Tennessee 811 is the underground utility notification center for Tennessee and is not a goal driven task: This is a service to provide utility locations to residents or commercial contractors. The 811 call system is designed to mitigate the damage to underground utilities, which each year public and private utilities spend millions of dollars in repair costs. TN 811 receives information from callers who are digging, processes it using a sophisticated software mapping system, and notifies underground utility operators that may have utilities in the area. The owners of the utilities then send personnel to locate and mark their utilities.

<u>Line Marking</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>		<u>February 2021</u>	<u>YTD</u>
Tennessee 811	1,691	1,670	1849	2315	2680		247	1,286

SCADA (Supervisory Control and Data Acquisition) Alarm Response Goal:

Our goal is to reduce the number of responses through an ongoing, proactive maintenance program at the major lift stations. However, there are uncontrollable factors that create an alarm condition; such as high-water levels due to large rain events, loss of vacuum, power outages, and/or loss of phase. These types of alarms notify us that a problem exists. A service technician can access the SCADA system from any location via a smart device and acknowledge the alarm. The SCADA system at every lift station will allow the technician to remotely operate the components at the station.

**Public Services Department - Wastewater Division
February 2021**

<u>Lift Station Location</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>		<u>Feb 2021</u>	<u>YTD</u>
North Palmers Chapel	35	22	23	8	3		0	0
Calista Road	24	55	13	4	2		0	1
Wilkinson Lane	0	8	4	1	3		0	0
Portland Road	1	1	4	1	0		1	1
Cope's Crossing	4	17	15	7	8		1	5
Union Road	91	8	17	6	6		1	6
Meadowlark Drive	1	11	6	4	2		0	1
Highway 76 (Springfield)	0	1	0	1	1		0	0
Cambria Drive	1	0	0	1	4		1	3
Sage Road (Hester)	0	7	2	0	1		0	0
Kensington Green	n/a	n/a	n/a	n/a	1		0	0
Grove at Kendall	n/a	n/a	n/a	n/a	n/a		0	n/a
Settler's Ridge	0	0	1	1	1		0	1
Summerlin	0	0	0	2	5		1	22
Heritage High School	0	22	0	2	1		0	0
Loves Truck Stop	n/a	n/a	n/a	n/a	0		0	0
Concord Springs	n/a	n/a	n/a	n/a	0		0	0
Parks Temporary	n/a	n/a	n/a	n/a	0		0	0
Treatment Plant	0	1	6	4	6		0	3

Alarms:

All significant lift station alarms were on the same day (02-28-2021). Alarms stemmed from flash flooding. We lost approximately 5,000 gallons of sewerage at the Union Rd station, and approximately 50,000 gallons at the Copes Crossing station. Due to heavy rains at the time, there were no visible effects on the environment.

System Repair Goals:

The goal is to minimize failures with the major lift stations and the mainline gravity, low-pressure and high-pressure force-mains and the air-vacuum systems. Key personnel have been trained over the last three (3) years on the proper operation and maintenance of the major lift stations. This program has been very successful in reducing the number of station failures. Some of the lift stations are either at or near their anticipated useful life. Therefore, we will continue to encounter equipment failures until the stations are replaced.

The mainline and service line repairs are mitigated in a large part by the 811-line marking program. However, we do encounter residents or contractors that dig without notifying the 811-call center. Under these circumstances the City must make repairs; and if the line break was due to negligence, the responsible party will be billed. In some cases, the breaks are due to weather events or age.

Public Services Department - Wastewater Division
February 2021

<u>Repairs</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>		<u>Feb 2021</u>	<u>YTD</u>
Major Lift Stations	57	42	19	4	4		2	6
Main Line	14	13	6	6	21		0	9
Service Line	42	44	5	10	18		3	11

Major Service Calls



- Settler's Ridge** – In August 2017, just days before Tropical Storm Harvey arrived in White House, a contractor ran over the pump station with a lull. The damage was evaluated the week after Harvey had passed. The tank, rails, and lid were all damaged beyond repair and therefore are on order for replacement. This is a pump station not yet taken over by the City. It shall be repaired and fenced for the City to take it over. **Tank has been delivered to the developer. The corrective action requirements for this station is for the developer and/or contractor to hire a company to patch the damage and supply the City with the replacement tank and a 2-year warranty on the repair, which has not yet been completed.**
- Concord Springs** – The only remaining issue with the lift station is to have the developer clean the inside of the station and remove mud, trash and other debris prior to final acceptance. Operationally, the station punch list has been completed and the station is working correctly. **The Concord Springs Lift Station was conditionally accepted by the City on 07-24-2020, with the agreement that the Contractor/Developer would complete installation of the privacy slats in the station fence, as well make satisfactory repairs to the station's access road (initial repairs were evaluated on 12-03-2020 and deemed inadequate). We are also waiting on the drive to be repaired. There is an issue with the pressure gauge sending an alarm every time the pumps run. This is not causing any issues with performance, and the gauge is being replaced under warranty. Replacement of the pressure sensor has not taken place at this time. Southern Sales is having difficulties acquiring the part from Gorman Rupp. Additionally, the access road still has not been repaired to acceptable standards.**
- The Parks** – The “temporary” lift station at the Parks subdivision was also started successfully. This station will allow for about 160 homes to be built while waiting on Gorman & Rupp to deliver the permanent station. **The permanent station is ready for shipment to the site, and awaiting installation of the new 10” force-main before delivery. Caleb Fuqua has agreed to hold the installation of the new station until the 10” force main is operational, due to force-main pressure/flow concerns. According to Mr. Fuqua, this force-main is planned for completion in February-March 2021. This 10” force main has been installed to the point where it will cross under the intersection of Pinson Lane and Pleasant Grove Road.**
- Wilkinson Lane Station** – Station is running on both pumps. WASCON is working with the City and several different suppliers on installing HDPE piping in the station. The DIP discharge piping is showing severe signs of decay. We anticipate roughly one year of operation before the pipe fails again. This will be the 4th time this station has had to be re-piped, so we have chosen a ridged, yet flexible pipe.

**Public Services Department - Wastewater Division
February 2021**

- 5. Sewer Model Update** – The Sewer Model Update being conducted by Jacobs Engineering remains underway. The model has been completed on the Southern Force-Main, with Jacobs shifting to final data acquisition and testing of the Northern Force-Main and Western Force-Main. Jacobs has also expressed that they are ready to move into the Master Plan Update stage of the project, which can begin concurrently with the Model Updates to the Northern and Western mains. **Completed Model Update for the Southern Force-Main and Copes Crossing lift-station** has revealed that they have exceeded their designed capacity, and will need to be upsized (or have existing flow removed) to accommodate further development on the southern and eastern sides of town. Additionally, the Meadowlark and Union lift stations have reached their wet-weather capacities. Crews have identified sources of infiltration and inflow (“I&I”) and are working to resolve, beginning with Meadowlark station. Jacobs Engineering is compiling the final combined report for both the Sewer Model Update and the Master Plan Update.
- 6. Septic to Sewer Conversions** – The City continues to make progress on septic to sewer conversions. Two (2) conversions on Calista Rd have been completed in 2020. An additional eight (8) addresses have been approved by the Board to be added to the approved list of septic-to-sewer conversion projects. **In recent consultation with Public Works regarding upcoming paving schedules, the department plans to target six (6) projects on Union Rd and one (1) project near the intersection of 31W and Magnolia Blvd for the 2020/2021 fiscal year.**

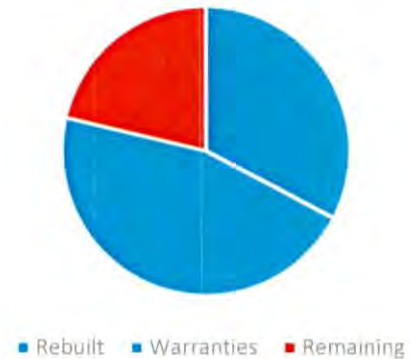
<u>Work Orders</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>		<u>Feb 2021</u>	<u>YTD</u>
Vacuum System Service Request	87	172	143	112	82		4	32
Gravity Service Request	5	12	0	10	13		2	9
Low Pressure Service Request	530	716	621	728	770		24	409
Total Pumps Replaced	313	338	401	361	449		18	250
Total Pumps Rebuilt	n/a	n/a	n/a	n/a	n/a		13	49
Grinder Tank PM Program	n/a	58	63	358	267		5	185
Inspection for New Service	36	23	54	103	226		10	218
Final Inspection for New Service	37	55	56	62	110		9	107
Sanitary Sewer Overflow (SSO)	6	9	1	3	49		5	13
Odor Complaints	16	17	28	43	43		2	26

**Public Services Department - Wastewater Division
February 2021**

Pump Rebuilds:

The capital outlay budget was designed for a total purchase of 275 new E-One grinder pumps for the 2020/2021 Fiscal Year. However, the City estimates that a minimum of 425 pumps will be needed to meet all the service call requests for the year. To supplement the amount of pumps on-hand, the department will focus on steady rebuilding throughout the year. The goal is to average 3 rebuilds per week, for a total of 150 extra pumps throughout the year. **Thus far in the 2020-2021 fiscal year, we have rebuilt 49 pumps in-house, and received a total of 69 warranty pumps rebuilt/returned from our supplier.**

78.7% of Pumps Rebuilt



Treatment System Activities:

Wastewater Treatment Plant Goals:

The primary goal for the treatment plant is to provide an effluent quality that meets or exceeds the TDEC required limits as set forth in our NPDES permit. This is measured by a violation occurrence that must be notated on the monthly report. The secondary goal is to provide a high-level operation and maintenance program to ensure the plant runs as designed. This plant was built in 2001 and has been experiencing mechanical failures on components that operate 24/7.

<u>Parameter</u>	<u>Nov - 20</u>	<u>Dec - 20</u>	<u>Jan - 21</u>	<u>Feb - 21</u>	
Flow – To Creek	0.645 MGD	0.703 MGD	0.625 MGD	0.725 MGD	MGD = Million Gallons/Day
Flow – To Spray Field	0.0 MGD	0.00 MGD	0.00 MGD	0.00 MGD	
Total Flow Through Plant	0.645 MDG	0.703 MGD	.625 MGD	0.725 MGD	
Capacity	1.4 MGD	1.4 MDG	1.4 MDG	1.4 MGD	
% of Plant Throughput	46.1%	50.2%	44.6%	51.8%	(0.725 MGD) / (1.40 MGD)
Actual Capacity	1.12 MGD	1.12 MDG	1.12 MDG	1.12 MDG	(1.4 MGD x 80%)
% of Allocated Capacity	57.6%	58.6%	52.1%	64.7%	(0.725 MGD) / (1.12 MGD)
Rainfall	3.48"	4.69"	3.68"	7.29"	

<u>Effluent</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>		<u>February 2021</u>	<u>YTD</u>
Violations	1	7	7	13	7	12		2	3

**Public Services Department - Wastewater Division
February 2021**

1. **Violations:** One violation for Total Phosphorus Rolling Average in pounds per year. This will continue until the new plant is operational. Violations may continue for several months after completion of construction until the annual rolling average can be reduced below the violation limits by the new facility. The City has consulted with vendors to discuss potential chemical treatment options for phosphorous, and have completed jar-testing of potential options. The next step will be determining a feasible injection point for the chemical additive. **We have had Aulic Chemicals come in and jar test to see if their product can help us lower TP. We have yet to receive a quote and information on their proposed solution. The second violation was the C. Dubia reproduction. We have run the required "TIE/TRE", which uses three different treatments (Carbon Filtration, Ferric Chloride and Sodium Thiosulfate) to give operators an idea where to start looking for the problem. The carbon and ferric seemed to give the best results, however, after a 10-day holding time, the plant effluent was able to support reproduction with no treatment. We have tested for every known toxin that can cause reproductive issues with C. Dubia and have been below documented toxicity levels on all accounts. Robert Allen is continuing to research potential causes of this permit violation.**
2. **TDEC Order and Assessment:** On July 15th TDEC issued the City of White House an Order and Assessment notice in the amount of \$63,040 for a total of 29 violations that occurred between March 2018 and February 2020 (the only unresolved violation being the rolling total phosphorous average). An initial payment in the amount of \$12,608 was required within 30 days, with other penalties only being applicable if the provisions of the order and assessment were not met. Two (2) provisions were of concern to City staff: The City must begin to initiate the implementation of the state-approved plans for the WWTP expansion within 90 days; and the City must remain within "significant compliance" of the facility's permit for a period of two (2) years following completion of construction of the new facility. City personnel spoke with TDEC officials on July 29th, and were able to confirm that the City is already compliant with the 90-day initiation period as a result of the progress made with the SRF Loan process for the facility, and received an extension of the "significant compliance" period to begin one (1) year after completion of construction, to allow for the influence of the old facility's treatment effectiveness on annual rolling averages to be completely phased out. An estimated approximate timeline of anticipated steps required to complete the SRF process and to move forward with plant bidding/construction has been provided below. **The City received written confirmation of this arrangement from TDEC on August 7th.**
 - City submitted Fiscal Sustainability Plan Certification Letter to TLDA (05-06-2020).
 - Financial Sufficiency Review completed for SRF Loan to fund WWTP expansion project (05-26-2020).
 - City advertised for SRF Loan Public Meeting (began 08-03-2020).
 - City hosted SRF Loan Public Meeting (08-19-2020).
 - City submitted minutes of SRF Loan Public Meeting to TLDA for approval following Public Meeting.
 - TLDA has released Finding of No Significant Impact (FNSI) to City (received 09-17-2020).
 - City BMA to approved resolution to apply for SRF Loan.
 - City triggered to begin 2-week period to address FNSI Public Comments (comment period has expired with no comments submitted).
 - TLDA triggered to approve the Facilities Plan (approval has been issued).
 - City submitted SRF Loan Application packet (11-11-2020).
 - TLDA has approved SRF Loan Application (late December).
 - City submits Performance Standards Summary to TDEC for final approval (early-January).
 - TDEC provides final approval of Performance Standards Summary (mid-January).
 - TLDA releases City to begin advertisement period for bids (complete)
 - City begins 6-week advertisement period for Construction Bids for WWTP (IN PROGRESS).
 - City submits completed Fiscal Sustainability Plan to TDEC (anticipated late-March).
 - City begins review process for Construction Bids for WWTP (early-April).
 - City selects winning bid following review process (anticipated early-May).
 - City begins advertisement of winning bid for City Board Meeting agenda (anticipated early-May).
 - City Board of Mayor and Aldermen vote to approve winning bid (anticipated mid-March).
 - City submits winning bid to TLDA for approval (anticipated mid-May).
 - TLDA approves winning bid (anticipated early-June).
 - City notifies bid winner, contract executed (anticipated early-June).
 - City issues Notice To Proceed (anticipated early-June).

Public Services Department - Wastewater Division
February 2021

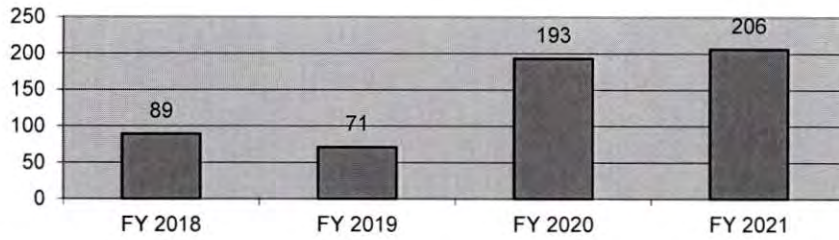
3. **H₂S & Ferric Sulfate:** Staff continues to monitor the carbonaceous biochemical oxygen demand (**CBOD**) and the total suspended solids (**TSS**) which will indicate any settling effects of Ferric Sulfate we are feeding at the Tyree Springs Manhole and Union Road stations. **The feed rate is 19 gallons per day at the Union Road lift station and 19 gallons per day at the Old Tyree lift station. We are currently looking at alternative processes for H₂S control in this area. With all of the additional flows that have been added to the Copes Crossing lift station, Ferric Sulfate is no longer working as well for odor control.**
4. **Peracetic Acid:** TDEC has approved our use of PAA as the method of disinfection and has modified our NPDES permit accordingly.

The PAA feed rate is operating at a constant **3.00** parts per million (ppm). The average residual was **0.33** PPM with a max residual of **0.37** PPM. *Last month the feed rate was 3.00 ppm.*

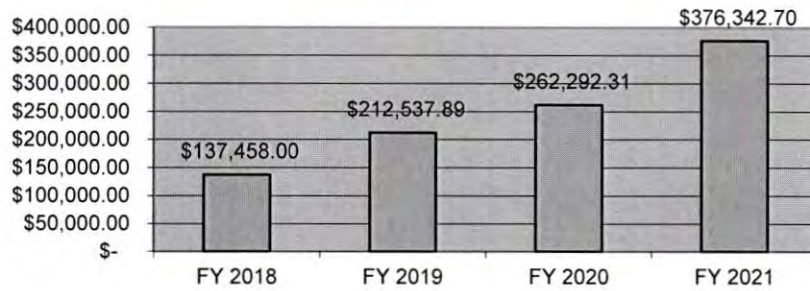
Our TDEC permit states in part that, "The concentration of the E. Coli group after disinfection shall not exceed **126 CFU's** (colony forming units) per 100 ml." Additionally, our *daily maximum* concentration limit is **941/1000ml**. Our E Coli testing for the month was an average of **20.6 CFU's** which is well below the limit. *Last month the average was 28.6.*

Planning and Codes Department
FEBRUARY 2021

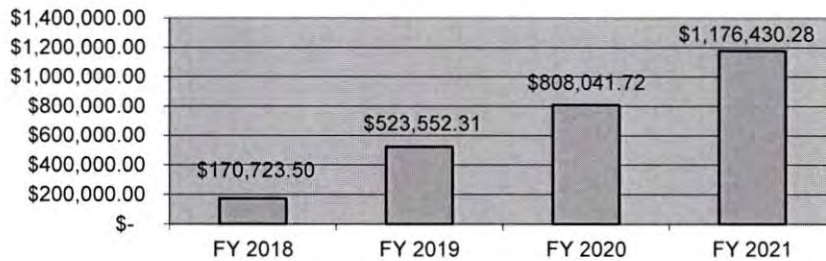
Single Family Permits



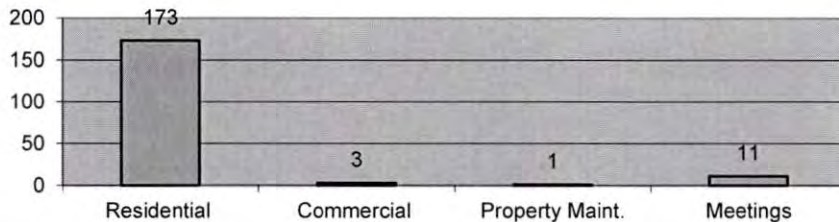
Impact Fees



Permit Fees



Monthly Inspections / Meetings



**Planning and Codes Department
FEBRUARY 2021**

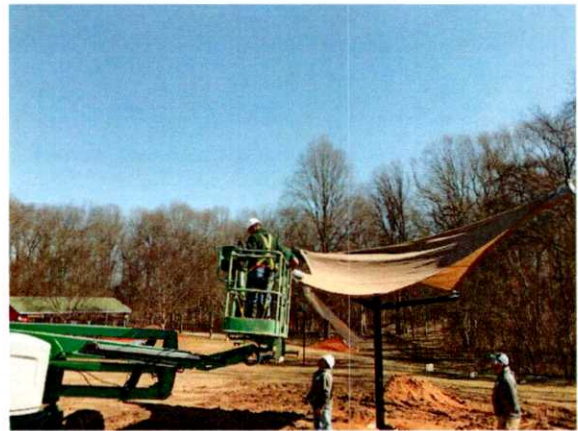
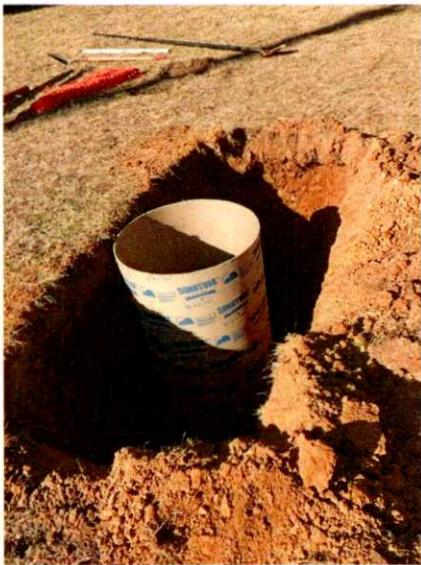
	Month	FY2021	FY2020	FY2019	FY2018
MEETING AGENDA ITEMS#					
Planning Commission	6	51	69	66	69
Construction Appeals	0	0	0	0	1
Zoning Appeals	0	4	5	6	7
Tech. Review/Study Session	1	2	2	0	1
Property Maintenance	0	0	0	0	0
PERMITS					
Single Family Residential	24	206	193	71	89
Multi-Family Residential	0	0	0	13	5
Other Residential	6	49	91	93	238
New Commercial	1	3	6	3	3
New Industrial	0	2	0	1	0
Other Com/Ind	1	16	23	33	31
Sign	1	7	14	25	24
Occupancy Permits		21	14	25	24
Commercial Certificate of Occupancy-					
City Museum-707 Hwy 76					
Luxe Nails-707 Hwy 76					
Other	3	4	12	3	14
BUILDING INSPECTIONS					
Residential	173	1425	2858	2411	1112
Hours	12	428	699.58	414.98	383.59
Commercial /Industrial	3	59	110	179	165
Hours	2	24.93	12.83	179	165
CODE ENFORCEMENT					
Total Cases	1	72	330	179	165
Hours	0.5	28.75	70.24	86.75	75.17
Complaints Received	1	23	116	98	132
MEETINGS					
Administration	6	43	58	68	51
Hours	8	70	38.26	103.67	101
Planning	5	36	76	135	73
Hours	4	44.75	96.58	155.5	86.82
Codes	0	5	28	35	27
Hours	0	3	37.85	40.16	18.67
FEES					
Permit Fees	\$262,002.98	\$ 1,176,430.28	\$ 808,041.72	\$ 523,552.31	\$170,723.50
Board Review Fees	\$0.00	\$ 78,900.00	\$ 11,000.00	\$ 3,750.00	\$4,683.00
City Impact Fee	\$80,000.00	\$ 376,342.70	\$ 262,292.31	\$ 212,537.89	\$137,458.00
Roads	\$35,114.00	\$ 172,290.00	\$ 77,860.90	\$ 98,885.80	\$112,424.58
Parks	\$9,504.00	\$ 77,616.00	\$ 74,646.00	\$ 23,140.00	\$ 10,163.90
Police	\$21,308.00	\$ 107,981.90	\$ 59,096.30	\$ 11,704.30	\$ 8,971.20
Fire	\$14,074.00	\$ 24,831.80	\$ 36,749.61	\$ 23,344.29	\$ 5,963.72
OTHER ITEMS					
Subdivision Lots	0	0	0	235	51
Commercial/Ind. Sq Ft	0	0	15,216	214,206	27,006
Multi-Family Units	0	375		0	144
Other	n/a	n/a	n/a	n/a	n/a
Subdivision Bonds: 15	\$ 3,746,925.30	\$3,374,092.67	\$1,633,984.00	\$922,141.63	\$573,840.00
Builders Bonds	0.00	\$ -	\$ 18,000.00	\$ 69,366.43	\$45,366.43
Workings Days in Month	15	17	17	16	15

**Parks, Recreation, & Cultural Arts Department
February 2021**

Summary of Month's Activities

This month we continued sign-ups for several sports, had some sports start practicing at our facilities and got quite a bit accomplished project-wise.

We were finally able to get back to work on the Dog Park this month and began preparing to install the shade structure. We finally got it completed in the final week of the month. All of the guys that worked on it did a tremendous job as it was a very large project that we could have easily had someone else install for us but they rose to the task and got it done. Now we just have to do some dressing up of the area and then install a bench and dress up a couple of other areas and seed and straw the tunnels and we will be complete with Phase II of the Dog Park. Here are some pictures of the shade structure work and final product:



Parks, Recreation, & Cultural Arts Department
February 2021

The Maintenance Building has essentially been completed. There won't be much else that we will do this year on it with the busy season coming up. We will probably install a breezeway between the two buildings sometime next budget year and continue to add small things here and there but the main objective has been achieved. We are very pleased with the way it turned out and the fact that we were able to do it ourselves while also coming well under budget was the cherry on top. Check out some photos of the final product:



Parks, Recreation, & Cultural Arts Department
February 2021



Design work on the Soccer Complex renovation project has continued and is nearly complete. We are looking at going out for bid in April, possibly. So, maybe by summer they can be started on construction, which means this project will carry over to next year's budget. Again, the current plan is to try and get a brand new soccer field for the complex and have it lit. We would also like to include adding lighting to the remaining fields that aren't completely lit yet (Fields 1, 3 and 4) and possibly change them to LED, if the money is there. *Just a note that we still have not heard about the grant we applied for which involved Phase II of this project.*

We also received a Property Conservation Grant again this year. This has been awarded to us two other times as well and we installed cameras at the Splash Pad and Dog Park with those grants. This time we decided to install them at the restroom facility at the Municipal Park. We had a string of burglaries there a couple years ago and the parents have been clamoring for some surveillance up there ever since. Those cameras were installed this month. So, we now have the entire parking lot for the quad, the concession stand area, and part of the fields covered by surveillance. Hopefully this will make those parents and coaches feel a little safer while attending games. Here is a picture where a few of them are located:



As far as the barn at the Byrum Park location: we have taken it down to the ground and we are trying to see if the Fire Department will be able to burn the rest of it or if we will need to haul the rest away. Either way, it should be taken care of by next month, hopefully.

Another small project that we got completed this month was to outfit our new ABI infield groomer to be able to laser grade. A couple of the guys went to South Bend, Indiana (where the company is headquartered) to get the work done on it and get trained on how to use it. We will still need to purchase a couple pieces of equipment (which will be purchased out of next year's budget) to actually be able to perform the laser grading ourselves but the machine we have is now setup to be able to do it once we have that additional equipment.

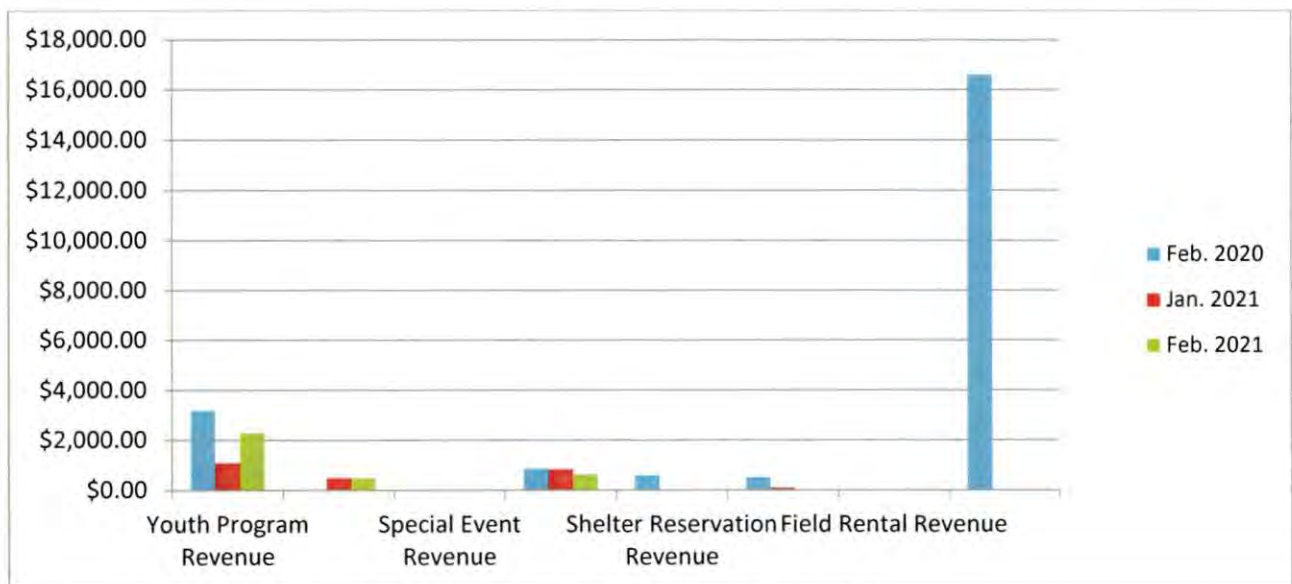
Parks, Recreation, & Cultural Arts Department
February 2021

The final project we have for the year is the Greenway paving. That should be going out for bid here soon, which means we may be able to get that done in late spring. We are aiming to get Wayside paved this time around but it will require a company that has smaller equipment that can go over a wooden bridge to access that area.

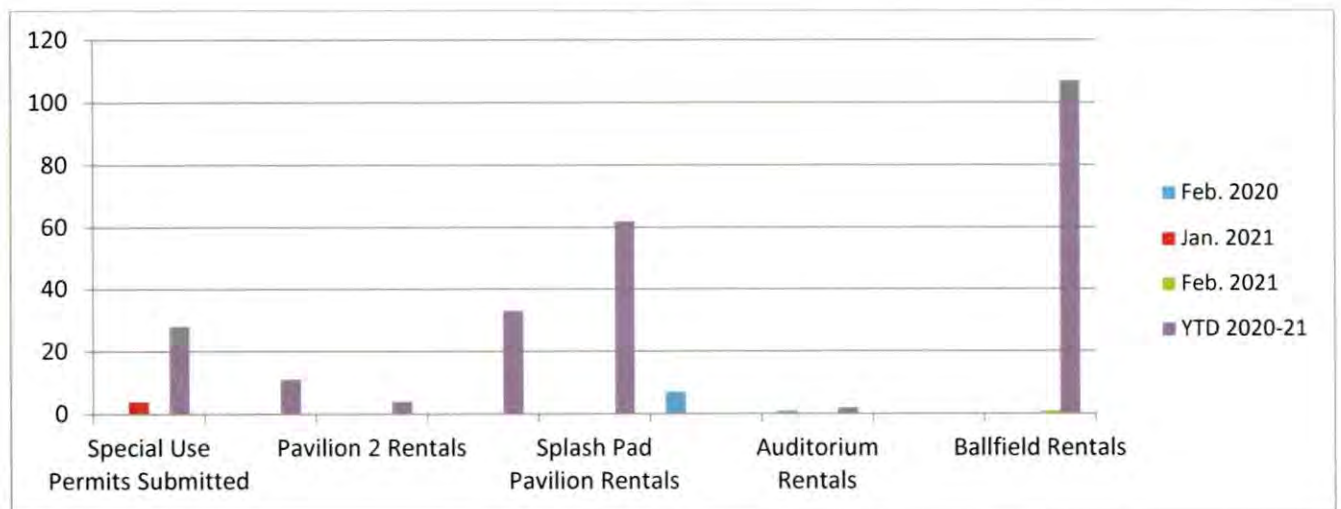
Finally, we are still waiting on the Columbarium to arrive from China but Scott Kelly has told us he expects it in the next month or so and he has already done the base for it. So, hopefully once it arrives it will be a short turnaround for getting it installed.

The Senior Center has continued to offer their drive-thru meals and it has continued to go really well. Next month we are going to start integrating a couple more activities back into the Senior Program as things have started settling down a little more but we still require masks and practice social distancing. We still aren't ready to take trips with the Senior Van yet but maybe once we get into the summer or something we can start doing some things like that again.

Revenues

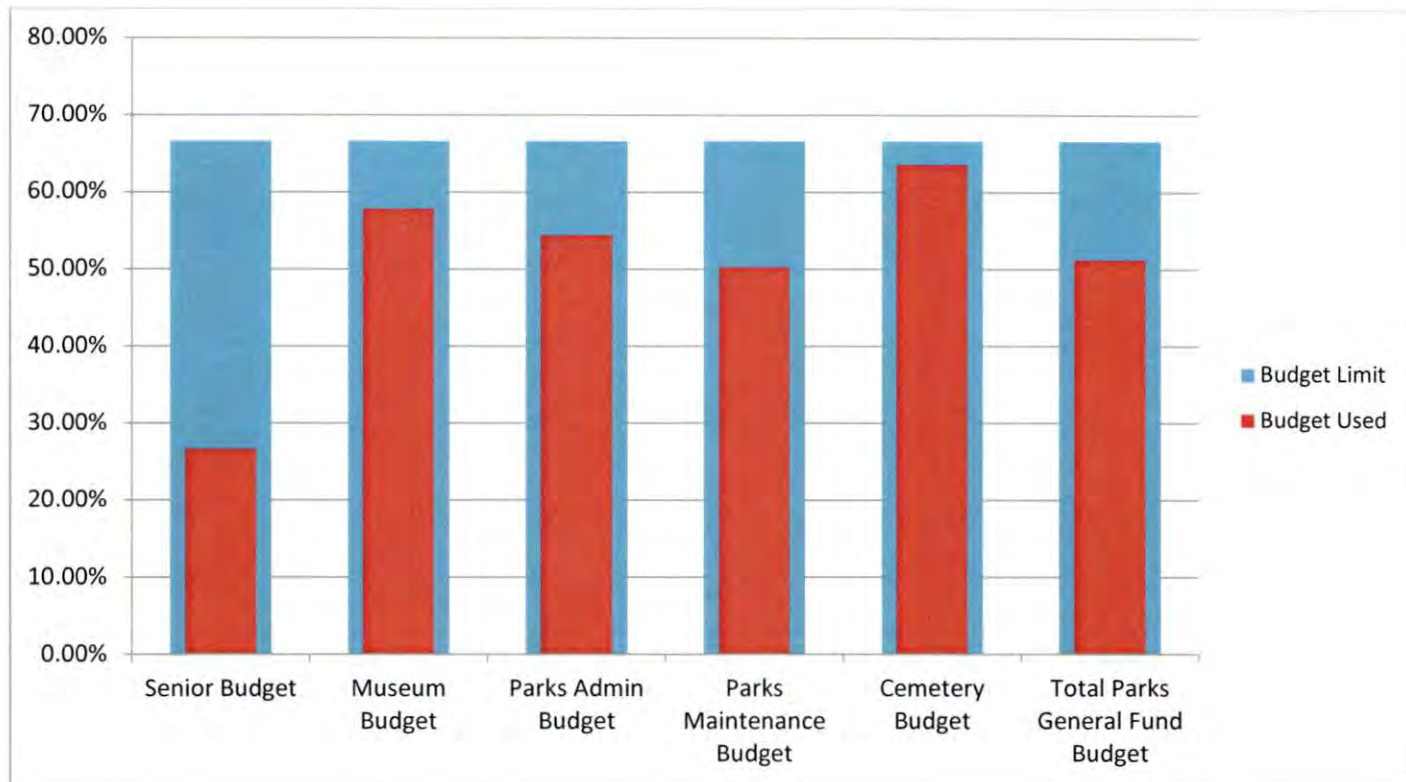


Facility Usage



**Parks, Recreation, & Cultural Arts Department
February 2021**

Over/Under Budget



Recreation

Basketball continued playing their games for the month of February. Trophies for all grades were ordered on February 2nd and handed out on February 27th. First place medals for each division will be handed out when the season ends on March 13th. Basketball was shut down for the week of February 15th due to the snow that we had. Tate Ornamental was gracious enough to weld our broken basketball rack back together for us and make it usable for years to come.

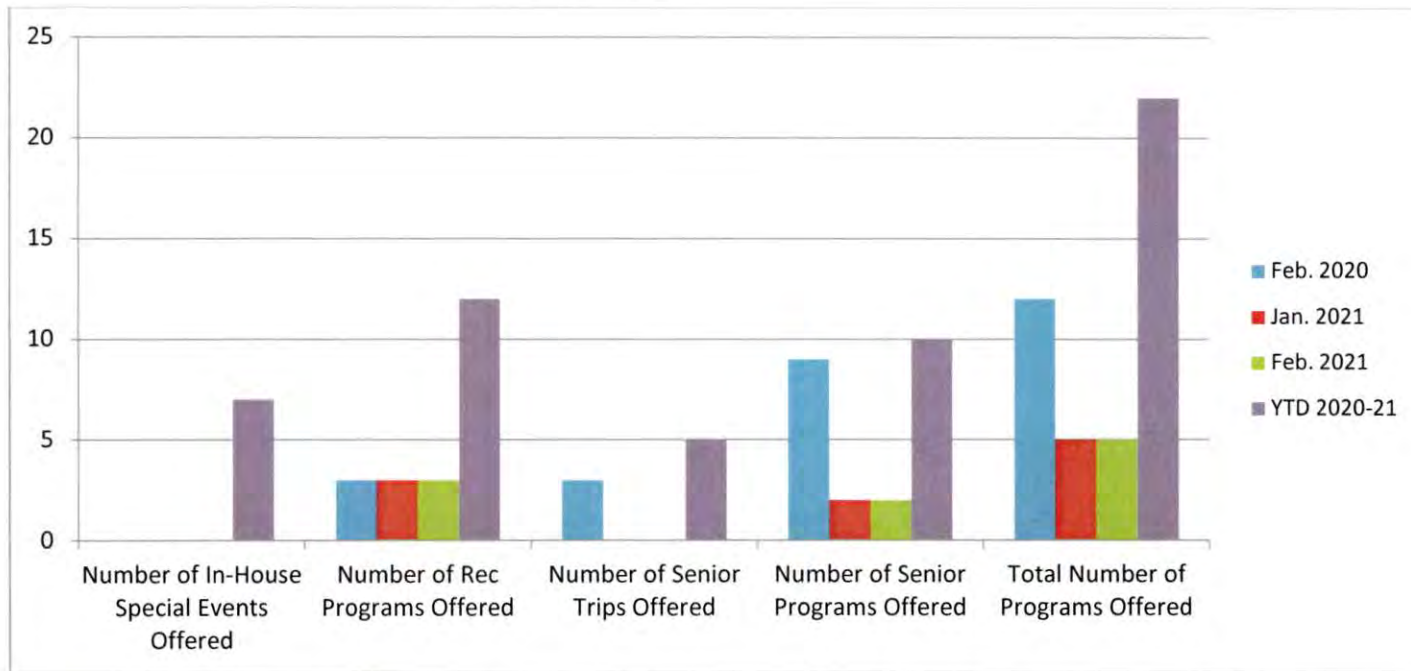
Spring Volleyball signups ended on February 21st online. We had 45 signups and have continued to put others on a waiting list in hopes of creating two additional teams. Our breakdown of signups were 32 Residents and 13 Non-Residents at the end of February. New Volleyballs, uniforms, and trophies will be bought during this upcoming season.

Challenger Baseball signups ended on February 28th. We had 11 players sign up for our league this year and will have a new coach helping us this year. We will continue to offer practices on Tuesday nights and Saturday mornings with scrimmages happening with White House Youth Baseball throughout the season. The hope is to have 6 games for the kids and an end of the year party at the Park Pavilion in May. Baseballs, bats, uniforms, and trophies will be purchased for the upcoming season.

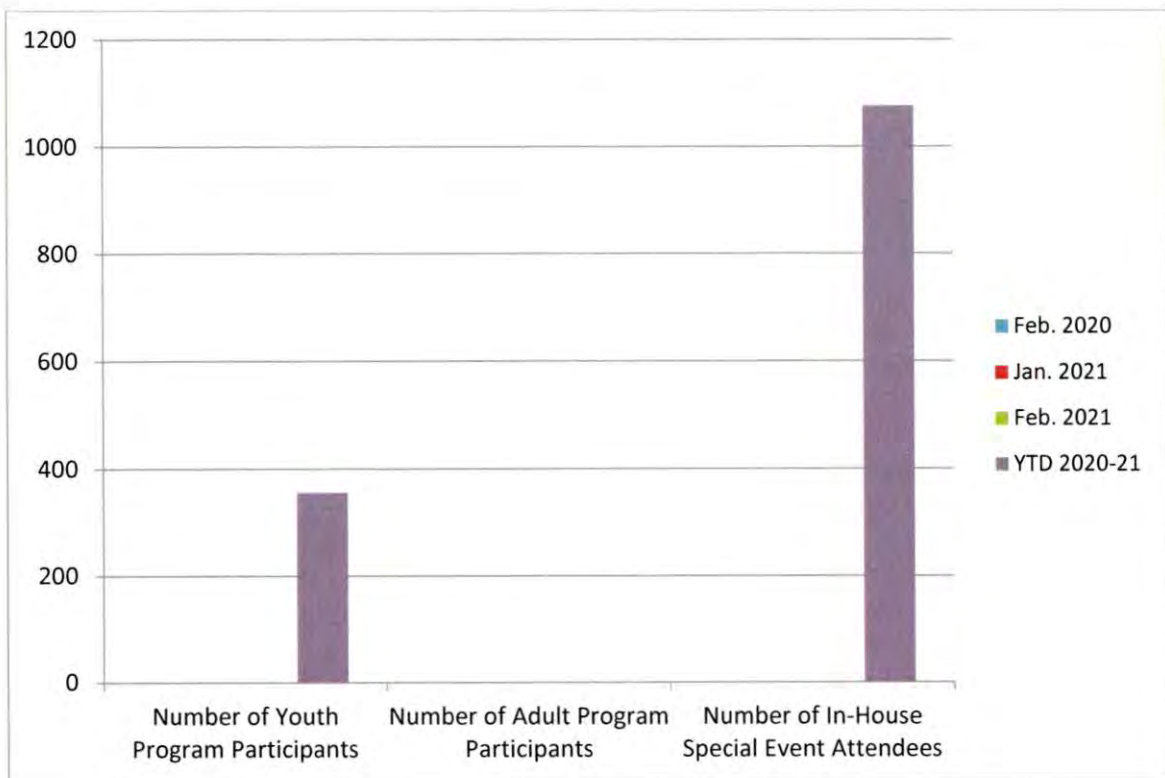
Adult Softball signups also ended on February 28th. At the end of February, we had 2 full teams and 2 free agents signed up. Due to late interest, we have extended the deadline until March 11th to try to fill the league to have a season. Practices and games will be on Tuesdays, Thursdays, and Saturdays from March until May if the league fills.

**Parks, Recreation, & Cultural Arts Department
February 2021**

Programming Opportunities



Programming Attendance

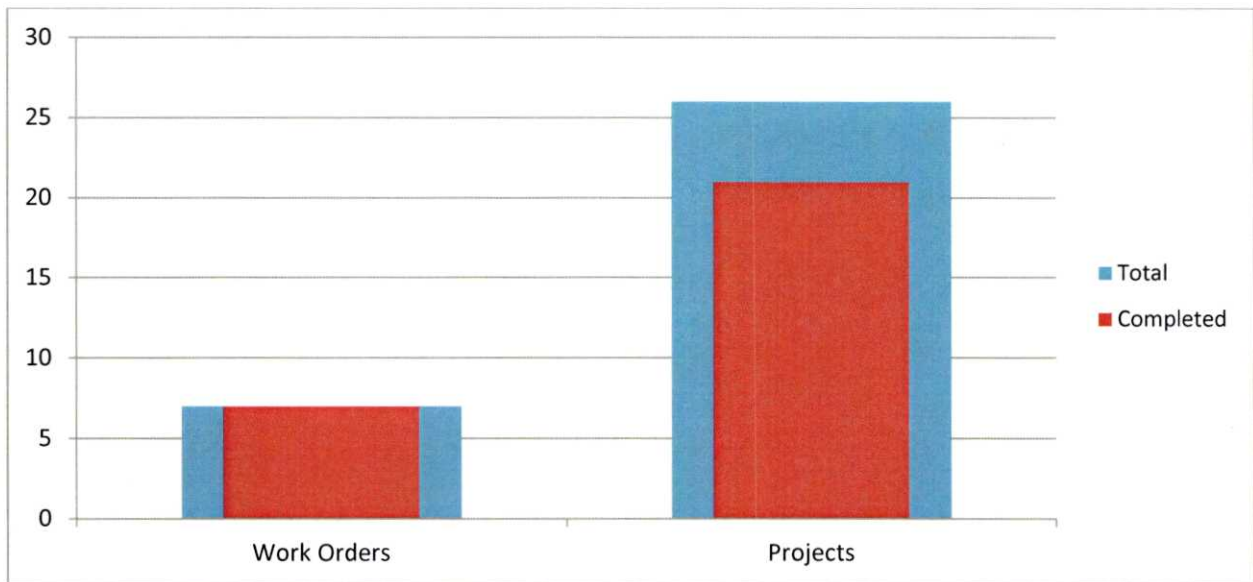
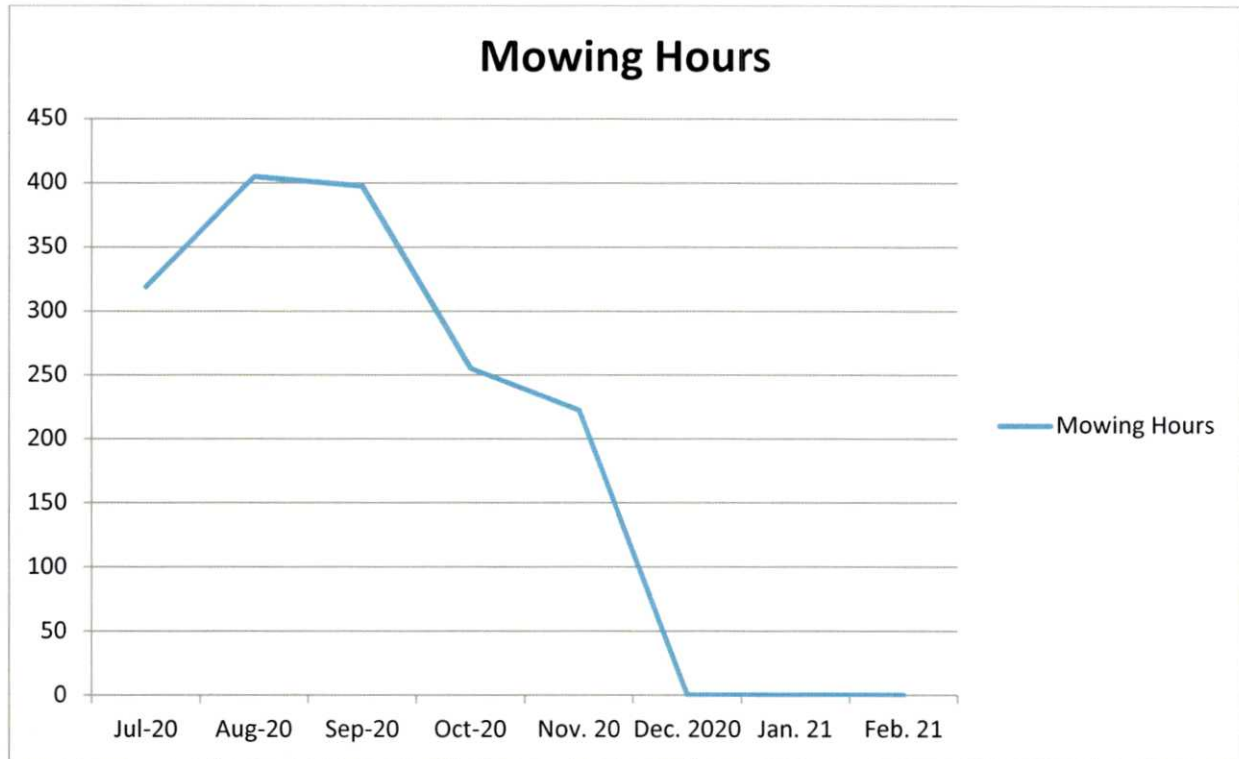


**Parks, Recreation, & Cultural Arts Department
February 2021**

Maintenance

- Prepped all of the equipment for the spring mowing season: Blades, belts, batteries, filters, oil changes, tires, thorough greasing, etc.
- Performed final touch-up painting to the office and the restrooms @ the new shop
- Performed dirt work around the new shop... Still need to haul LOTS more dirt in so that we can bring the elevation up to grade around the new shop
- Constructed and installed new wall-board to hold all of our Dewalt-battery-powered tools---We will add to thi wall as our tool collection grows
- Widened wheels and tires on the back of our big Kubota tractor
- Checked over the trailer prior to oru trip to south Bend, IN---Air pressure, bearings new battery for electronic break control
- Painted hand rails and all railing upstairs (multiple coats)
- Painted floor upstairs and the steps leading up
- Painted 3 main signs in the main park/cleaned the roofs as well
- Painted metal posts along road and throughout the park (high-gloss black)
- Erected shade curtain structure and hung the curtain to complete project at the dog Park
- Mixed and poured two bags of mortar around the beginning nut and bolt connection for the Dog Park
- Poured 15 bags of concrete to finish encasing the nuts and bolts connection of the main beam for the shade curtain
- Did rough-in dirt work @ the Dog Park, around the curtain
- Filled in (length of the water line)divot @ the Dog Park
- Removed stakes and straps from the pine trees down @ the Dog Park after 2 years of stabilizing all of the tree in the field/Between Dog Park and row of houses
- Raked main road through the park during/after the snow storm that we had this month
- Installed two new Home Plates and all new base anchors of field's 2 and 3 after new dirt work and conditioner had been installed/We create and build our own base anchors/It's the same ones used in the major leagues/Same design/Field 2 had a 60ft. base line installed and Field 3 had 60ft. and 70ft. installed on it
- Removed and installed new hygiene boxes in the women's restroom at the soccer complex
- Prepped the sprayer rig for spraying all of the sport fields @ the beginning of March/Trained a new employee on how to make ready the sprayer and how to perform the calculations for spraying each, individual sport field
- Dug, poured, and installed 3 different head stones at the cemetery
- Performed normal monthly PM service on all equipment

Parks, Recreation, & Cultural Arts Department
February 2021



Museum

Parks, Recreation, & Cultural Arts Department
February 2021

Volunteers

Volunteer helped with unloading display case to fix lighting issue, adding new donated items to displays and checking labeling of museum items then adding new labels to those display items that needed them. For the month of February, the museum volunteer worked for a total of 3 hours.

Exhibits



An addition was made to the Women's Suffrage display. Gary Owen, a local artist, loaned one of his paintings of Susan B. Anthony. Owen had loaned the painting to the Marnie Sheridan Gallery at Harpeth Hall in the school's celebration of the 19th Amendment and wanted to share it with the museum for the duration of the exhibit. The 19th Amendment/Women's Suffrage display will run until the end of March 2021.

Tours at Museum

A few walk-through tours have been provided.

Social Media Promotion



White House History Wednesday's monthly edition was posted on Wednesday, February 24, 2021 with a new episode on The Ice Storm of 1994. This timely selection was chosen since just the week before the City of White House was snowed in for about 4 days. White House History Wednesday will continue through 2021 with an episode every 4th Wednesday of the month.



Gifted Donations



February 22, 2021/Donation – Terry Palmer donated a sauerkraut knife, whiskey jug and butter paddle. The knife and paddle have been in the Palmer family for 3 generations. These items are excellent additions to the museum's home living area as seen in picture.



February 24, 2021/Donation – Tommy B. Mayes donated 10 school bells that had been used in the White House Schools, 4

**Parks, Recreation, & Cultural Arts Department
February 2021**

White House High School Annuals and 3 brochures to the museum in memory of his wife Delores Jones Weidemann.

Ongoing Tasks

Continued work on collecting and scanning and sorting of pictures for the 50th Celebration for 2021.

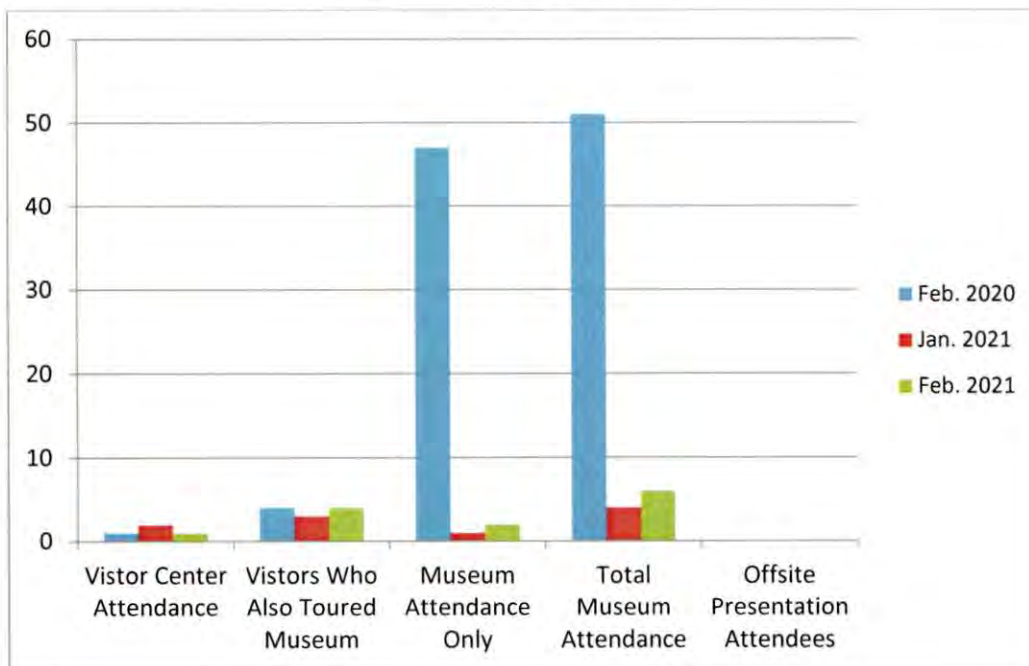
Facility Usage

White House Youth Soccer (WHYS) used the training room for 4 nights in the month of February for select soccer meetings and recreational soccer meetings and draft. The cumulative total for attendance for all 4 nights was 94.

Visitors' Center and Museum Attendance

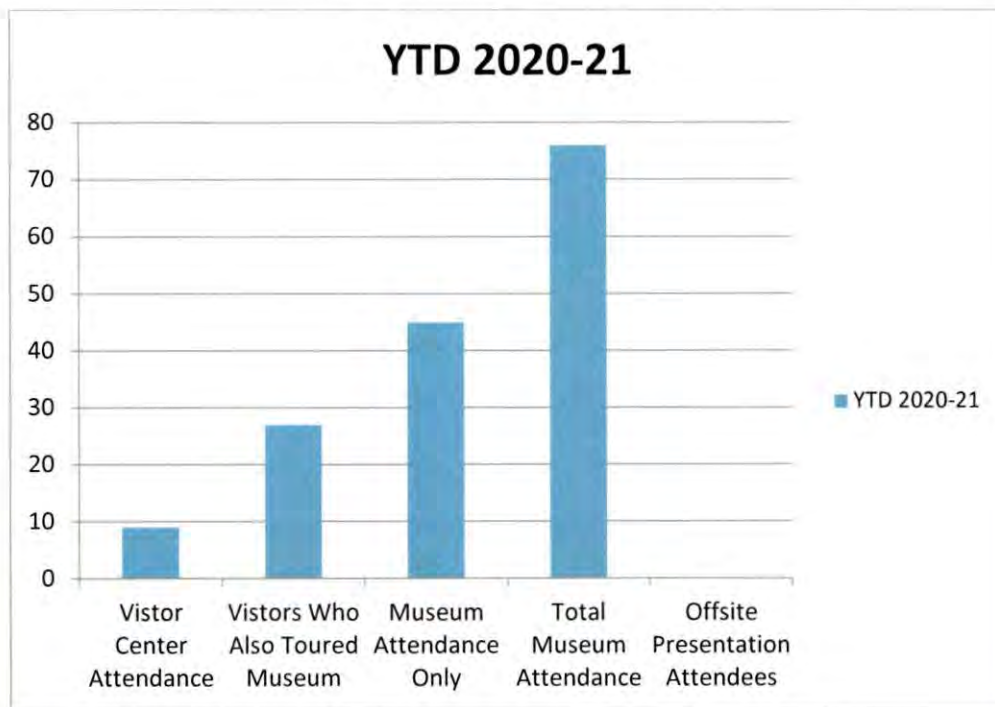
Visitors' Center Only	Visitors' Center and Toured Museum	Museum Only	Total Museum Visitors	Off Site Presentations Attendees
1	4	2	6	0

Museum/Visitor Center Usage



**Parks, Recreation, & Cultural Arts Department
February 2021**

Museum/Visitor Center Usage YTD

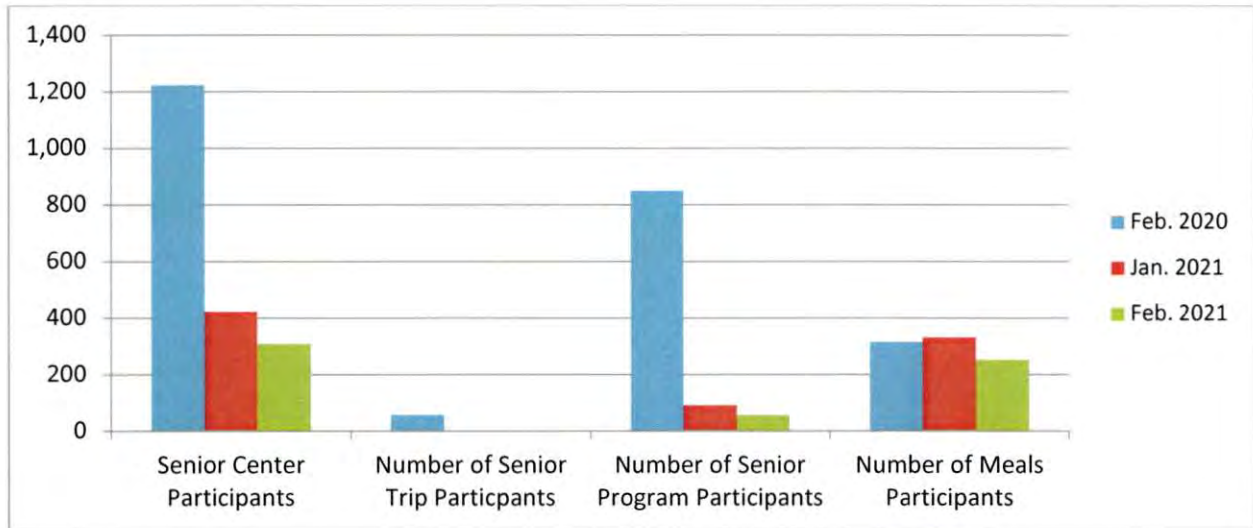


Senior Center

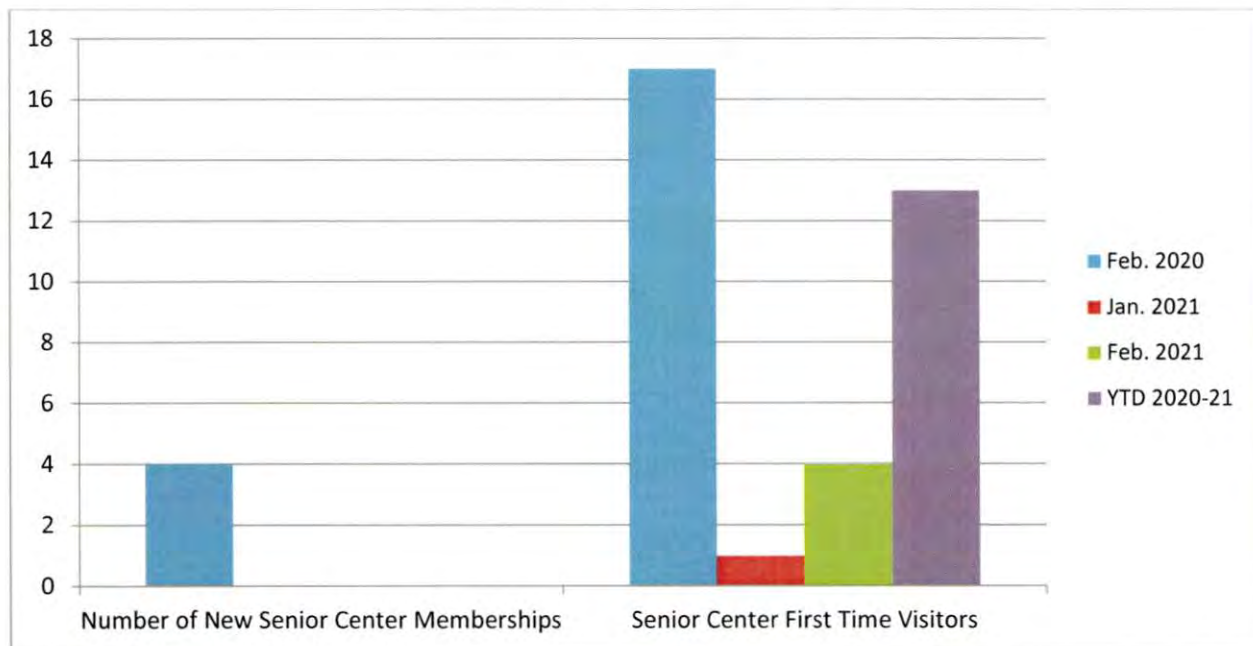
Senior Center Participation - February 2021			
<u>Outings/Events:</u>			
Total	0		
		<u>Sr Meals Wednesdays</u>	
		80	
		83	
		90	
		253	TOTAL
<u>Programs:</u>			
Sittercise	40		
Walk			
Yoga	16		
TOTAL	56		
NEW MEMBERS	0		
FIRST TIME ATTENDEE	4	Coleen, Anita Watts, Mr. & Mrs. Spotts	
TOTAL Sr Center Participants:	309		

**Parks, Recreation, & Cultural Arts Department
February 2021**

Senior Programming/Attendance



New Senior Memberships/First Time Visitors



Facility Usage

	FYE 2019	FYE 2020
Special Use Permits Submitted	13	15
Pavilion 1 Rentals	3	7
Pavilion 2 Rentals	11	5
Pavilion 3 Rentals	106	38
Splash Pad Pavilion Rentals	177	106
Total Number of Pavilion Rentals	297	156
Gymnasium Rentals	130	79
Caferia Rentals	54	0
Auditorium Rentals	4	10
Amphitheater Rentals	3	0
Total Number of Facility Rentals	196	89
Ballfield Rentals	7	45
Vistor Center Attendance	6	21
Vistors Who Also Toured Museum	14	84
Museum Attendance Only	85	668
Total Museum Attendance	99	752

Programming

Number of Youth Program Participants	679	578
Number of Adult Program Participants	240	76
Number of In-House Special Events Offered	8	7
Number of In-House Special Event Attendees	2987	2964
Number of Rec Programs Offered	34	18
Number of Senior Center Memberships	319	1768
Number of New Senior Center Memberships	16	16
Senior Center Participants	14,966	9594
Senior Center First Time Visitors	32	59
Number of Senior Trips Offered	54	37
Number of Senior Trip Participants	896	613
Number of Senior Programs Offered	117	76
Number of Senior Program Participants	9,989	6798
Number of Senior Meals Served	54	34
Number of Meals Participants	4052	2235
Offsite Presentation Attendees	0	15
Total Number of Programs Offered		

Revenues

Youth Program Revenue	\$55,825.00	\$41,183.00
Adult Program Revenue	\$ 8,460.00	\$ 3,580.00
Special Event Revenue	\$ 4,355.00	\$ 2,009.00
Senior Meal Revenue	\$10,875.00	\$ 5,961.50
Shelter Reservation Revenue	\$12,135.00	\$ 4,780.00
Facility Reservation Revenue	\$19,305.00	\$ 8,046.88
Field Rental Revenue	\$ 2,521.00	\$ 1,203.34
Misc. Revenue	\$25,030.00	\$31,411.74

Workflow

Mowing Hours	1,554	2,601
Work Orders Received	N/A	8
Work Orders Completed	N/A	8
Number of Projects Started	27	40
Number of Projects Completed	18	35

Feb. 20	Jan. 21	Feb. 21	YTD 20-21
0	4	0	28
0	0	0	11
0	0	0	4
0	0	0	33
0	0	0	62
0	0	0	110
7	0	0	0
0	0	0	0
1	0	0	2
0	0	0	0
8	0	0	2
0	0	1	107
1	2	1	9
4	3	4	27
47	1	2	45
51	4	6	76

0	0	0	356
0	0	0	0
0	0	0	7
0	0	0	1077
3	3	3	12
203	200	200	1200
4	0	0	0
1,224	422	309	2044
17	1	4	13
3	0	0	5
58	0	0	40
9	2	2	10
850	90	56	292
4	4	3	20
316	332	253	1712
0	0	0	0
12	5	5	22

\$3,176.00	\$1,100.00	\$2,289.00	\$31,006.00
\$0.00	\$500.00	\$500.00	\$1,650.00
\$0.00	\$0.00	\$0.00	\$605.00
\$855.50	\$842.00	\$632.50	\$4,295.00
\$590.00	\$0.00	\$0.00	\$3,530.00
\$512.50	\$100.00	\$0.00	\$575.00
\$0.00	\$0.00	\$50.00	\$4,940.00
\$16,607.00	\$0.00	\$0.00	\$676.46

0	0	0	1599.5
0	0	0	7
0	0	0	7
4	5	2	28
2	4	5	21

White House Library Monthly Report February 2021

Summary of Activities

The library had its fire sprinkler system tested on February 4th. The entire system was checked and cleared and should be good for another year.

The library director did yearly evaluations of all library staff during the month of February. Despite COVID, the staff were able to accomplish a number of tasks and actually did more this year than previous months since staff now how to plan virtual programs, grab and go kits, and outdoor events.

The library director attended a director's check-in at the region. One of the main discussions was if libraries were receiving their requested amount for the next budget year. Many expressed concerns over the possible \$15 minimum wage and how that would affect budgeting.

The library director attended a marketing committee meeting on February 9th. The group discussed different options for having the fandomcon. It was decided that the event will be held outside. If it rains, the event will be moved inside, but some items will still have to be cancelled due to their size. The group decided to hold the event on June 5 from 10am to 3pm. The library director is now working on securing different activities and presenters.

The regional library's coding class that a number of library staff signed up to take was cancelled due to the weather. It will be rescheduled at a later date.

The library was closed for a week due to the snow and ice. The director also found that during that time, the library had no water pressure because of a frozen pipe. The city maintenance man was able to fix the problem and will look at better protecting that area in the spring.

The library director met with the city administrator to review the library board's proposed budget. The proposed budget will go forward to the Board of Mayor and Aldermen for review. The director is also planning on moving the children's librarian's budget into the main library budget. The library will not lose any funds, but this will mean there are less lines to review.

The public works department poured concrete for the new library sign. This sign will sit at the bottom of the stairs and will have the library hours on it. The sign is part of the outside CIP project. Once it is complete, it will allow the library to meet the state requirement of having a sign visible from the street.

The library director, staff and friends of the library submitted an application for the Dollar General Summer Reading Grant. The grant open date was shorter this year and there was more planning involved when writing the grant due to the changes there will be this summer.

Department Highlights

The highlights for the month was the progress made on the new sign, coming up with a plan for the fandomcon, and submitting the Dollar General Grant.

**White House Library Monthly Report
February 2021
Performance Measures**

Official Service Area Populations

2017	2018	2019	2020	2021
13,833	14,035	14,202	14,363	

Membership

February	2017	2018	2019	2020	2021
New Members	104	95	91	100	46
Updated Members	379	288	214	259	339
Yearly Totals	2017	2018	2019	2020	2021
Total Members	11,893	7,073	8,376	9,496	6,940
% of population with membership	86	51	59	66	48

The library has switched its system so that all new users register online. Patrons without Internet can use one of our computers at the library and receive help from staff should they need assistance.

Total Material Available: 37,542

Estimated Value of Total Materials: \$938,550

Last Month: \$933,075

Total Materials Available Per Capita: 2.61

Last Month: 2.60

State Minimum Standard: 2.00

Materials Added in February

2017	2018	2019	2020	2021
144	60	181	140	218

Yearly Material Added

2017	2018	2019	2020	2021
3,602	3,123	3,004	3,025	338

Physical Items Checked Out in February

2017	2018	2019	2020	2021
5,504	5,058	4,992	5,320	3,782

Cumulative Physical Items Check Out

2017	2018	2019	2020	2021
63,421	62,536	65,522	50,042	7,971

We were closed for a week in February due to snow, which is one reason our checkout counts were low.

Miscellaneous item checkouts

February	2017	2018	2019	2020	2021
Technology Devices	34	42	41	33	54
Study Rooms	78	89	74	66	19
Games and Puzzles	38	64	67	127	109
Seeds	428	172	28	115	135
STEAM Packs	*	*	19	32	0
Cake Pans	*	*	0	2	5

Yearly Totals

2017	2018	2019	2020	2021
585	644	137	381	108
828	1,082	253	305	40
528	743	222	955	229
1,197	586	112	302	185
*	148	61	25	0
*	6	1	28	7

Library Services Usage

February	2017	2018	2019	2020	2021
Lego Table	186	215	153	143	0
Test Proctoring	5	10	11	10	0
Charging Station	8	6	5	4	3
Notary Services	*	*	*	10	1
Library Visits	*	4,590	4,445	4,242	2,305
Website Usage	*	*	1,079	1,559	1,859
Reference Questions	5	7	4	3	5

Yearly Totals

2017	2018	2019	2020	2021
2,643	1,891	553	459	0
56	152	27	74	0
86	90	19	47	6
*	*	16	88	5
*	52,565	55,728	30,007	4,824
*	2,517	16,935	17,977	4,112
115	59	77	60	9

Library Volunteers

Library	2018	2019	2020	2021
Library Volunteers	22	16	12	9
Volunteer Hours	103	88	143	82.5

Yearly Totals

18-19	19-20	20-21
82	36	16
809	1,286	703

We have not been allowing as many volunteers in the building at a time due to COVID.

Computer Users

February	2017	2018	2019	2020	2021
Wireless	705	1107	636	532	186
Adult Users	387	346	354	399	160
Kids Users	174	174	176	123	5

Yearly Computer Users

2017	2018	2019	2020	2021
8,725	9,535	2,017	3,829	424
4,413	4,642	1,103	2,138	380
2,209	2,088	556	427	7

White House Library Monthly Report

February 2021

Performance Measures

Universal Class Counts

February	
Sign ups	2
Courses started	17
Lessons viewed	197
Class Submissions	131

Yearly Totals

2017	2018	2019	2020	2021
27	24	9	10	3
39	52	16	53	23
273	661	194	1,771	250
258	445	105	800	141

Programs

1,000 books	2018	2019	2020	2021
Monthly Sign-ups	7	0	2	1
Yearly Sign-ups	29	60	83	84

Achievements	2018	2019	2020	2021
100 Mark	2	0	0	3
500 Mark	2	2	0	1
Completion	0	1	2	0

Face-to-face Kids Programs

February	2017	2018	2019	2020	2021
Programs	17	11	15	11	0
Attendees	244	220	216	272	0
Yearly	2017	2018	2019	2020	2021
Programs	181	146	154	43	0
Attendees	4,268	4,260	4,201	1,185	0

Virtual Kids Programs

February	2020	2021
Videos	0	4
Views	0	45
Yearly	2020	2021
Videos	24	8
Views	4,182	45

Grab & Go Kits

February	2020	2021
Kits	0	5
Taken	0	204
Yearly	2020	2021
Kits	38	11
Taken	1094	455

The staff is doing pre-recorded virtual story times. The staff is putting out separate grab & go kits for children ages 0-5 & 6-9.

Face-to-face Teen Programs

February	2017	2018	2019	2020	2021
Programs	2	6	6	5	0
Attendees	11	24	18	38	0
Yearly	2017	2018	2019	2020	2021
Programs	47	82	68	13	0
Attendees	481	432	518	81	0

Tween Face-to-Face Programs

February	2020	2021
Programs	2	0
Attendees	8	0
Yearly	2020	2021
Programs	5	0
Attendees	18	0

The library is not having face-to-face programs right now because it is too cold to meet outside.

Combined Face-to-Face

February	2020	2021
Programs	0	0
Attendees	0	0
Yearly	2020	2021
Programs	11	0
Attendees	77	0

Virtual Teen & Tweens

February	2020	2021
Videos	0	1
Views	0	18
Yearly	2020	2021
Videos	12	3
Views	1,591	44

Grab & Go

February	2020	2021
Kits	0	2
Taken	0	15
Yearly	2020	2021
Kits	13	6
Taken	152	51

Not as many grab and go kits were offered because we were closed due to snow.

Face-to-face Adult Programs

February	2017	2018	2019	2020	2021
Programs	13	13	13	11	2
Attendees	63	46	77	58	12
Yearly	2017	2018	2019	2020	2021
Programs	145	175	157	42	3
Attendees	689	1,009	1,343	214	17

Virtual

February	2020	2021
Videos	0	0
Views	0	0
Yearly	2020	2021
Videos	18	0
Views	4,972	0

Device Advice

Sessions	2019	2020	2021
February	*	*	2
Yearly	125	51	2

A box was added for adult virtual programs in case we have to start offering those types of programs again.

Interlibrary Loan Services

February	2017	2018	2019	2020	2021
Borrowed	75	57	53	69	41
Loaned	41	46	45	16	10

Yearly Interlibrary Loan Services

2017	2018	2019	2020	2021
562	690	690	534	100
305	410	410	151	22

February	R.E.A.D.S
Adults	1615
Juvenile	81

Yearly Totals	2017-2018	2018-2019	2019-2020	2020-2021
Adults	15,773	21,138	23,138	12,526
Juvenile	725	1,430	1,189	651

The READS statistics come from the state.

CITY COURT REPORT

February 2021

CITATIONS

TOTAL MONIES COLLECTED FOR THE MONTH	\$1,913.57	
TOTAL MONIES COLLECTED YTD		\$28,755.63

STATE FINES

TOTAL MONIES COLLECTED FOR MONTH	\$1,264.92	
TOTAL MONIES COLLECTED YTD		\$11,857.00

<u>TOTAL REVENUE FOR MONTH</u>	<u>\$3,178.49</u>	
TOTAL REVENUE YTD		\$40,612.63

DISBURSEMENTS

LITIGATION TAX	\$192.30	
DOS/DOH FINES & FEES	\$142.50	
DOS TITLE & REGISTRATION	\$85.50	
RESTITUTION/REFUNDS	\$0.00	
ONLINE CC FEES	\$23.88	
CARD FEES	\$6.19	
WORTHLESS CHECKS	\$0.00	
TOTAL DISBURSEMENTS FOR MONTH	\$450.37	
TOTAL DISBURSEMENTS YTD		\$5,004.58

<u>ADJUSTED REVENUE FOR MONTH</u>	<u>\$2,728.12</u>	
TOTAL ADJUSTED REVENUE YTD		\$35,608.05

DRUG FUND

<u>DRUG FUND DONATIONS FOR MONTH</u>	<u>\$603.24</u>	
DRUG FUND DONATIONS YTD		\$4,618.66

Offenses Convicted & Paid For Month	Count	Paid
Abandoned Vehicle	1	\$0.00
Financial Responsibility Law	4	\$342.50
Registration Law	4	\$456.19
Improper Equipment		
Parking Prohibited	1	\$51.00
One Way Road		
DL Exhibited		
Red Light	2	\$235.00
Careless Driving		
Stop Sign		
Speeding	8	\$810.00
Seat Belt		
Failure To Yield		
Exercise Due Care		
Open Container		
Total	20	\$1,894.69

RESOLUTIONS....

RESOLUTION 21-04

A RESOLUTION OF THE CITY OF WHITE HOUSE, TENNESSEE, TO MAKE APPLICATION WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STATE INDUSTRIAL ACCESS PROGRAM

WHEREAS, the City of White House, Tennessee, is vitally interested in the economic welfare of its citizens and wishes to develop the necessary leadership to enhance this area's capabilities for growth and further development; and

WHEREAS, the provision of jobs to area citizens by local industry is both necessary and vital to economic well-being of the City of White House; and

WHEREAS, the Industrial Highway Act of 1959 authorizes Tennessee Department of Transportation to contract with cities and counties for the construction and maintenance of "Industrial Highways" to provide access to industrial areas and to facilitate the development and expansion of industry within the State of Tennessee; and

WHEREAS, Advanex USA plans to construct a manufacturing facility in the City of White House at 508 Hester Drive; and

WHEREAS, the construction of an industrial access road to serve said proposed plant is necessary and vital to the successful completion of this project and future economic well-being of this area;

WHEREAS, it is understood that the local government will be responsible for 50% of the share on both the Right of Way and private easement utility relocation cost;

NOW, THEREFORE, BE IT RESOLVED by the City of White House, that a contract be entered into with the Tennessee Department of Transportation for assistance in construction and completion of the herein proposed industrial access highway under the provisions of the Industrial Highway Act of 1959.


Adopted this 18th day of March, 2021.

Michael Arnold, Mayor

ATTEST:

Derek Watson, City Recorder

COST ESTIMATE SUMMARY

Route:	Project Advantage			
Description:	From Existing Hester Drive and Lowes Driveway to Cul-De-Sac			
Project Type of Work:	Construction-New			
County:	Robertson			
Length:	0.33 Miles			
Date:	December 2, 2020			
Estimate Type:	Concept			

DESCRIPTION	LOCAL	STATE	FEDERAL	TOTAL
	0%	0%	0%	
Construction Items				
Removal Items	\$0	\$0	\$0	\$79,000
Asphalt Paving	\$0	\$0	\$0	\$395,000
Concrete Pavement	\$0	\$0	\$0	\$0
Drainage	\$0	\$0	\$0	\$53,400
Appurtenances	\$0	\$0	\$0	\$0
Structures	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0
Signalization & Lighting	\$0	\$0	\$0	\$0
Railroad Crossing	\$0	\$0	\$0	\$0
Earthwork	\$0	\$0	\$0	\$660,000
Clearing and Grubbing	\$0	\$0	\$0	\$0
Seeding & Sodding	\$0	\$0	\$0	\$8,600
Rip-Rap or Slope Protection	\$0	\$0	\$0	\$0
Guardrail	\$0	\$0	\$0	\$22,700
Signing	\$0	\$0	\$0	\$1,200
Pavement Markings	\$0	\$0	\$0	\$4,000
Maintenance of Traffic	\$0	\$0	\$0	\$69,600
Mobilization 5%	\$0	\$0	\$0	\$64,700
Other Items 10%	\$0	\$0	\$0	\$136,000
Const. Contingency 30%	\$0	\$0	\$0	\$448,000
Const. Eng. & Inspec. 10%	\$0	\$0	\$0	\$194,000
Construction Estimate	\$0	\$0	\$0	\$2,140,000
Interchanges & Unique Intersections				
Roundabouts	\$0	\$0	\$0	\$0
Interchanges	\$0	\$0	\$0	\$0
Right-of-Way & Utilities	LOCAL	STATE	FEDERAL	TOTAL
	0%	0%	0%	
Right-of-Way	\$0	\$0	\$0	\$0
Utilities	\$0	\$0	\$0	\$0
Preliminary & Construction Engineering and Inspection				
Prelim. Eng. 10%	\$0	\$0	\$0	\$214,000
Total Project Cost (2020)	\$0	\$0	\$0	\$ 2,350,000

TYPE	YEAR	COUNTY	FILED NO.
SIA	2020	ROBERTSON	1



NOTES:
1. EXISTING DRIVEWAY FROM HESTER DRIVE TO BEGINNING OF NEW CONSTRUCTION BEING CONVERTED TO SIA ROAD WILL NEED PAVEMENT ANALYSIS TO DETERMINE IF FEASIBLE FOR NEW TRUCK TRAFFIC.
2. RIGHT OF WAY SHOWN IS ESTIMATED AND SUBJECT TO CHANGE UPON FURTHER PROJECT DEVELOPMENT.



STATE INDUSTRIAL ACCESS

PROJECT ADVANTAGE
ROBERTSON COUNTY

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
S.T.A.D.

FIGURE 1
PROJECT
ADVANTAGE

Public Services Department

Memo

To: Board of Mayor and Alderman
From: Andy Cieslak, Director of Public Services
Date: February 18th, 2021
Re: Request to Approve – Standard Sewer Specifications Revision

On this date, February 18th, 2021, I am requesting that the Mayor and Board of Alderman approve the attached proposed amendments to the City's Standard Sewer Specifications. The existing Standard Sewer specifications require renewal and reauthorization by the State. The proposed amendments presented here include changes required of us by TDEC, and have been drafted by Jacobs Engineering in consultation with City of White House Wastewater employees to ensure that the updated Standard Specifications meet the City's needs and protect the City's interests with all new developments as the City continues to grow and expand. The Wastewater Division is requesting that the old Standard Specifications be replaced in their entirety with the new.

Following Board approval, the Standard Specifications must be stamped by a licensed engineer and submitted to the State for final approval.

Should you have any questions regarding this request, please feel free to call me at 615-672-3654.

Andy Cieslak
Director of Public Services

RESOLUTION 21-05

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE, APPROVING AND REPLACING IN ITS ENTIRETY THE STANDARD SEWER SPECIFICATIONS AND DETAILS FOR SANITARY SEWER SYSTEM POLICY.

WHEREAS, the wastewater department has a Standard Sewer Specification and Details for Sanitary Sewer System Policy that needs to be revised occasionally; and

WHEREAS, with the influx of new developments in the city, wastewater staff has been reviewing the policy for any necessary adjustments; and

WHEREAS, the policy sections have not been updated since the creation of this document in August 2006; and

NOW, THEREFORE, the Board of Mayor and Aldermen of the City of White House do hereby resolve that the Standard Sewer Specifications and Details for Sanitary Sewer System Policy is hereby amended.

This resolution shall take effect upon its passage, the public welfare requiring it.

Adopted this 18th day of March 2021.

Michael Arnold, Mayor

ATTEST:

Derek Watson, City Recorder

**STANDARD SEWER
SPECIFICATIONS AND DETAILS
FOR
SANITARY SEWER SYSTEM**

**CITY OF WHITE HOUSE,
TENNESSEE**



**City of White House
Wastewater Department
725 Industrial Road
White House, TN 37188**

Revised March 2021

**STANDARD SEWER
SPECIFICATIONS AND DETAILS
FOR
SANITARY SEWER SYSTEM**

**CITY OF WHITE HOUSE,
TENNESSEE**



**City of White House
Wastewater Department
725 Industrial Road
White House, TN 37188**

Revised March 2021

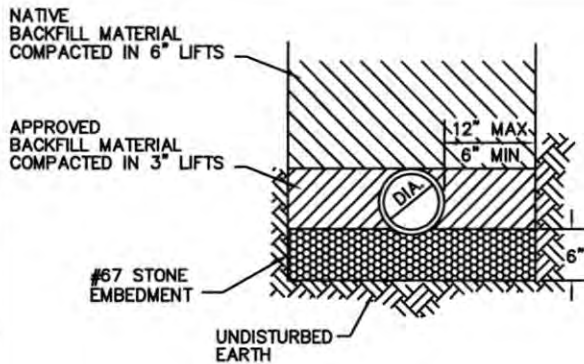
Approved by:

City of White House

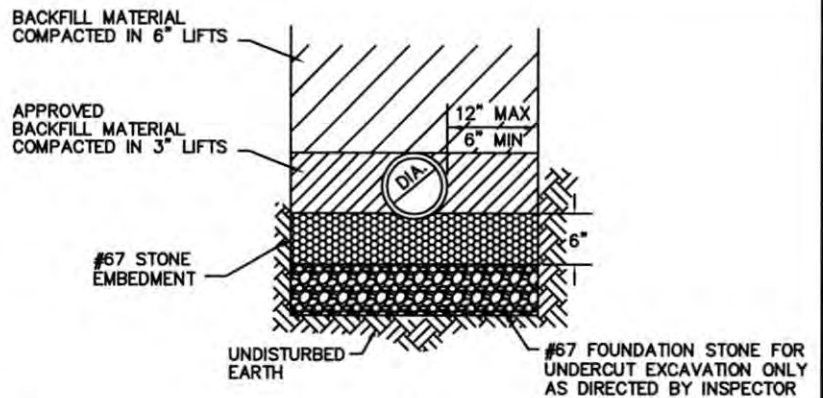
Pages were removed to allow for the document to be uploaded. If you would like to see the full document, please contact the Wastewater department at 615-672-3654.

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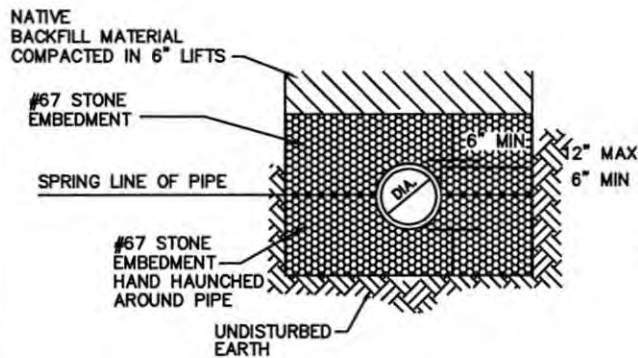


STANDARD EXCAVATION

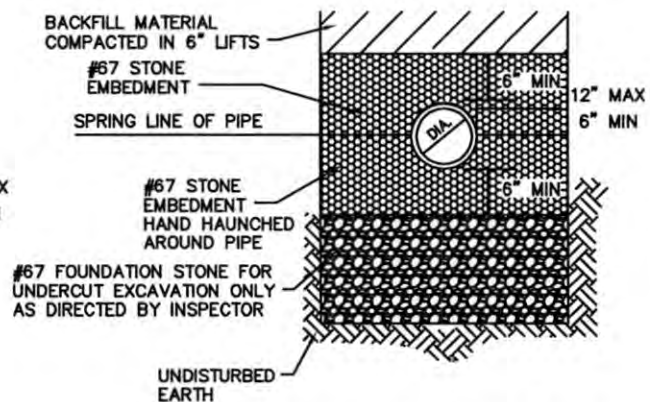


**UNDERCUT EXCAVATION
IN UNSTABLE SOILS TYPES**

DUCTILE IRON GRAVITY SEWER



STANDARD EXCAVATION



**UNDERCUT EXCAVATION
IN UNSTABLE SOILS TYPES**

PIPE IN WET OR UNSTABLE CONDITIONS ALL PIPE TYPES (AS DIRECTED BY INSPECTOR)

TYPICAL GRAVITY SEWER TRENCHING DETAILS **NOT TO SCALE**

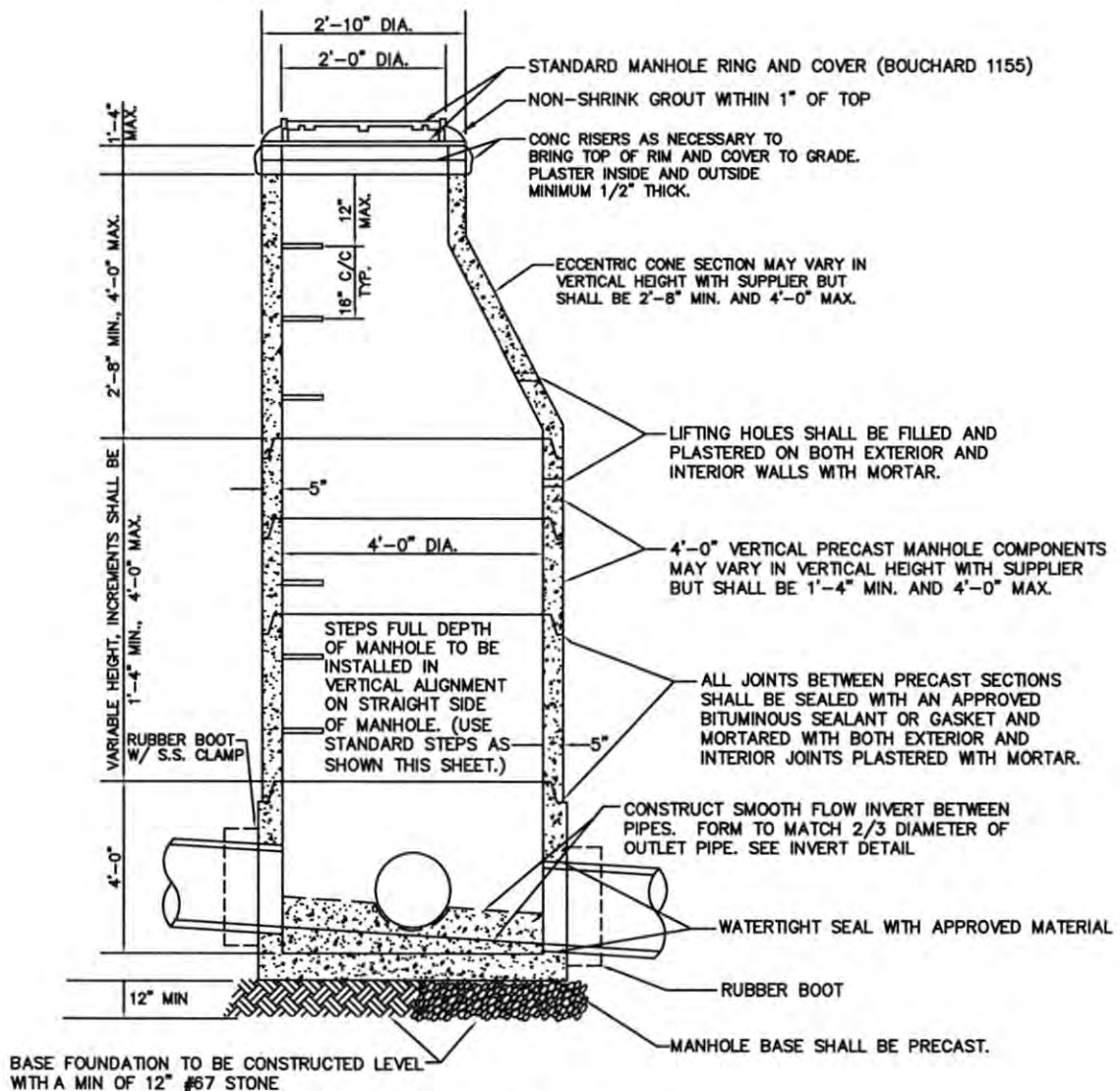
NOTES:

1. CONSTRUCTION OF TRENCHES SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY AND HEALTH REGULATIONS WHICH HAVE JURISDICTION AT THE PROJECT SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE APPLICABLE REGULATIONS AND FOLLOW THEM ACCORDINGLY.

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: OCTOBER 2006

STD-WW-01



ELEVATION VIEW

PRECAST MANHOLE NOTES:

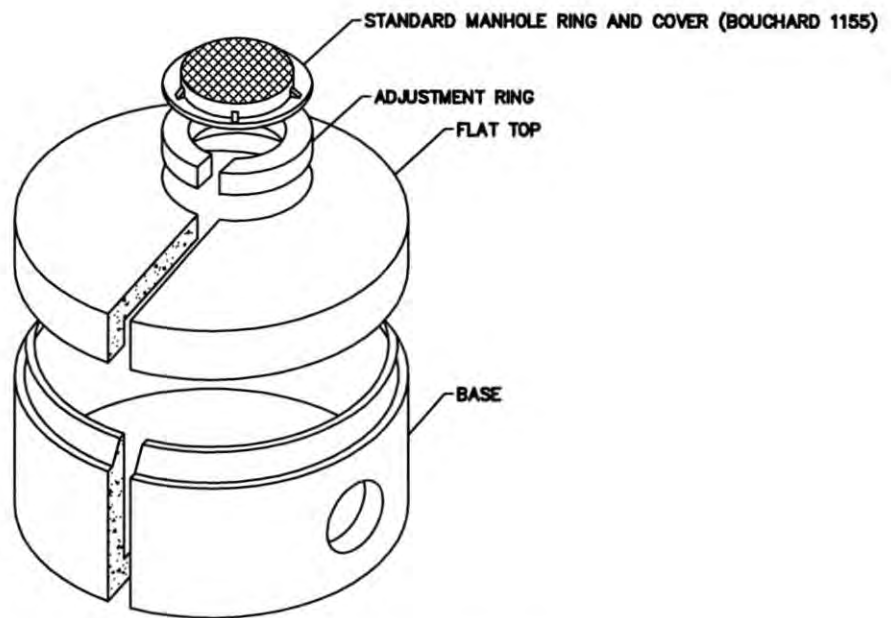
1. ALL PRECAST MANHOLE COMPONENTS SHALL MEET REQUIREMENTS OF ASTM C-478, LATEST REVISION.
2. ALL MANHOLES SHALL BE CONSTRUCTED PLUMB.
3. ALL MANHOLE GRADES SHOWN ON THE PLANS ARE FOR THE INVERT OF THE MANHOLE CENTER.
4. IF MANHOLE IS SET IN LOCATION OF HIGH WATER TABLE OR UNDERGROUND WATER IS ENCOUNTERED, THE CONTRACTOR SHALL INSTALL UNDERDRAINS AND STONE AS DIRECTED IN THE FIELD BY THE INSPECTOR.
5. STEPS SHALL BE INSTALLED ON STRAIGHT SIDE OF MANHOLE.

PRECAST CONCRETE MANHOLE NOT TO SCALE

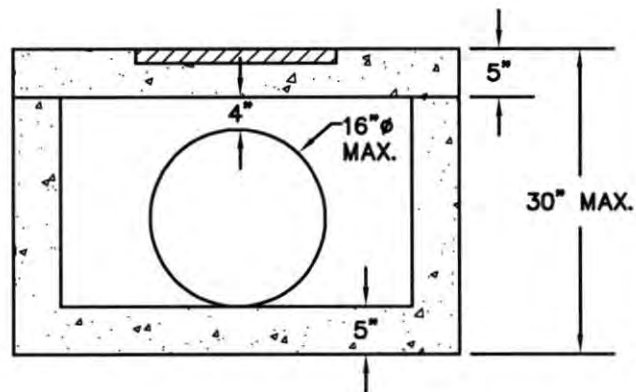
CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: OCTOBER 2006

STD-WW-02



SHALLOW FLAT TOP MANHOLE

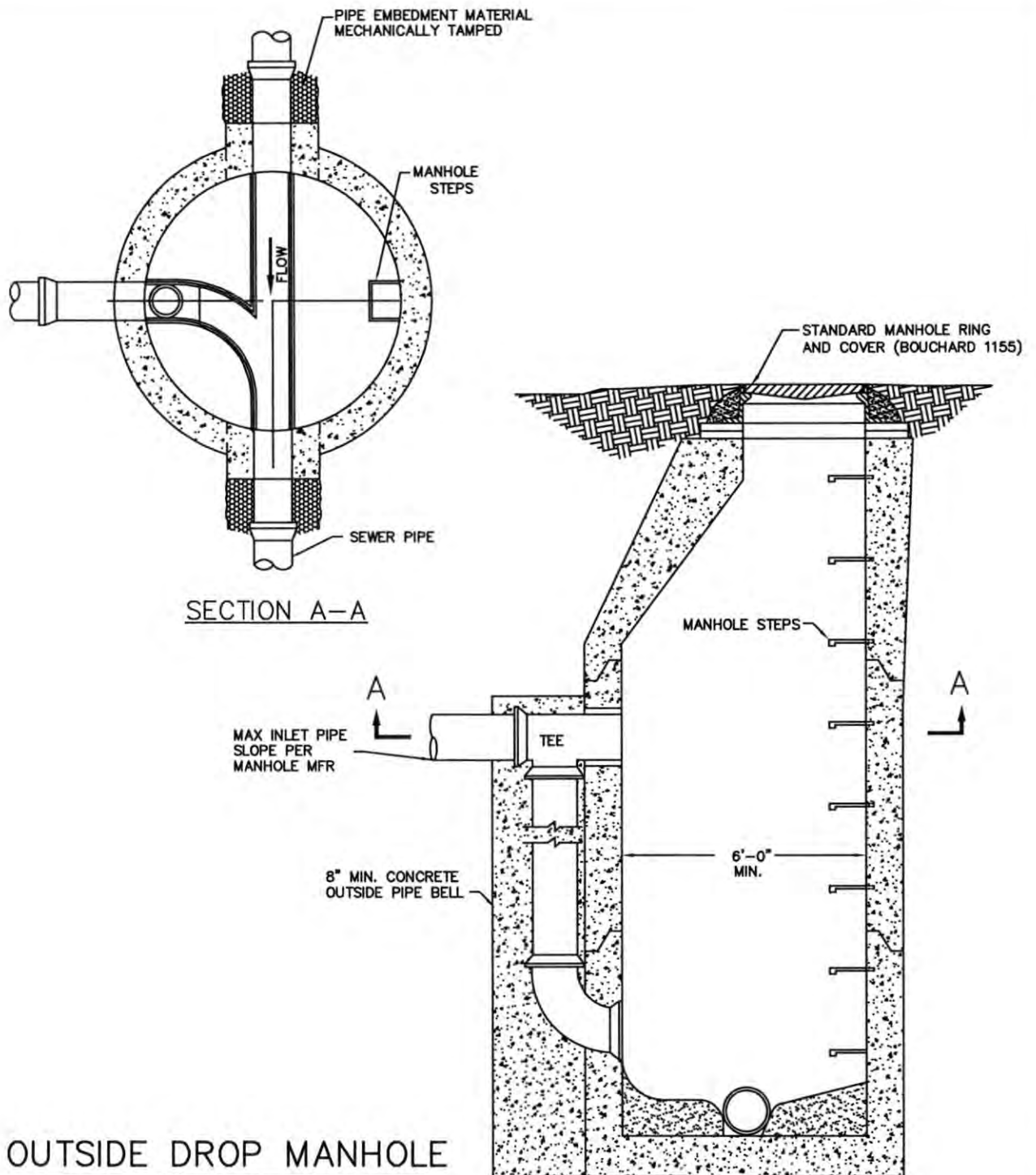


STANDARD SHALLOW MANHOLE
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: OCTOBER 2006

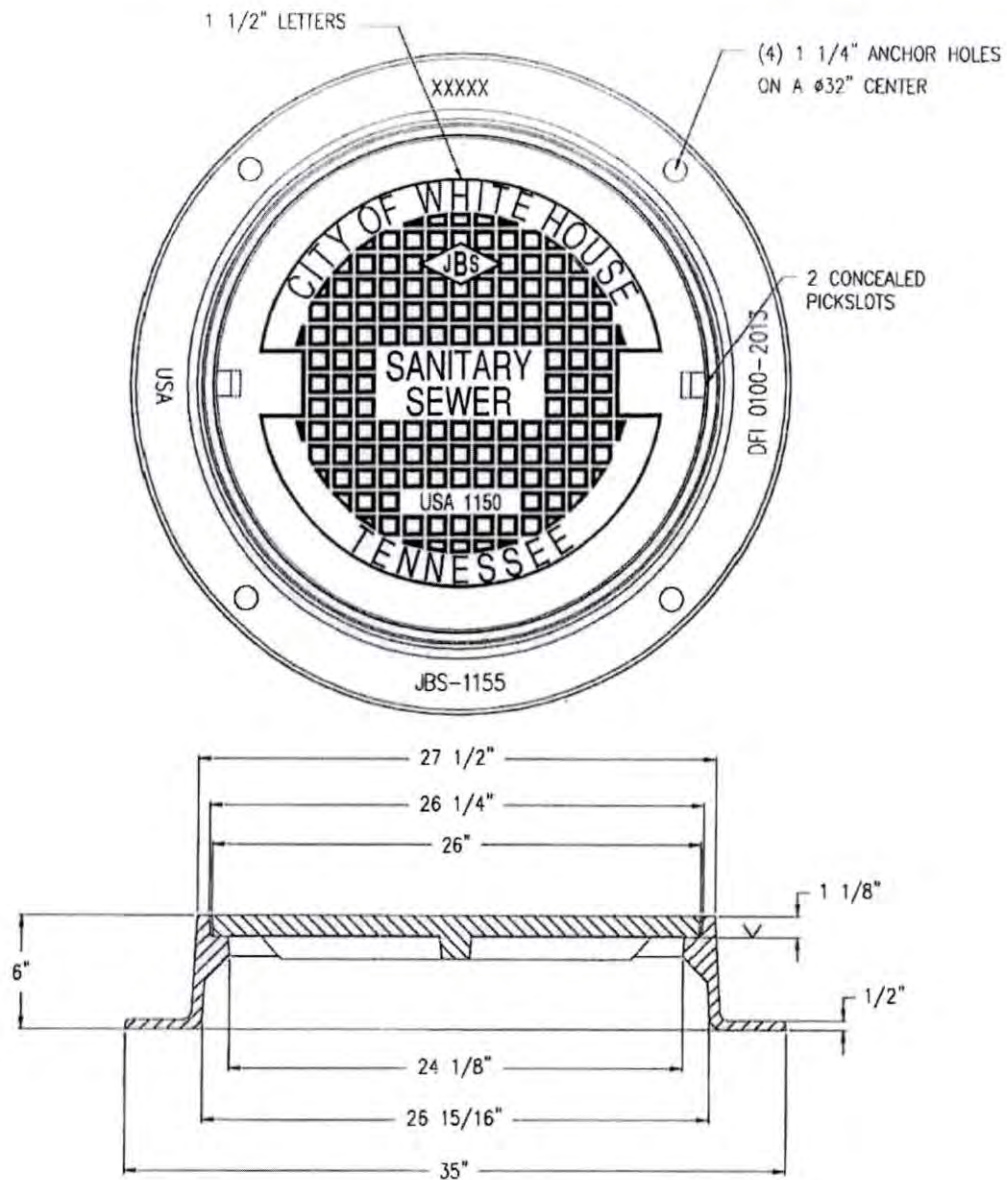
STD-WW-03



CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: OCTOBER 2006

STD-WW-04



MADE IN THE USA

CLASS 35B GRAY IRON
MACHINED BEARING SURFACES
HEAVY DUTY, H20 LOAD RATED

John Bouchard & Sons Co.

1024 Harrison Street, Nashville, TN 37203
Tel: 615-256-0112 Fax: 615-327-2427
www.jbouchard.com email: foundry@jbouchard.com

1155 FRAME & COVER

MANHOLE RING AND COVER

NOT TO SCALE

NOTE: TRAFFIC BEARING RING AND COVER.
MINIMUM WEIGHT 315 POUNDS

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 2
DATE: NOVEMBER 2020

STD-WW-05

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CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 2
DATE: NOVEMBER 2020

STD-WW-06

NO. 12 COATED
COPPER TRACER WIRE
AND WARNING TAPE
DUCT TAPE TO PIPE

BACKFILL MATERIAL
COMPACTED IN 6" LIFTS

#57 STONE
HAND HAUNCHED
AROUND PIPE
6" MIN ABOVE PIPE

UNDISTURBED
EARTH

12" MAX
6" MIN

6"

NOTE:
BELL HOLES NOT SHOWN

STANDARD EXCAVATION

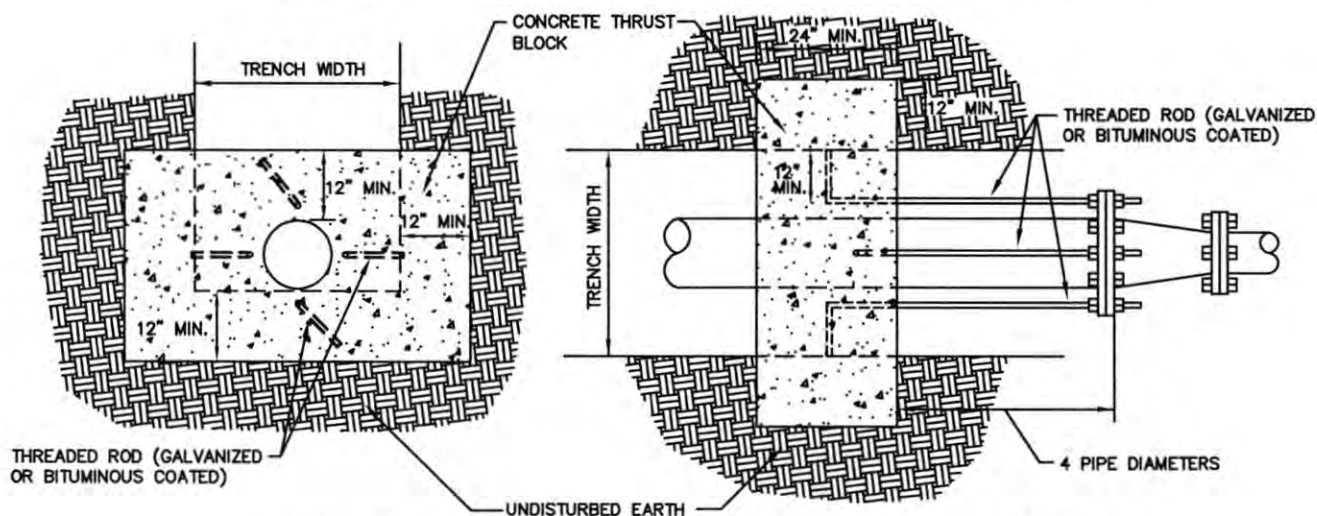
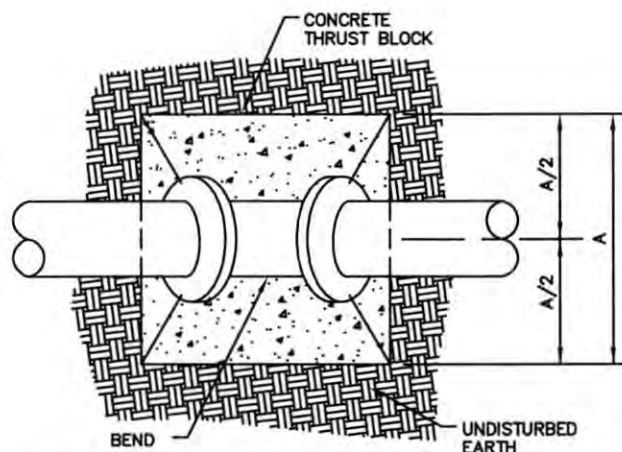
NOTE: 1. CONSTRUCTION OF TRENCHES SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY AND HEALTH REGULATIONS WHICH HAVE JURISDICTION AT THE PROJECT SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE APPLICABLE REGULATIONS AND FOLLOW THEM ACCORDINGLY.

TYPICAL SEWER FORCE MAIN TRENCHING DETAILS NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

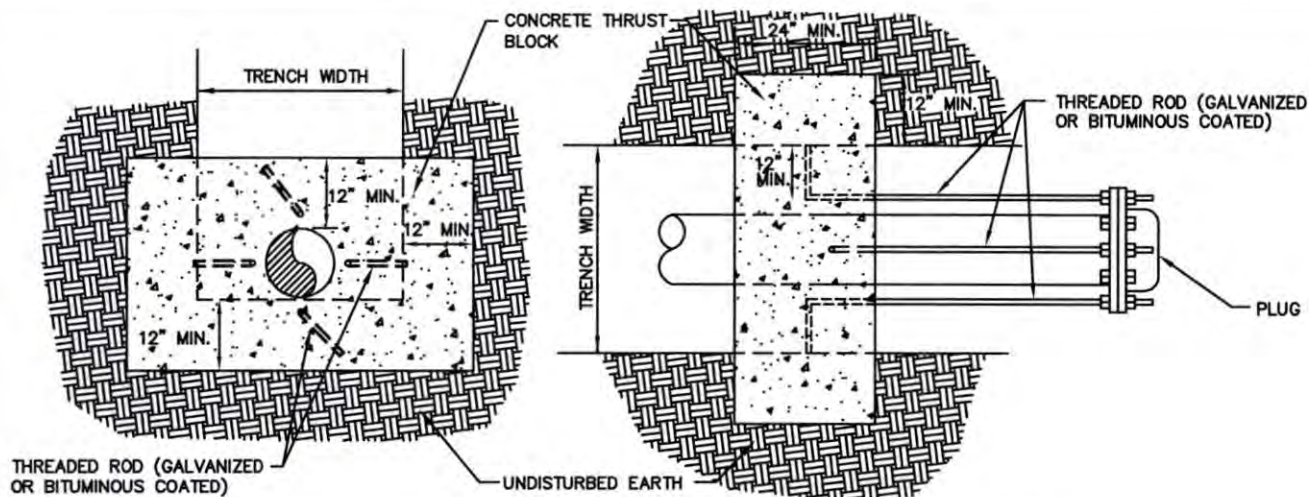
REVISION NO: 1
DATE: OCTOBER 2006

STD-WW-07

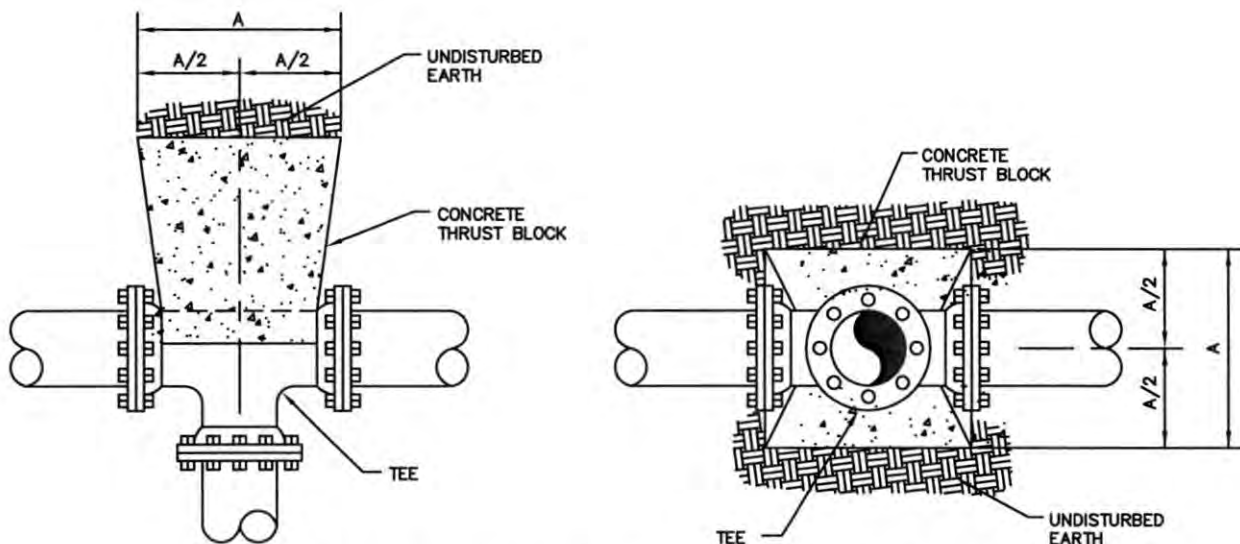


SIZE	TYPE			
	11-1/4" BEND	22-1/2" BEND	45° BEND	90° BEND
2-6	12	12	12	16
8	12	12	16	22
10	12	14	20	28
12	12	18	24	32
14	14	20	28	38
16	16	22	32	42
18	18	26	36	48
20	20	28	40	52
24	24	34	48	64
30	30	42	58	78
36	36	50	70	94
42	40	58	80	108
48	48	66	90	124

STD-WW-08



TYPICAL THRUST BLOCKS FOR PLUGS



TYPICAL THRUST BLOCKS FOR TEES

NOTES:

1. FITTING JOINTS SHALL NOT BE POURED IN CONCRETE OR HAVE CONCRETE SPILLED ON THE BOLTS OR NUTS. THE FITTING SHALL BE WRAPPED IN A LAYER OF POLYETHYLENE PLASTIC PRIOR TO POURING THE THRUST BLOCK.
2. ROD AND EYE BOLT DIAMETER SHALL BE A MINIMUM OF 3/4" AND SHALL MATCH THE SIZE OF THE BOLT PROVIDED WITH THE FITTING.
3. CONTRACTOR SHALL REPLACE FITTING BOLTS WITH THREADED ROD FOR 1/2 OF THE BOLTS SUPPLIED WITH EACH FITTING. RODS SHALL BE EQUALLY SPACED.

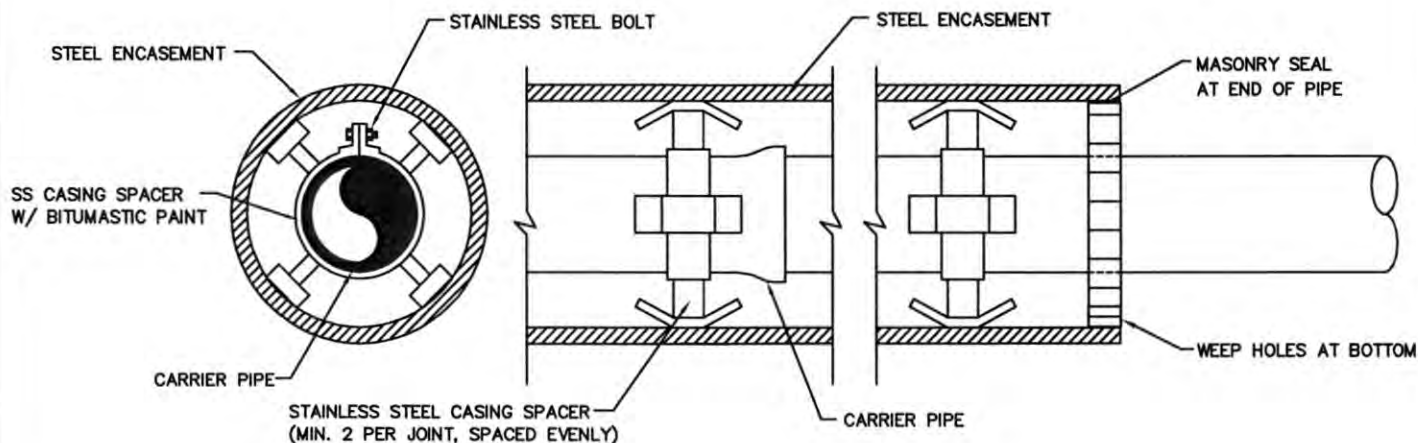
SIZE	TEE	PLUG
2-6	16	14
8	22	18
10	28	22
12	32	28
14	38	32
16	42	36
18	48	40
20	52	44
24	64	54
30	78	66
36	94	80
42	108	92
48	124	104

THRUST BLOCK DIMENSION "A" NOT TO SCALE

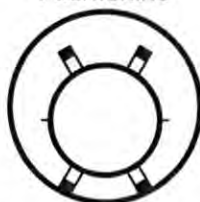
CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-WW-09



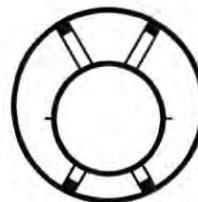
POSITIONING



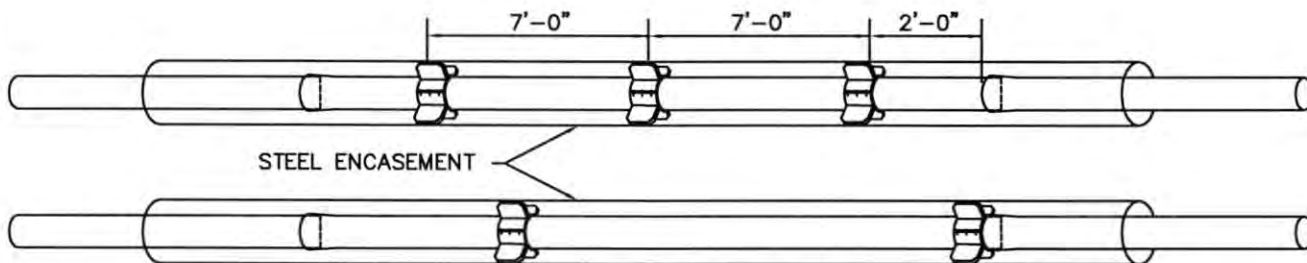
STANDARD: CARRIER LAYS ON CASING BOTTOM. TOP RUNNERS MAINTAIN SPACED IN EVENT OF ROLLOVER



CENTERED: POSITIONS IN CENTER OF CASING, STABLE WITH MOST ANNULAR SPACE AVAILABLE FOR OTHER USES



RESTRAINED: KEEPS CARRIER FROM FLOATING OR BUCKLING UNDER SUDDEN PRESSURE SURGES



NOTE: STANDARD POSITIONING TO BE USED UNLESS OTHERWISE NOTED
ALL BELLS INSIDE CASING SHALL BE INSTALLED WITH A LOCKING GASKET
CASING SPACERS FOR GRAVITY SEWERS SHALL MAINTAIN SEWER LINE GRADE

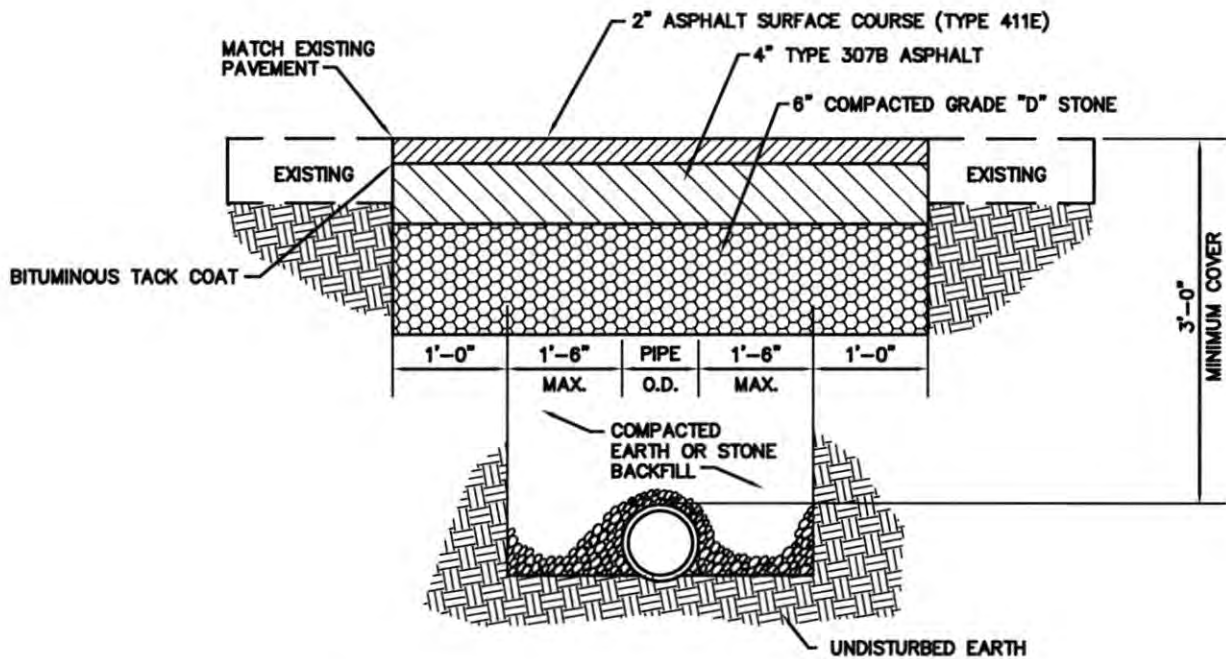
CARRIER PIPE IN STEEL ENCASEMENT DETAIL

NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: OCTOBER 2006

STD-WW-10



NOTES:

1. EDGE TO BE SAWED WITH A CONCRETE SAW TO A NEAT SQUARED EDGE. BROOMED CLEAN OF DUST BEFORE TACK COAT IS APPLIED.
2. EDGES TO BE TACKED WITH CRS-I OR CRS-II.
3. CONTRACTOR RESPONSIBLE FOR REPLACEMENT OF ANY PAVEMENT MARKINGS DISTURBED OR COVERED BY OVERLAY.

TYPICAL PAVEMENT REPAIRS
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-WW-11



1. TAPPING SADDLES ARE APPROVED FOR CONNECTIONS TO EXISTING SEWER LINES ONLY
2. INTERMEDIATE CLEANOUTS SHALL BE INSTALLED EVERY 75 LINEAR FEET OF CUSTOMER'S SEWER SERVICE LATENT AND AT CHANGES IN DIRECTION.

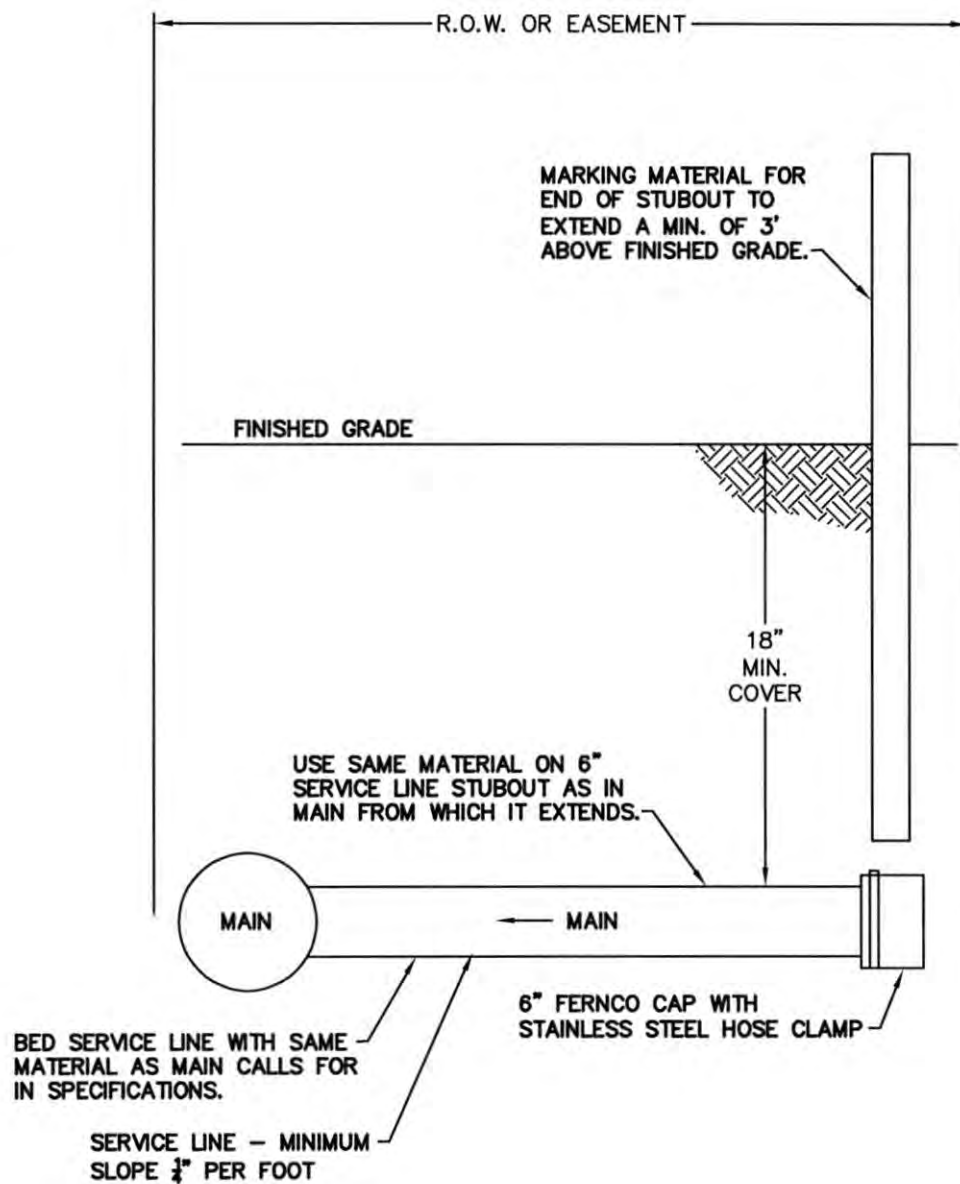
CITY OF WHITE HOUSE

WASTEWATER

STANDARD SEWER DETAILS

REVISION NO: 2
DATE: NOVEMBER 2020

STD-WW-12

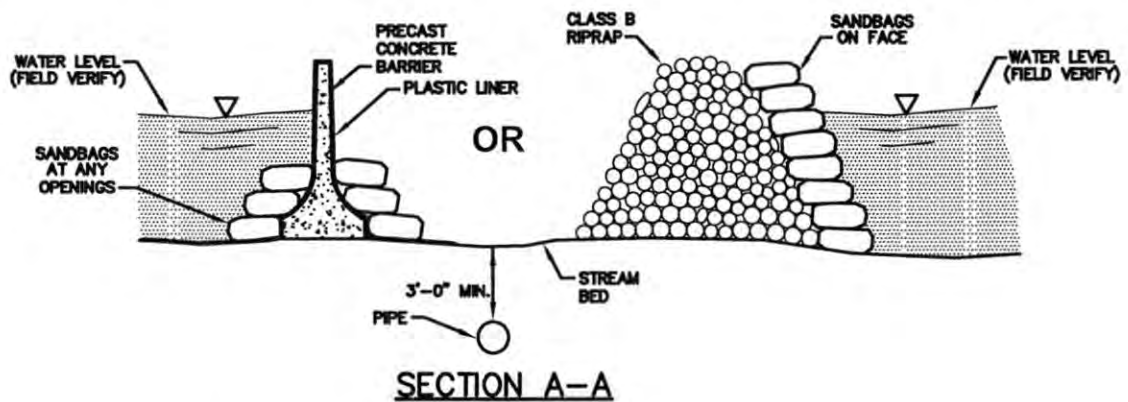
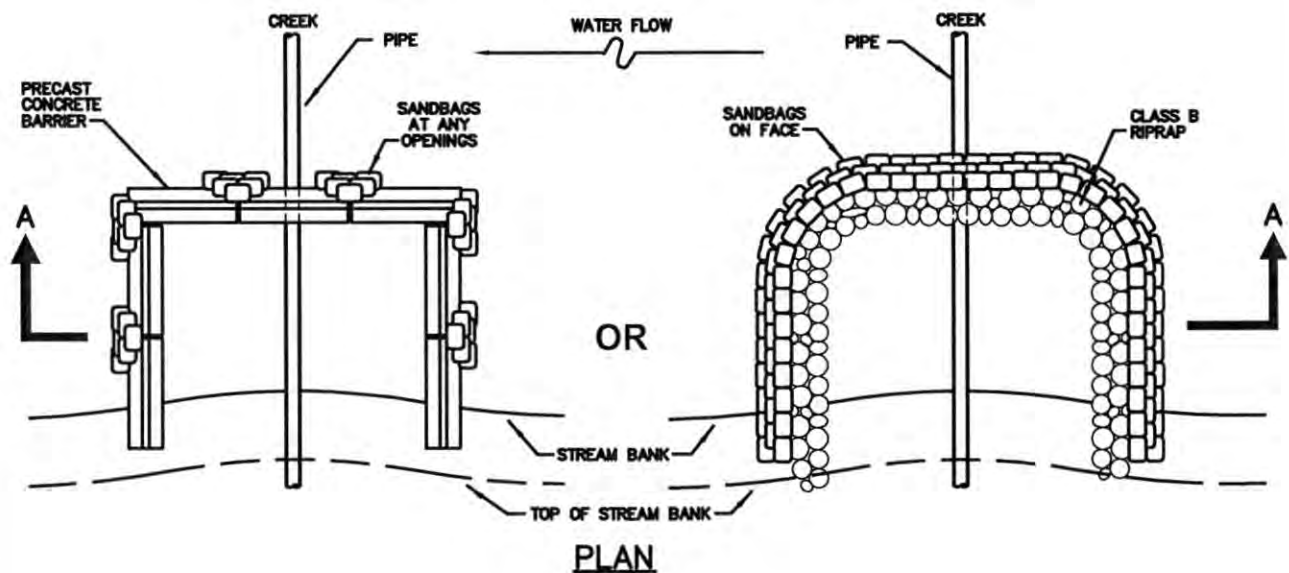


**SHORT TAP GRAVITY SERVICE
LATERAL STUBOUT
NEW CONSTRUCTION
NOT TO SCALE**

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: OCTOBER 2006

STD-WW-13



NOTES:

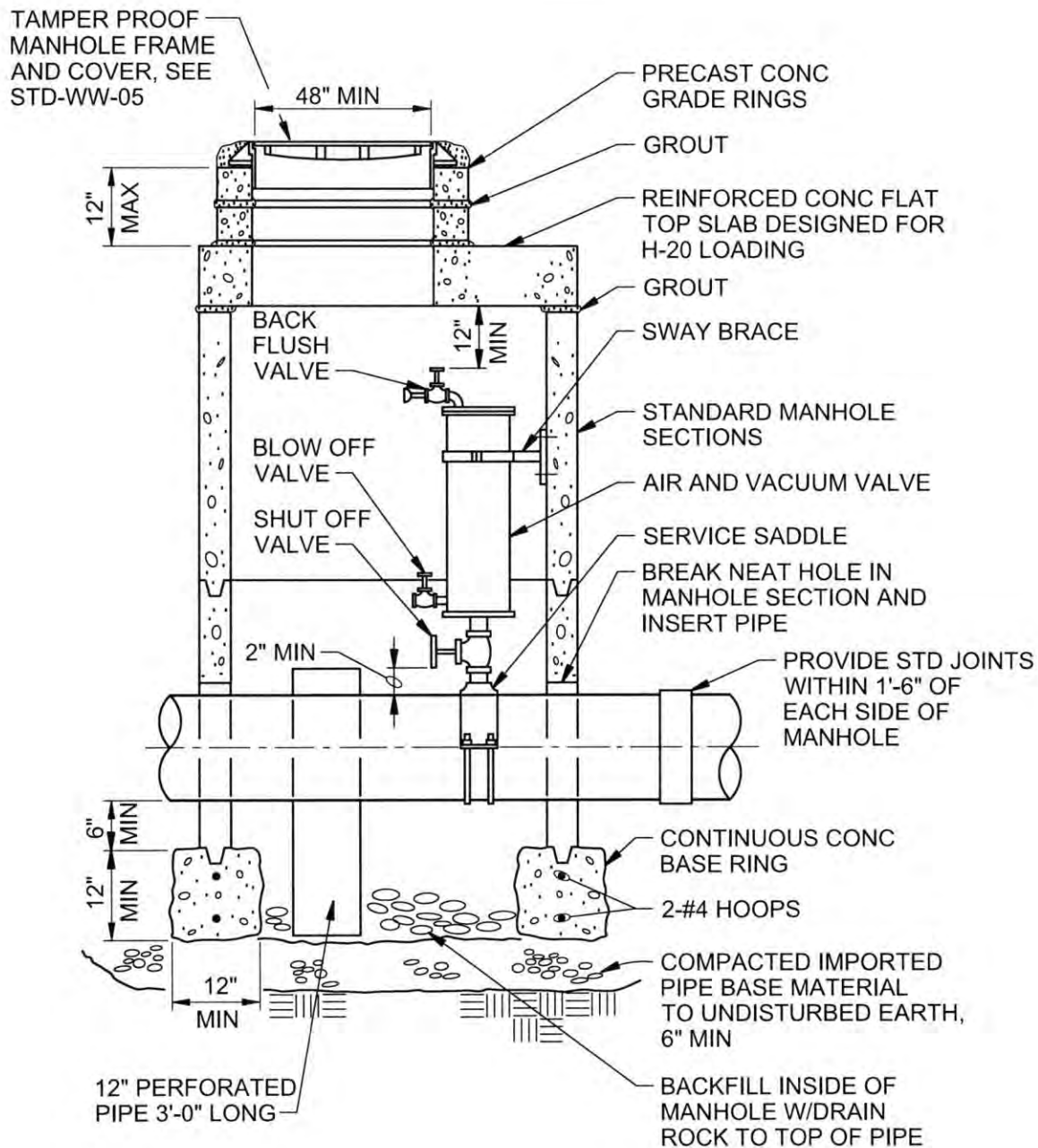
1. COFFER DAM WILL BE BUILT SO THAT APPROXIMATELY ONE-HALF (1/2) OF THE STREAM CHANNEL IS OPEN AT ALL TIMES.
2. MATERIAL FROM THE STREAM BED SHALL NOT BE USED FOR COFFER DAM.
3. NO EARTHEN MATERIAL SHALL BE USED FOR COFFER DAM OR PLACED IN STREAM FOR ANY REASON.
4. STREAM BED SHALL BE DISTURBED THE MINIMUM REQUIRED FOR CONSTRUCTION OF PIPE LINE AND WILL BE RESTORED TO ORIGINAL CONTOURS WHEN WORK IS COMPLETE.
5. ALTERNATIVE COFFER DAM MATERIAL IS ACCEPTABLE BUT SHALL BE APPROVED BY THE ENGINEER.

CREEK OR RIVER CROSSING
(LARGE CREEKS AND RIVERS)
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-WW-14



NOTES:

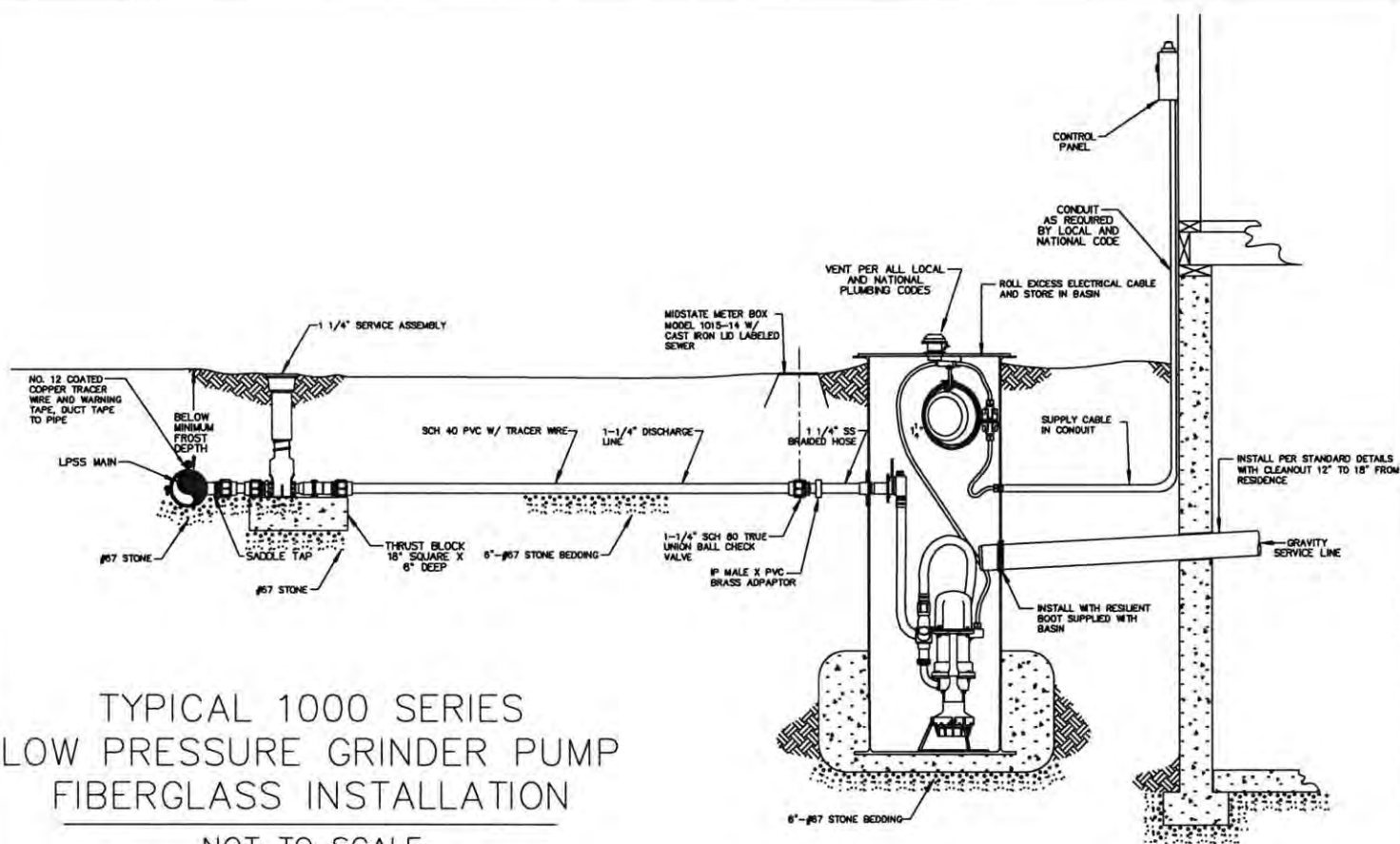
1. COMBINATION AIR VALVE TO BE INSTALLED AT ACTUAL HIGH POINT OF LINE. CONTRACTOR SHALL COORDINATE LOCATION WITH INSPECTOR.
2. VALVE SIZE AS SHOWN ON DRAWINGS OR DETAILED IN THE SPECIFICATIONS.
3. ALL PIPING FOR COMBINATION AIR VALVE SHALL BE BRASS OR STAINLESS STEEL.
4. CONTRACTOR SHALL ADJUST THE DEPTH OF THE FORCE MAIN AT ALL HIGH POINTS TO ACCOMMODATE THE INSTALLATION OF THE COMBINATION AIR VALVE.

SEWAGE FORCE MAIN COMBINATION AIR VALVE
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 2
DATE: NOVEMBER 2020

STD-WW-15



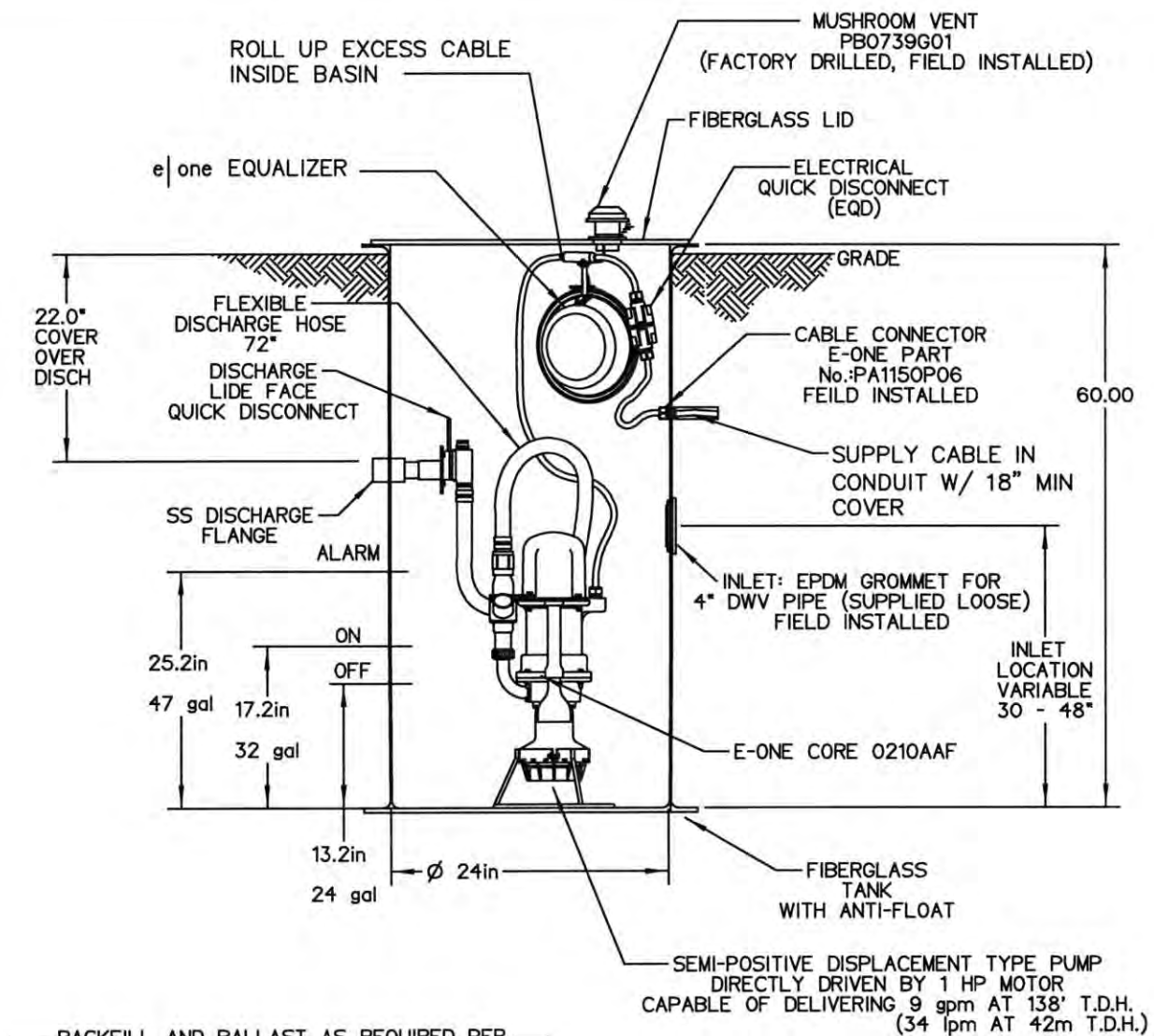
TYPICAL 1000 SERIES LOW PRESSURE GRINDER PUMP FIBERGLASS INSTALLATION

NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 2
DATE: NOVEMBER 2020

STD-LP-01



AMGP SIMPLEX GRINDER PUMP, W/ 24 X 60 FIBERGLASS STATION

NOT TO SCALE

TANK BASE DETAIL

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: OCTOBER 2006

STD-LP-02

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CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 2
DATE: NOVEMBER 2020

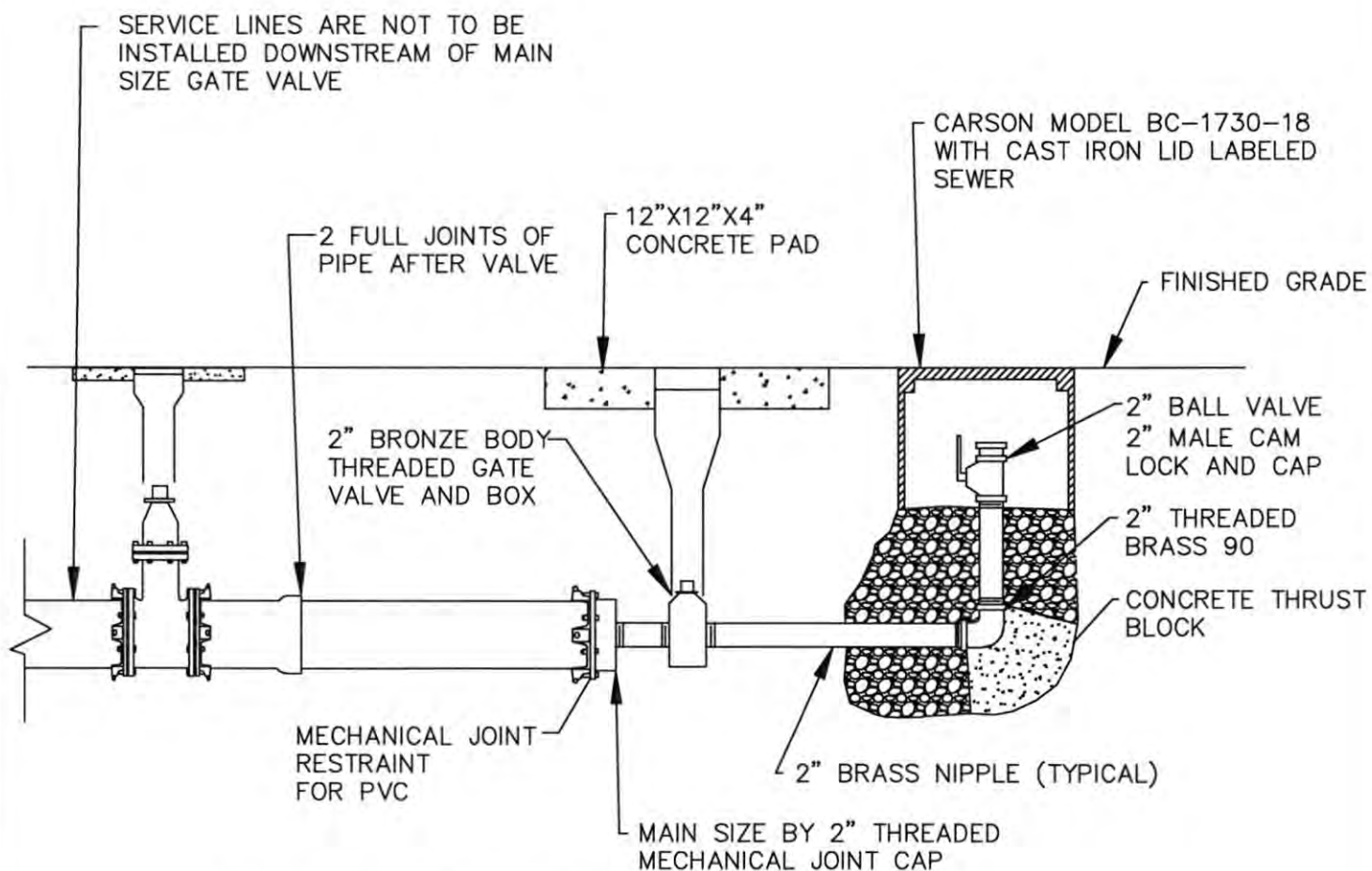
STD-LP-03

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CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 2
DATE: NOVEMBER 2020

STD-LP-04



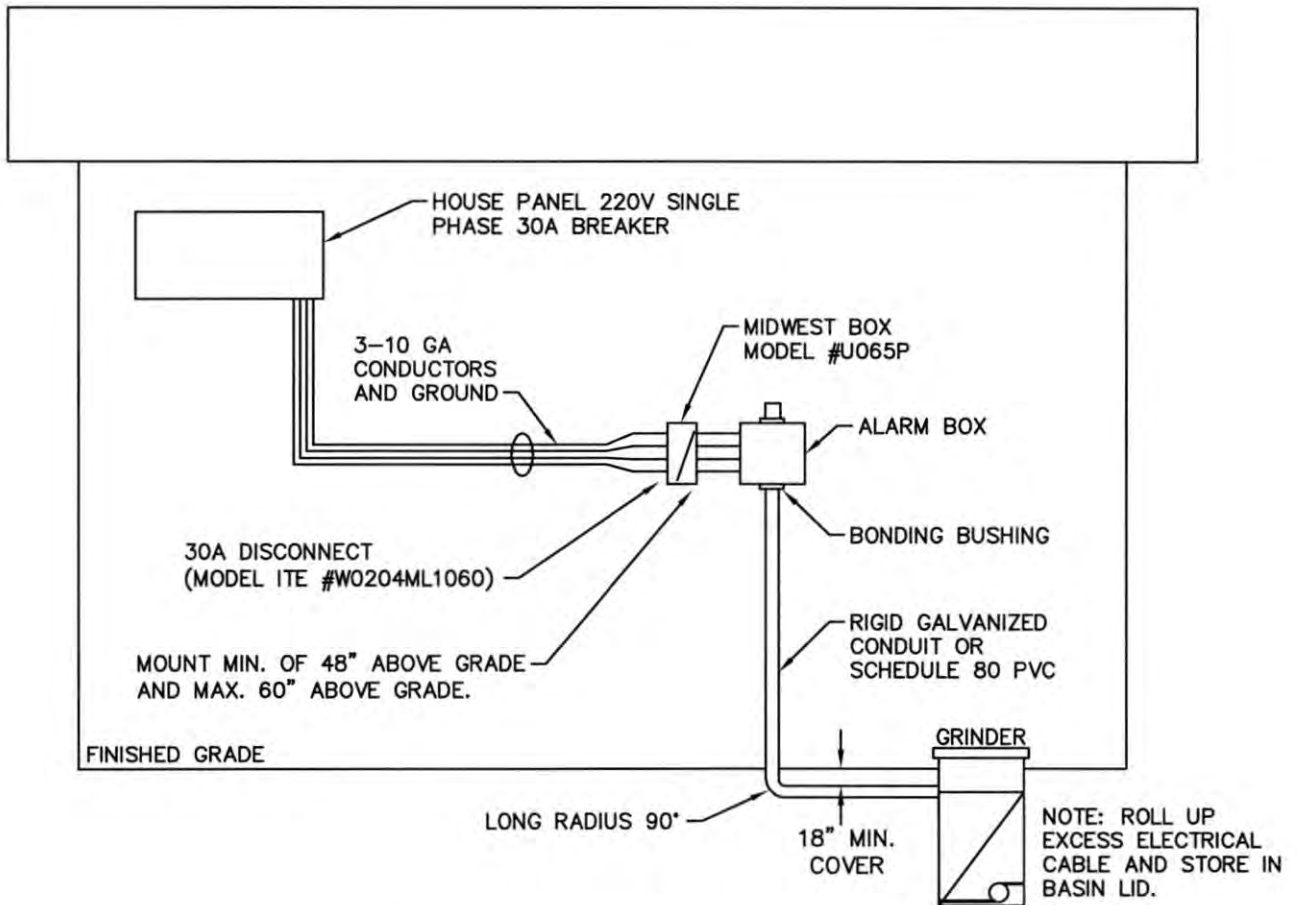
NOTE: ALL BRASS NIPPLES MUST BE 12" MIN. IN LENGTH

FORCE MAIN DEAD END ASSEMBLY
MAINS 4" AND LARGER
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 2
DATE: NOVEMBER 2020

STD-LP-05



NOTE: VERIFY MOTOR AMPERAGE AND ALL NAMEPLATE REQUIREMENTS PRIOR TO INSTALLATION. ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH LOCAL CODES AND NEC.

ELECTRICAL INSTALLATION FOR SIMPLEX GRINDER PUMPS

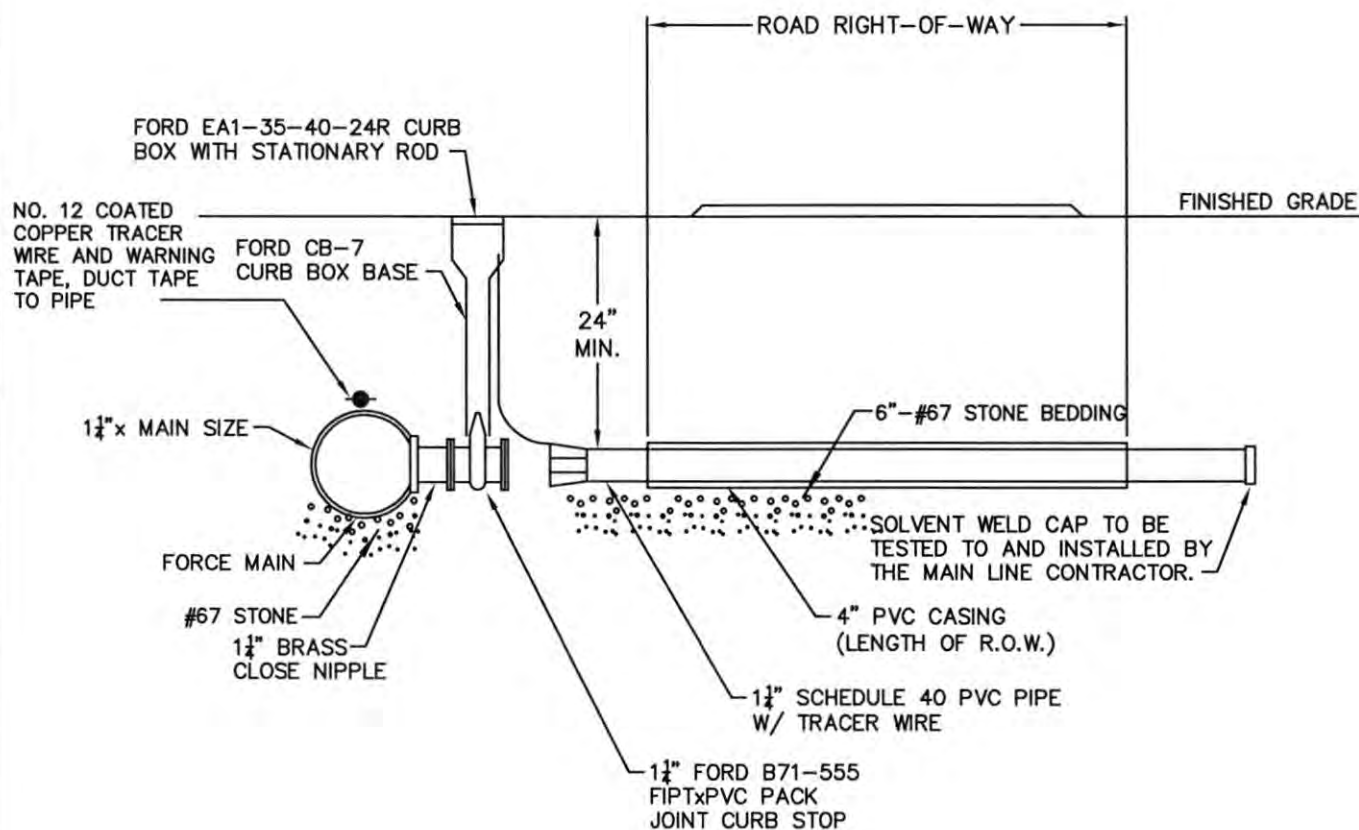
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: OCTOBER 2006

STD-LP-06



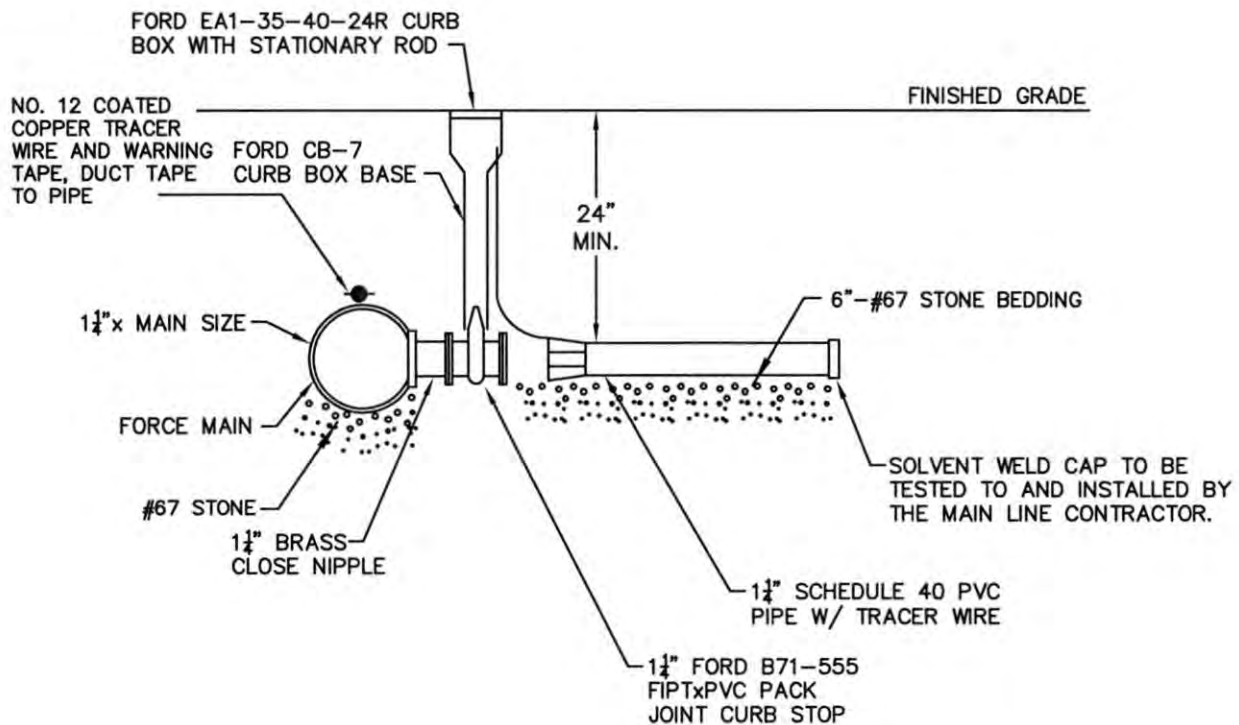
INSTALLATION OF SIMPLEX GRINDER PUMP AT ROAD CROSSING

NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: OCTOBER 2006

STD-LP-07



INSTALLATION OF SIIMPLEX GRINDER PUMP AT ROAD CROSSING

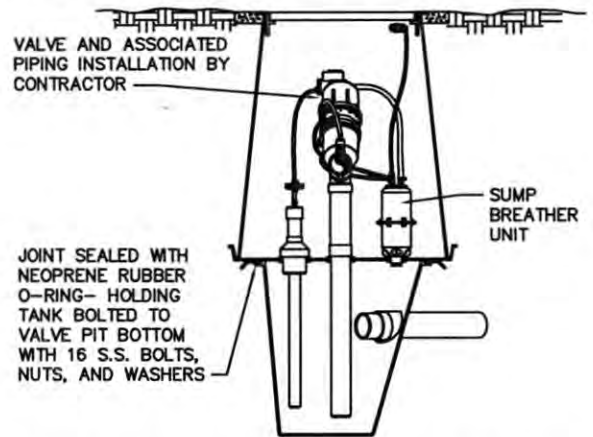
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: OCTOBER 2006

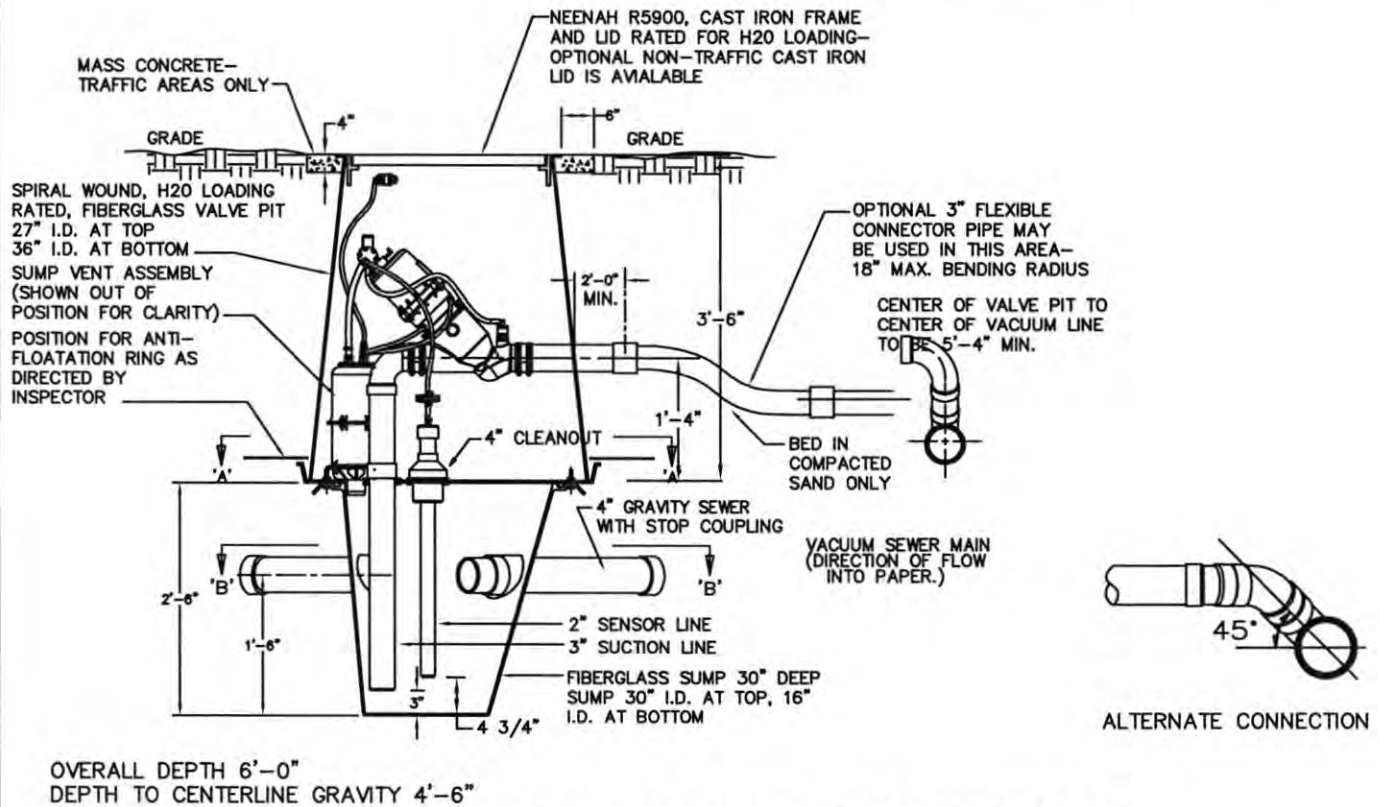
STD-LP-08

NOTE:
DO NOT INSTALL VACUUM VALVE
UNTIL SUMP VENT VALVE IS IN PLACE



VALVE PIT TUBING DIAGRAM

FOR BEST RESULTS, REFER TO FIGURE 65-3
OF THE INSTALLATION, OPERATION, AND
MAINTENANCE HANDBOOK.



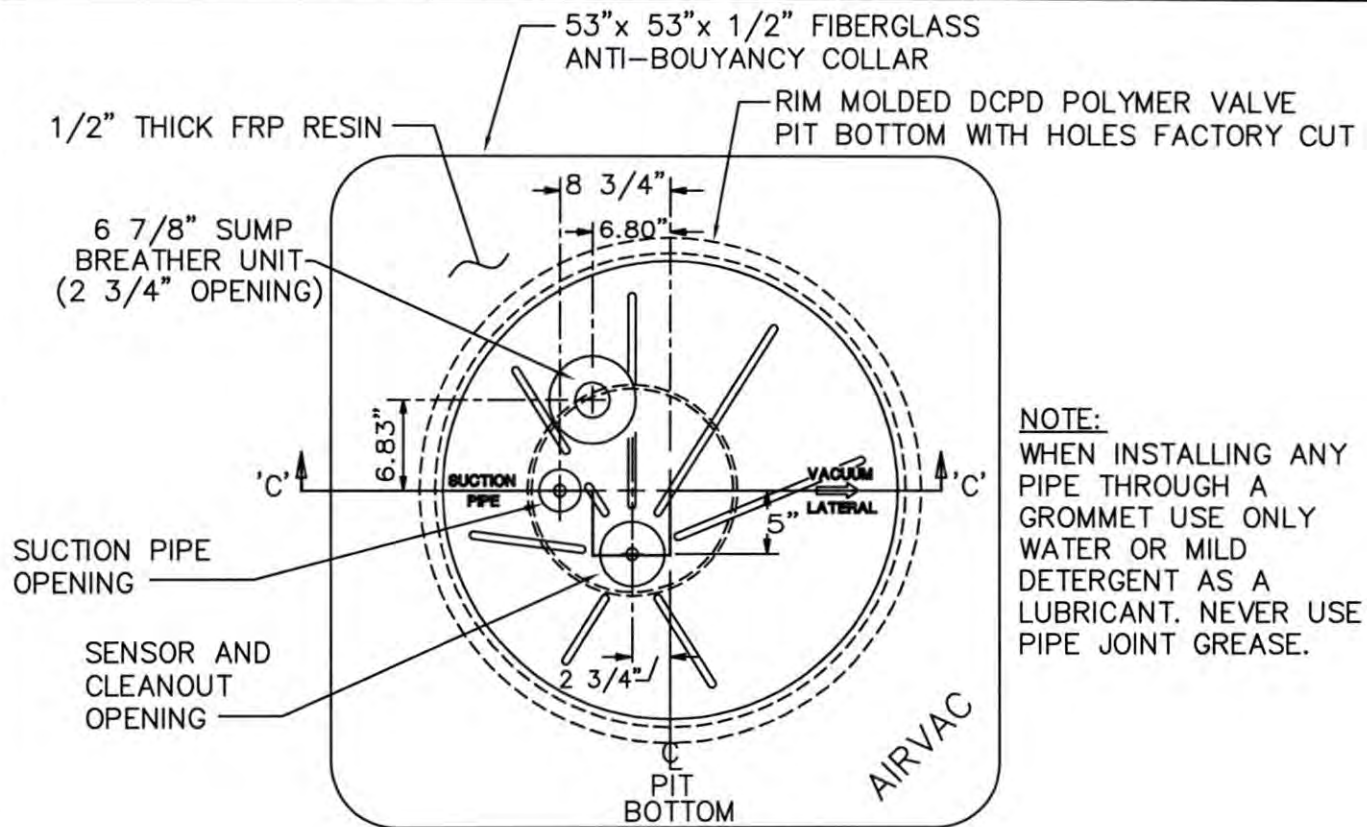
TYPICAL VALVE PIT INSTALLATION

NOT TO SCALE

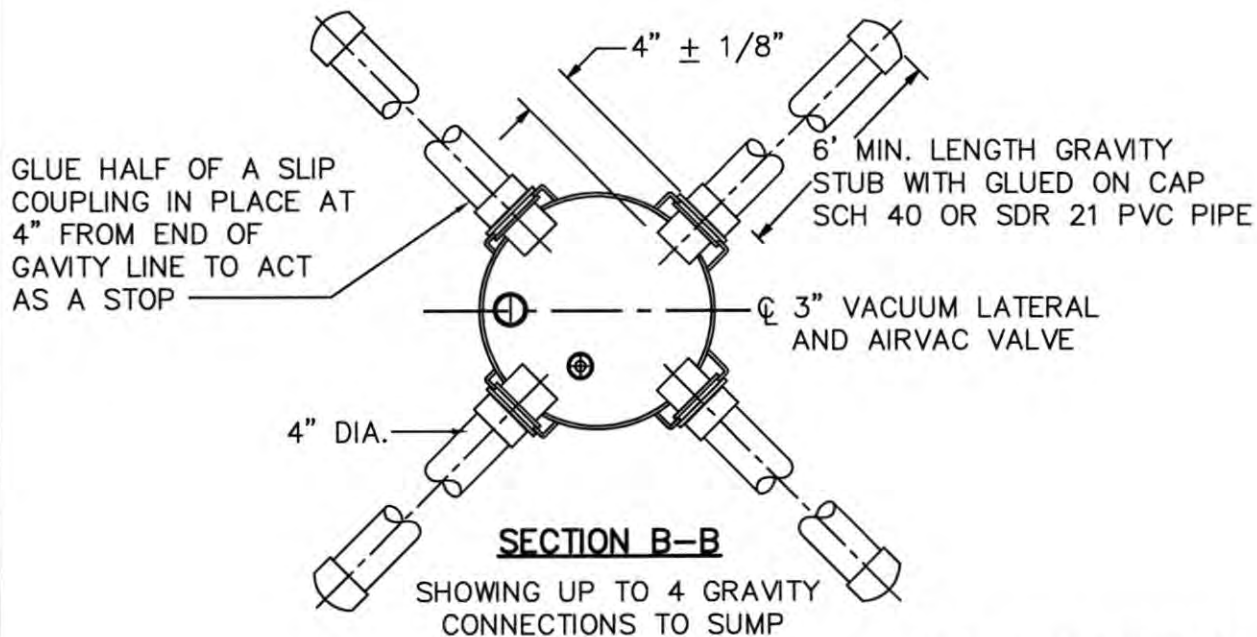
CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-01



NOTE:
WHEN INSTALLING ANY PIPE THROUGH A GROMMET USE ONLY WATER OR MILD DETERGENT AS A LUBRICANT. NEVER USE PIPE JOINT GREASE.



TYPICAL VALVE PIT SECTION VIEWS

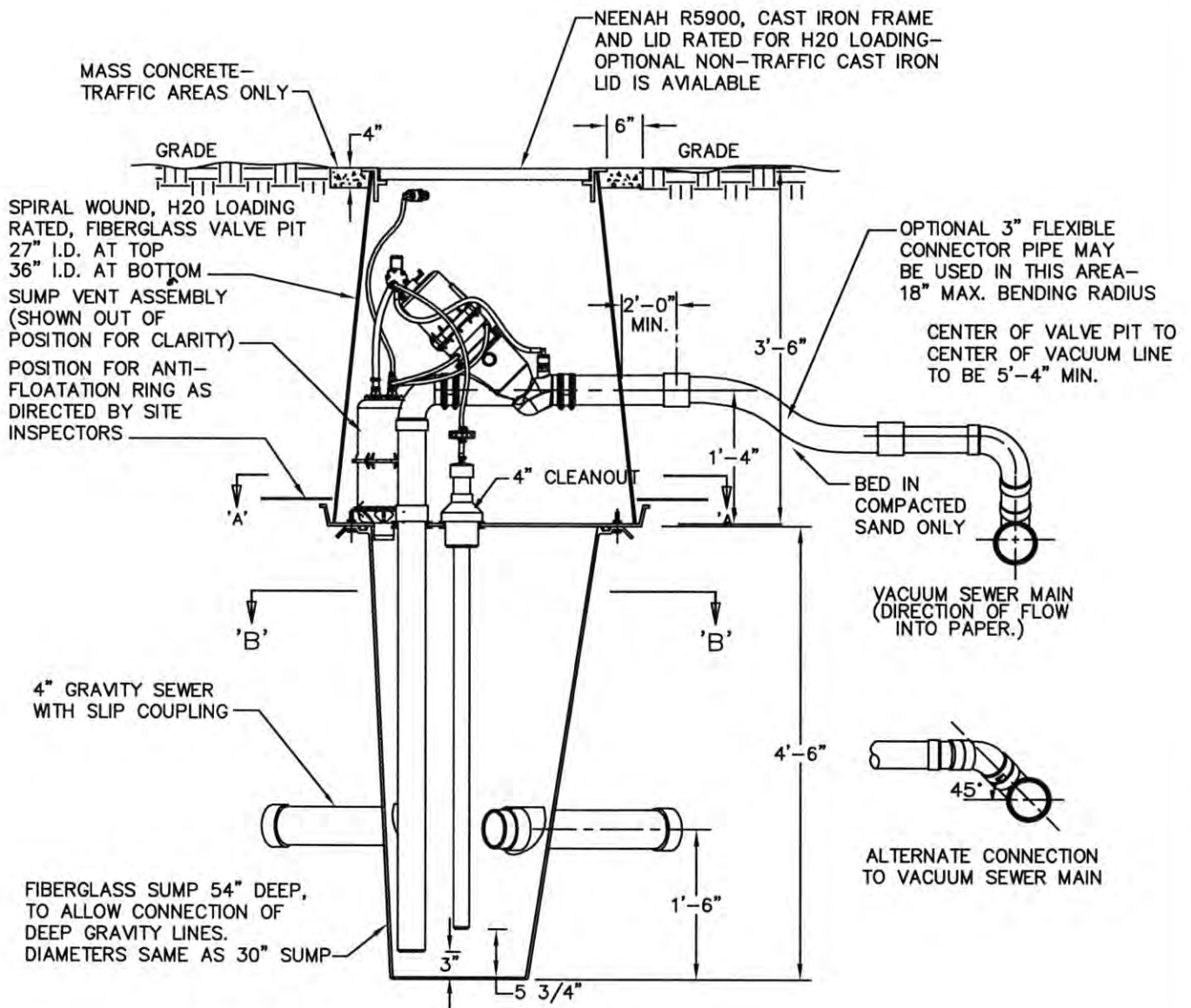
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-02



DEEP VALVE PIT INSTALLATION

NOT TO SCALE

OVERALL DEPTH 8'-0"
DEPTH TO CENTERLINE GRAVITY 6'-6"

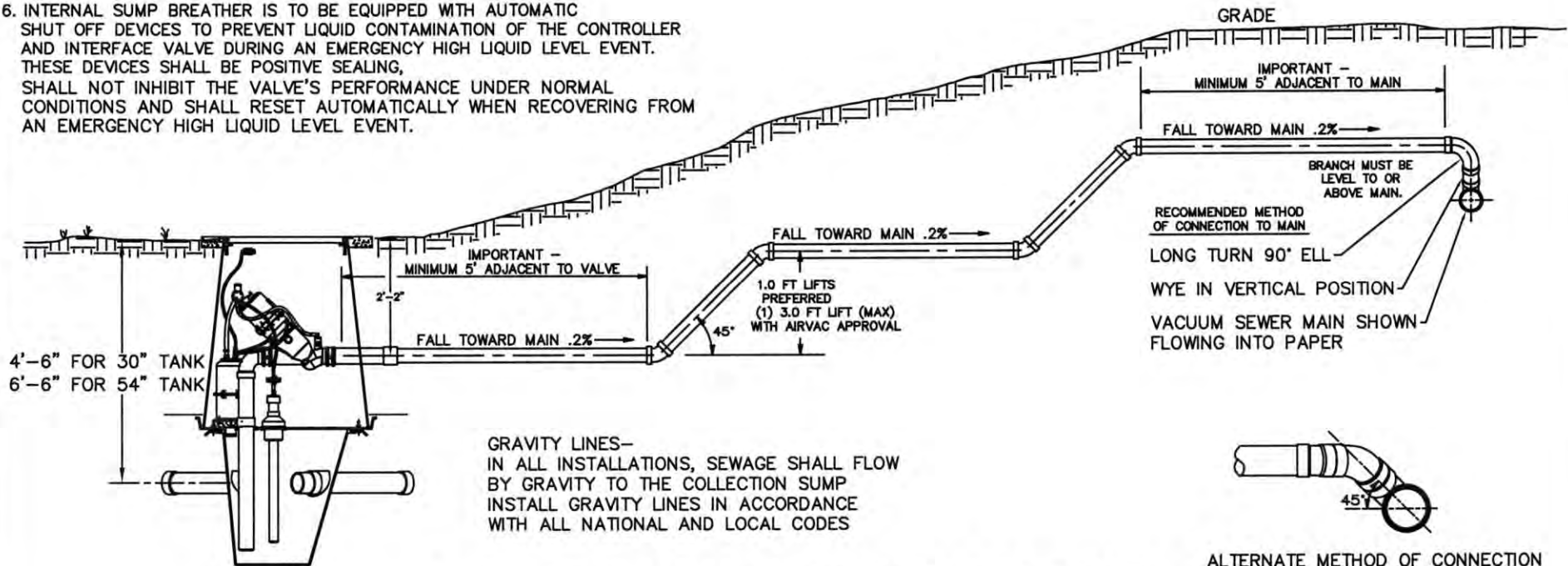
CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-03

NOTES:

1. ALL GROMMETS FOR VALVE PIT AND SUMP SUPPLIED BY AIRVAC.
2. ALL HOLES IN VALVE PIT AND PIT BOTTOM ARE FACTORY CUT.
ALL GRAVITY LINE CONNECTION OPENING IN THE SUMP ARE FIELD CUT.
3. ONLY HOMES OR APARTMENTS WHOSE LOWER FLOOR ELEVATIONS ARE THE SAME SHOULD BE CONNECTED TO A COMMON VACUUM VALVE PIT INSTALLATION. SOME LOCAL CODES MAY REQUIRE THE INSTALLATION OF A BACKFLOW PREVENTER IN THE HOME OWNERS GRAVITY LINES. WITH MULTIPLE FLOOR APARTMENTS, EACH FLOOR LEVEL SHOULD BE SERVICED BY ITS OWN VACUUM VALVE PIT PKG.
4. WHEN INSTALLING ANY PIPE THROUGH A GROMMET, USE ONLY WATER OR MILD DETERGENT AS A LUBRICANT, NEVER USE PIPE JOINT GREASE.
5. DO NOT INSTALL VACUUM VALVE UNTIL HOME GRAVITY LINE IS NEAR COMPLETION AND AIR INTAKE PIPING IS IN PLACE.
6. INTERNAL SUMP BREATHER IS TO BE EQUIPPED WITH AUTOMATIC SHUT OFF DEVICES TO PREVENT LIQUID CONTAMINATION OF THE CONTROLLER AND INTERFACE VALVE DURING AN EMERGENCY HIGH LIQUID LEVEL EVENT. THESE DEVICES SHALL BE POSITIVE SEALING, SHALL NOT INHIBIT THE VALVE'S PERFORMANCE UNDER NORMAL CONDITIONS AND SHALL RESET AUTOMATICALLY WHEN RECOVERING FROM AN EMERGENCY HIGH LIQUID LEVEL EVENT.



LIFT DETAILS FOR 3' SERVICE LATERALS

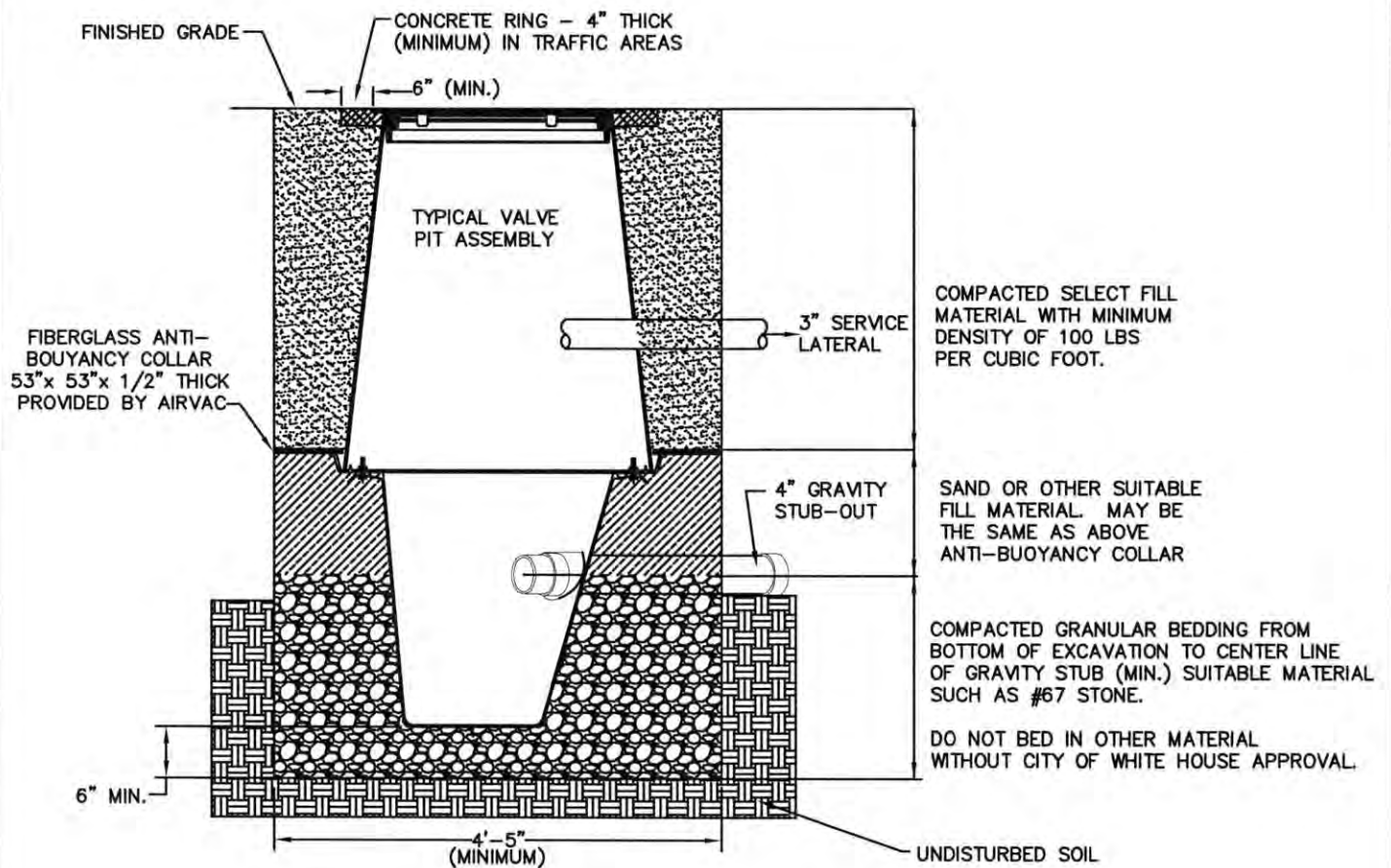
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-04



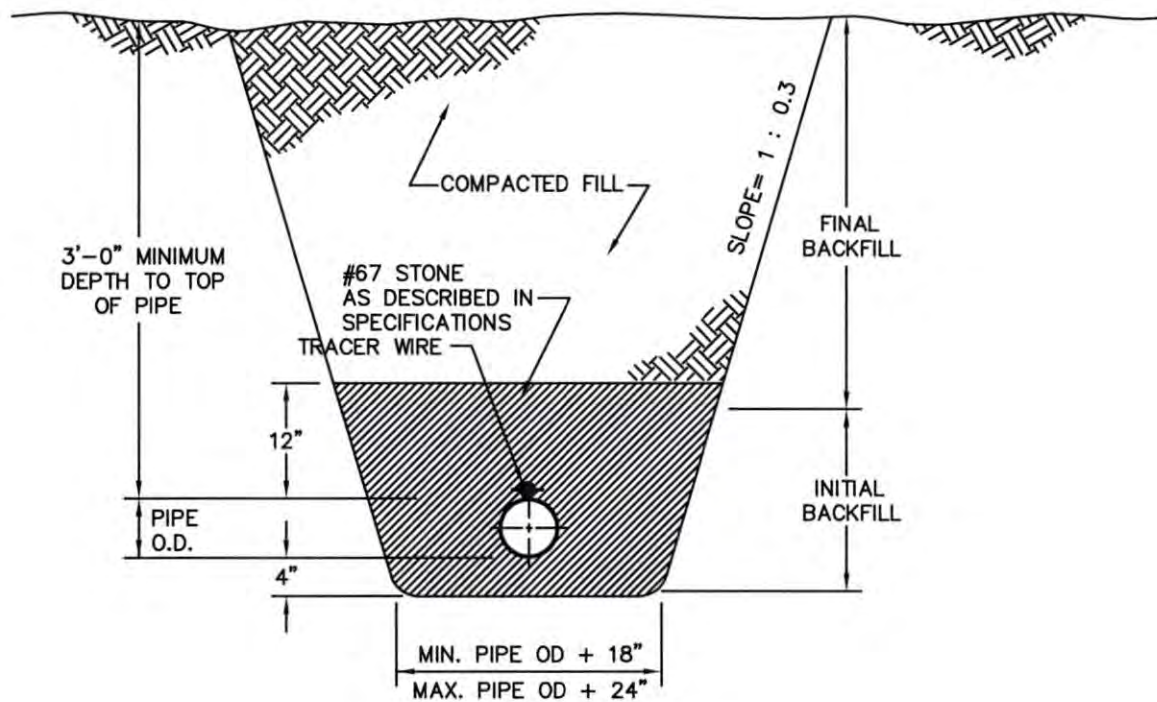
VALVE PIT BEDDING AND BACK FILL
WITH OPTIONAL FIBERGLASS COLLAR SHOWN

NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-05

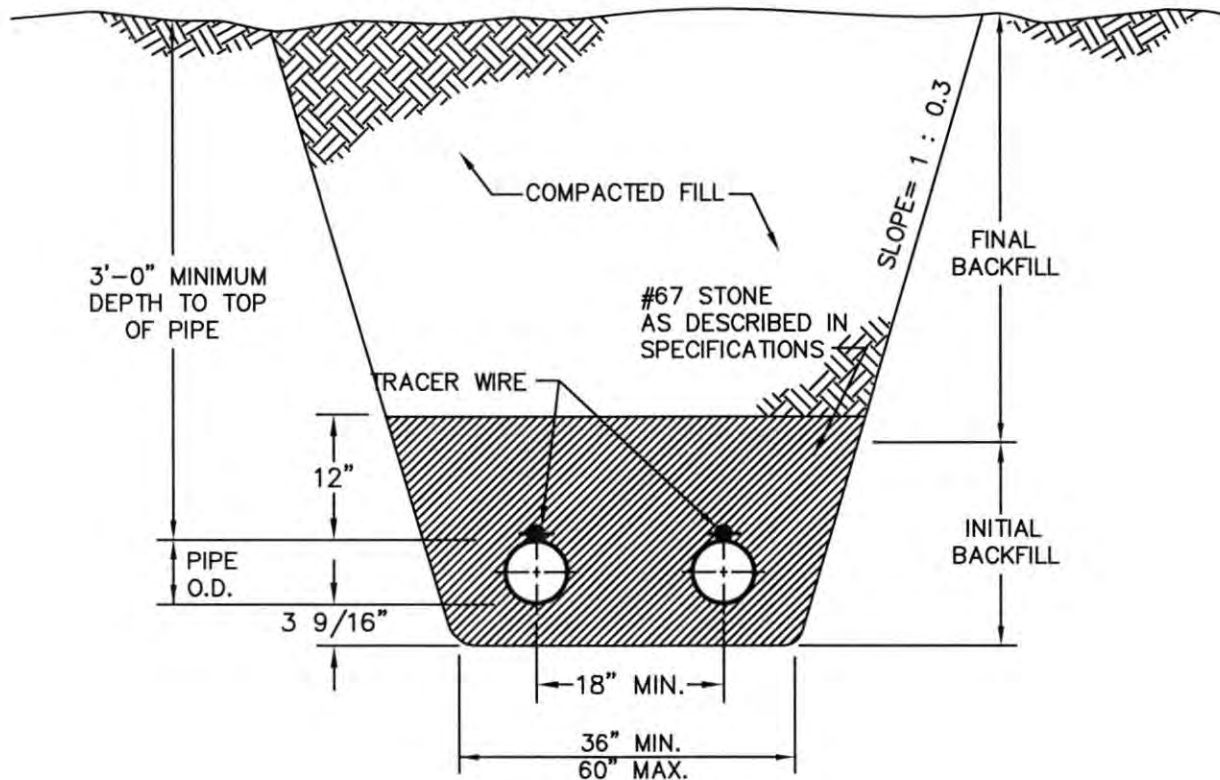


TYPICAL VACUUM SEWER TRENCH SECTION
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-06

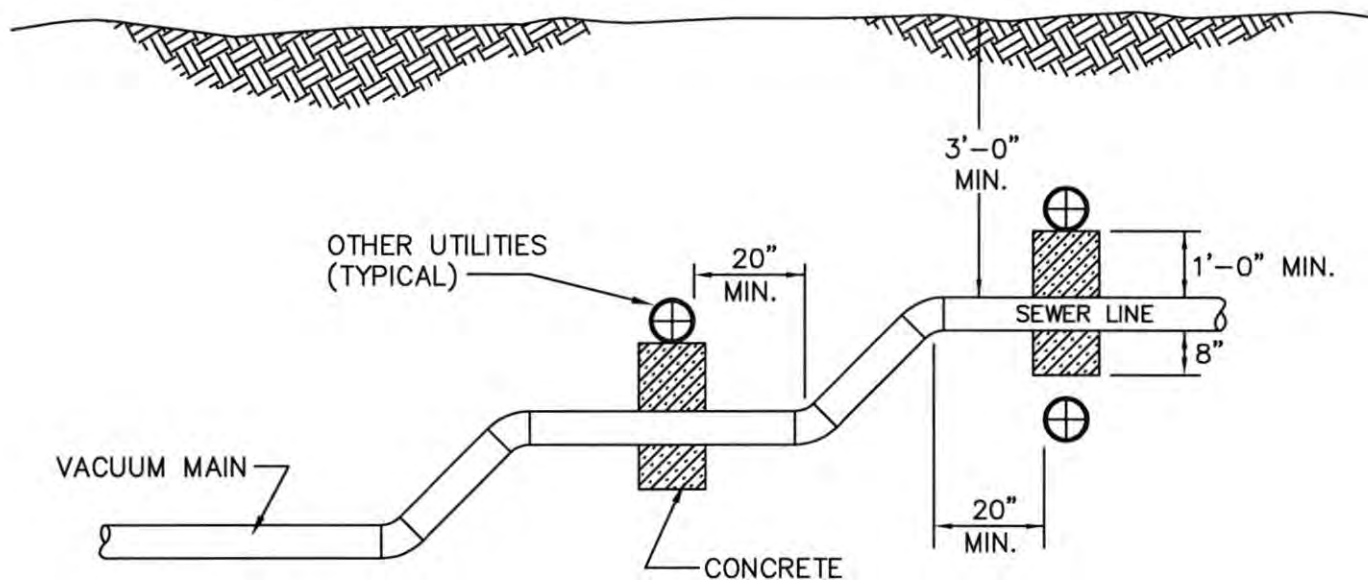


TYPICAL VACUUM SEWER TRENCH SECTION (2 LINE)
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-07

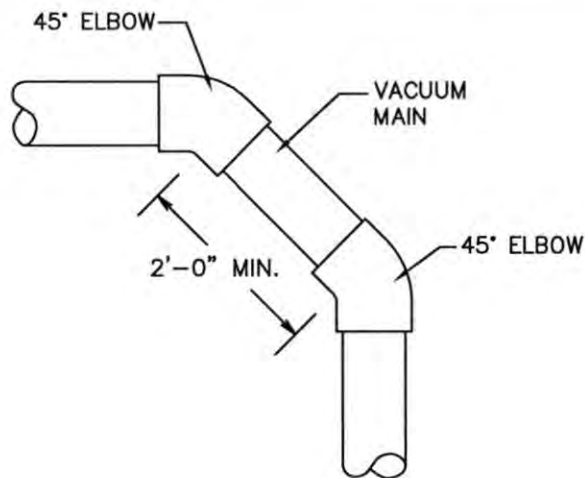


TYPICAL UTILITY CROSSING
NOT TO SCALE

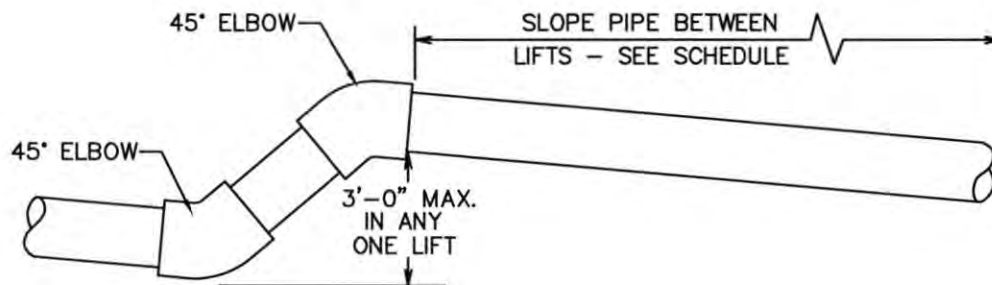
CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-08



CHANGE IN DIRECTION



SLOPE SCHEDULE		
PIPE DIAMETER	MINIMUM FALL	0.2% OF DISTANCE
3"	0.20 FT	0.2% 100 FT ▲
4"	0.25 FT	0.2% 125 FT ▲
6"	0.25 FT	0.2% 125 FT ▲
8"	0.25 FT	0.2% 125 FT ▲
10"	0.25 FT	0.2% 125 FT ▲

USE WHICHEVER SLOPE IS GREATER BETWEEN LIFTS. ABOVE THIS LENGTH ▲ IN DISTANCE, THE 0.2% SLOPE IS GREATER. ANYTHING SHORTER THAN THIS DISTANCE SHOULD USE MINIMUM FALL INDICATED. WHEN NOT BETWEEN TWO LIFTS, USE 0.2% SLOPE.

LIFT DETAIL AND SLOPE SCHEDULE

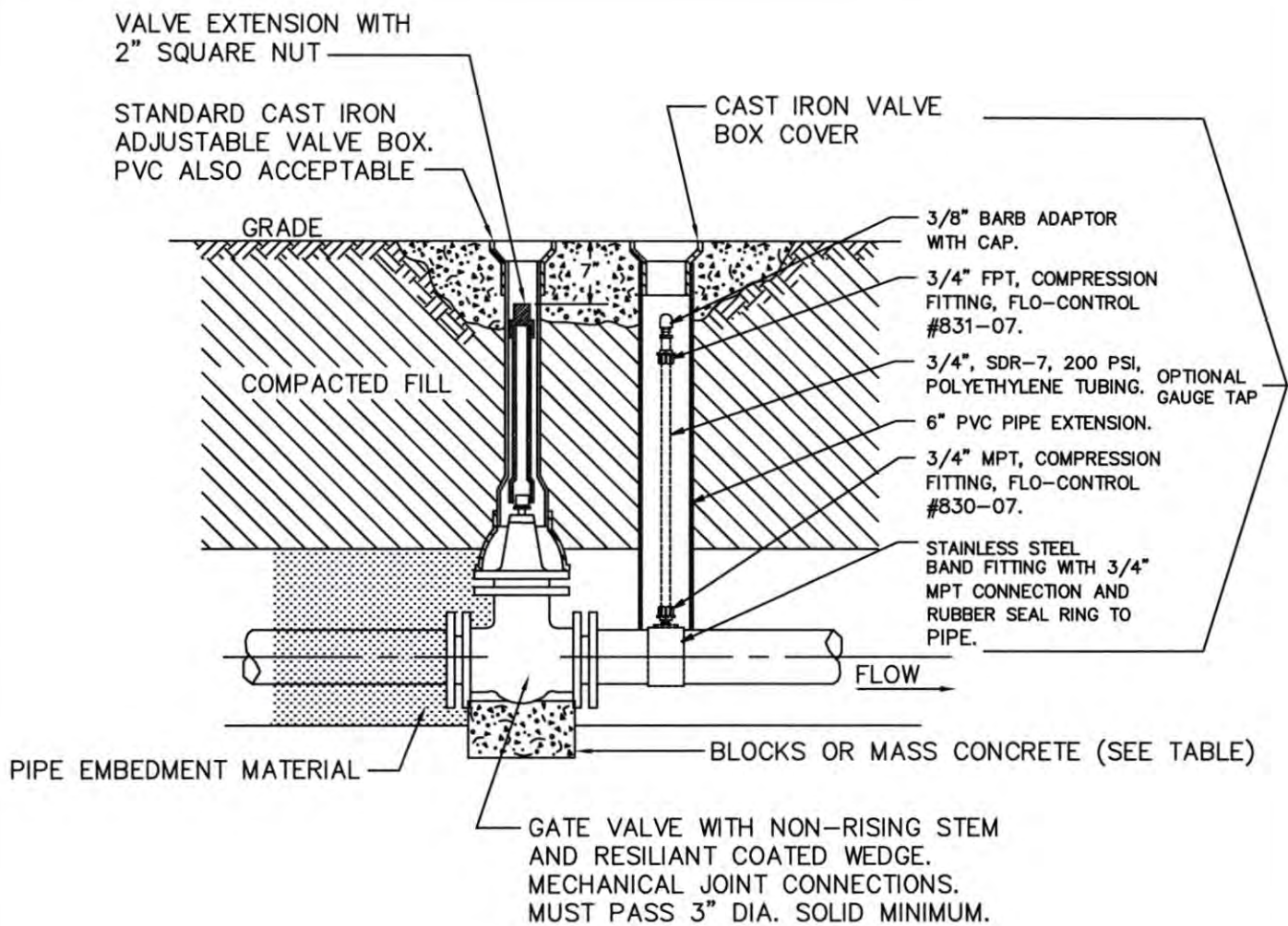
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-09



DIVISION VALVE SUPPORT INFORMATION

VALVE SIZE	SUPPORT SIZE
4"	1" THICK X 1.75' SQUARE
6"	1" THICK X 2.25' SQUARE
8"	1" THICK X 3.00' SQUARE
10"	1" THICK X 3.50' SQUARE

**VACUUM MAIN DIVISION VALVE
AND OPTIONAL GAUGE TAP**

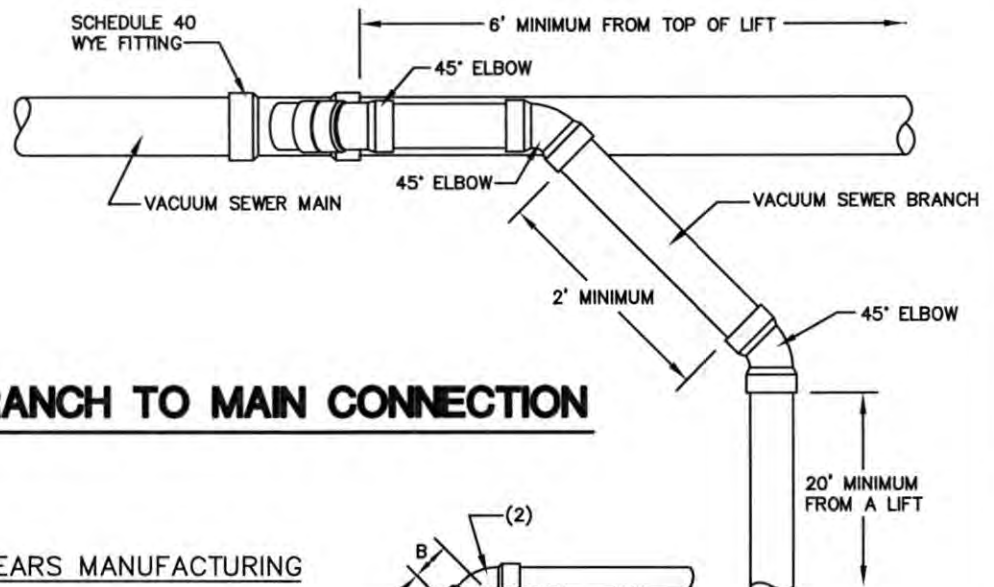
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

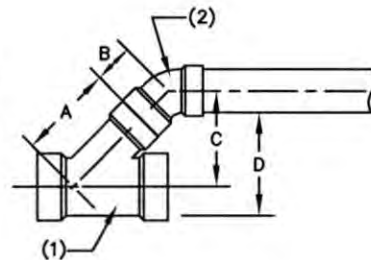
STD-VS-10



VACUUM BRANCH TO MAIN CONNECTION

DIMENSIONS BASED ON SPEARS MANUFACTURING

- (1) 45 DEG WYE, SOCKET x SOCKET x SOCKET
 (2) 45 DEG ELL, SOCKET x SOCKET



WYE SIZE	A	B	C	D- INVERT
4 x 4 x 4	8 1/4"	3 3/32"	8.02"	0.67'
4 x 4 x 3	9 1/4"	2 7/8"	8.71"	0.73'
6 x 6 x 6	11 21/32"	5 7/32"	11.93"	0.99'
6 x 6 x 4	12"	3 3/32"	10.67"	0.89'
6 x 6 x 3	12 3/8"	2 7/8"	9.82"	0.82'
8 x 8 x 8	15 1/4"	6 7/16"	15.34"	1.28'
8 x 8 x 6	16 1/8"	5 7/32"	15.09"	1.26'
8 x 8 x 4	14 1/4"	3 3/32"	12.26"	1.02'
8 x 8 x 3	13"	2 7/8"	11.22"	0.94'
10 x 10 x 10	18 31/32"	8 1/8"	19.16"	1.60'
10 x 10 x 8	16 25/32"	6 7/16"	16.42"	1.37'
10 x 10 x 6	15 7/8"	5 7/32"	14.92"	1.24'
10 x 10 x 4	15 1/2"	3 3/32"	13.15"	1.10'
10 x 10 x 3	14 5/8"	2 7/8"	12.37"	1.03'

VACUUM BRANCH TO MAIN LINE CONNECTION

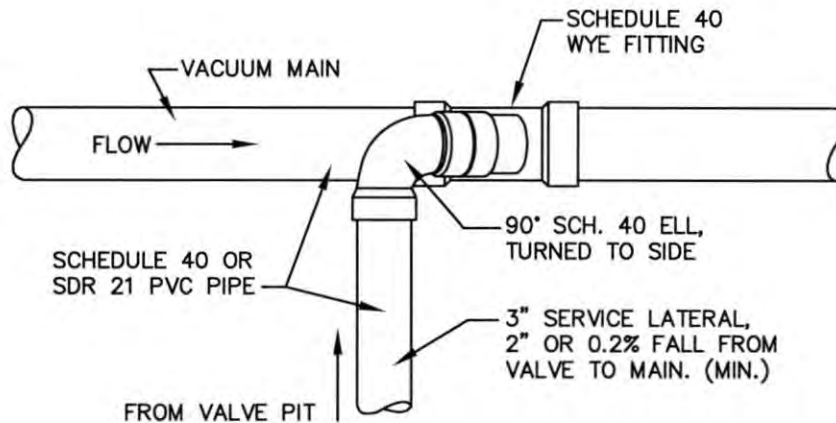
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-11



VALVE PIT TO MAIN CONNECTIONS

NOT TO SCALE

CITY OF WHITE HOUSE

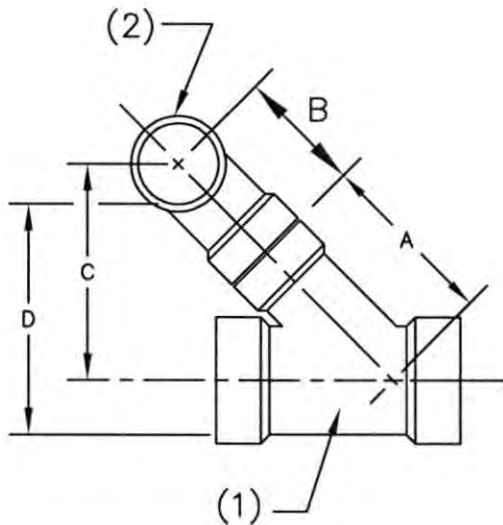
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-12

DIMENSIONS BASED ON SPEARS MANUFACTURING

- (1) 45 DEG WYE, SOCKET x SOCKET x SOCKET
(2) 90 DEG ELL, SOCKET x SOCKET



WYE SIZE	A	B	C	D— INVERT
4 x 4 x 3	9 1/4"	3 23/32"	9.17"	0.76'
6 x 6 x 3	12 3/8"	3 23/32"	11.38"	.95
8 x 8 x 3	13"	3 23/32"	11.82"	0.99'
10 x 10 x 3	14 5/8"	3 23/32"	12.97"	1.08

VACUUM SERVICE LATERAL TO MAIN OR BRANCH CONNECTION

NOT TO SCALE

CITY OF WHITE HOUSE

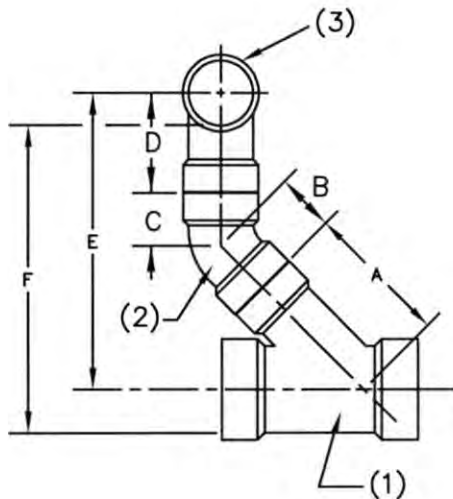
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-13

DIMENSIONS BASED ON SPEARS MANUFACTURING

- (1) 45 DEG WYE, SOCKET x SOCKET x SOCKET
- (2) 45 DEG ELL, SOCKET x SOCKET
- (3) 90 DEG ELL, SOCKET x SOCKET



WYE SIZE	A	B	C	D	E	F—INVERT
4 x 4 x 3	9 1/4"	2 7/8"	2 7/8"	3 23/32"	15.17"	1.26'
6 x 6 x 3	12 3/8"	2 7/8"	2 7/8"	3 23/32"	17.38"	1.45'
8 x 8 x 3	13"	2 7/8"	2 7/8"	3 23/32"	17.82"	1.48'
10 x 10 x 3	14 5/8"	2 7/8"	2 7/8"	3 23/32"	18.97"	1.58'

VACUUM VALVE PIT SERVICE CONNECTIONS

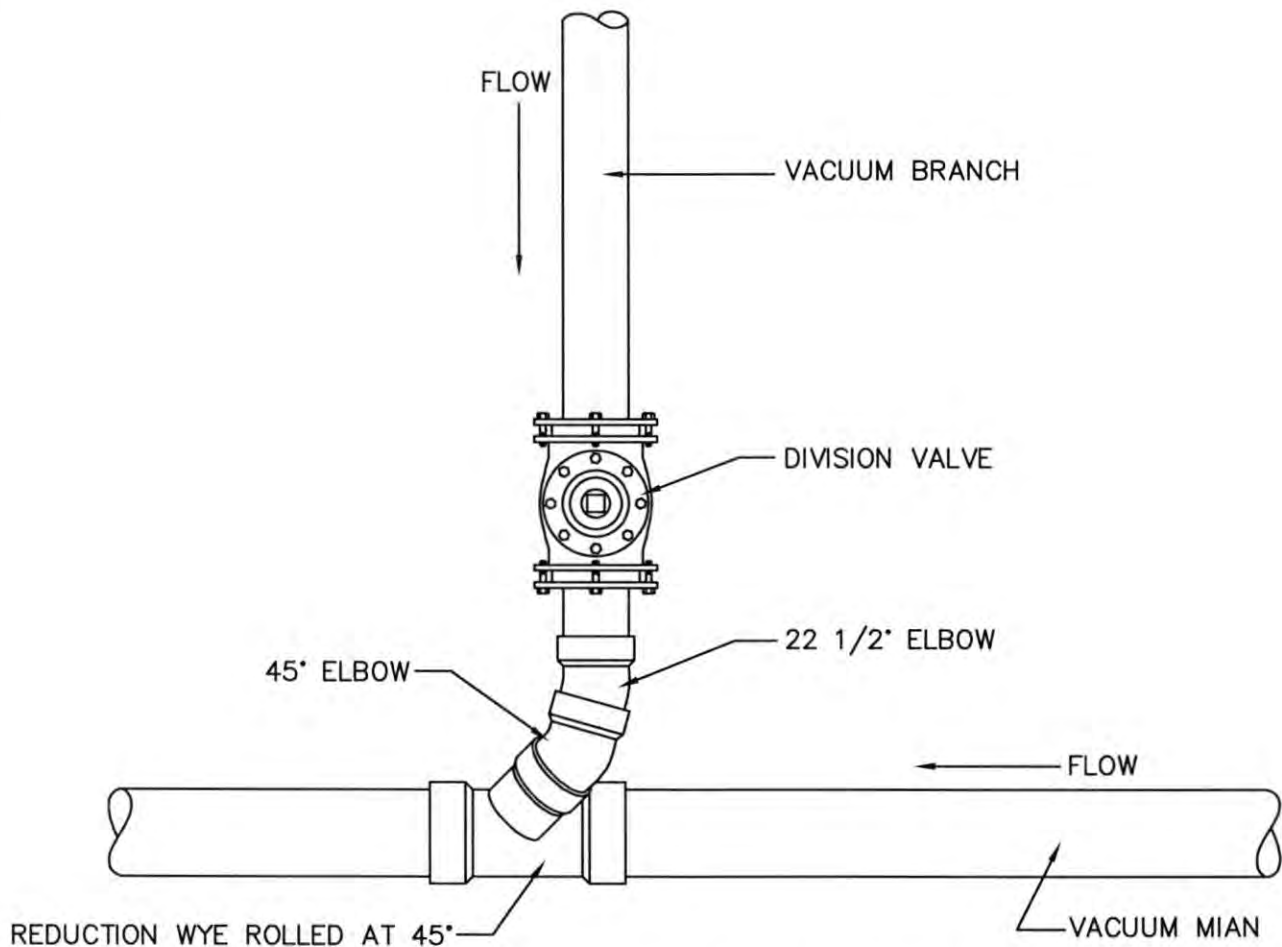
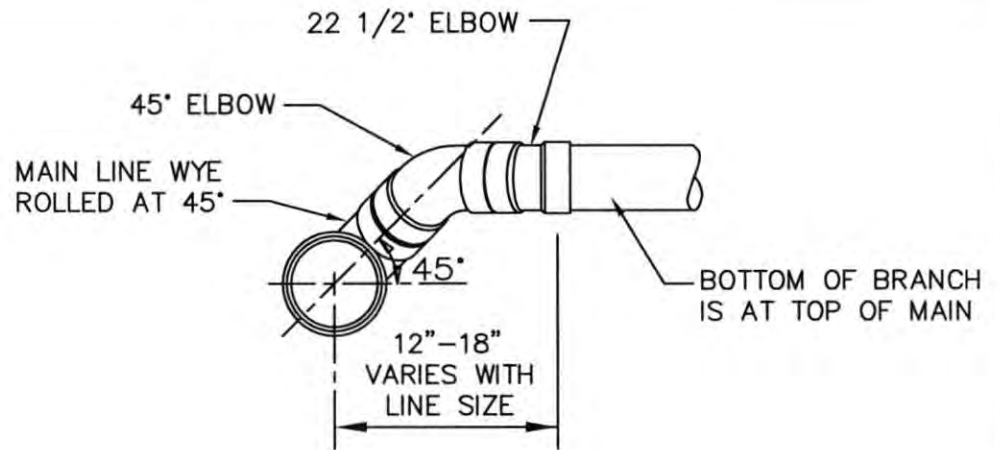
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD—VS—14



ALTERNATE VACUUM BRANCH TO MAIN LINE CONNECTION

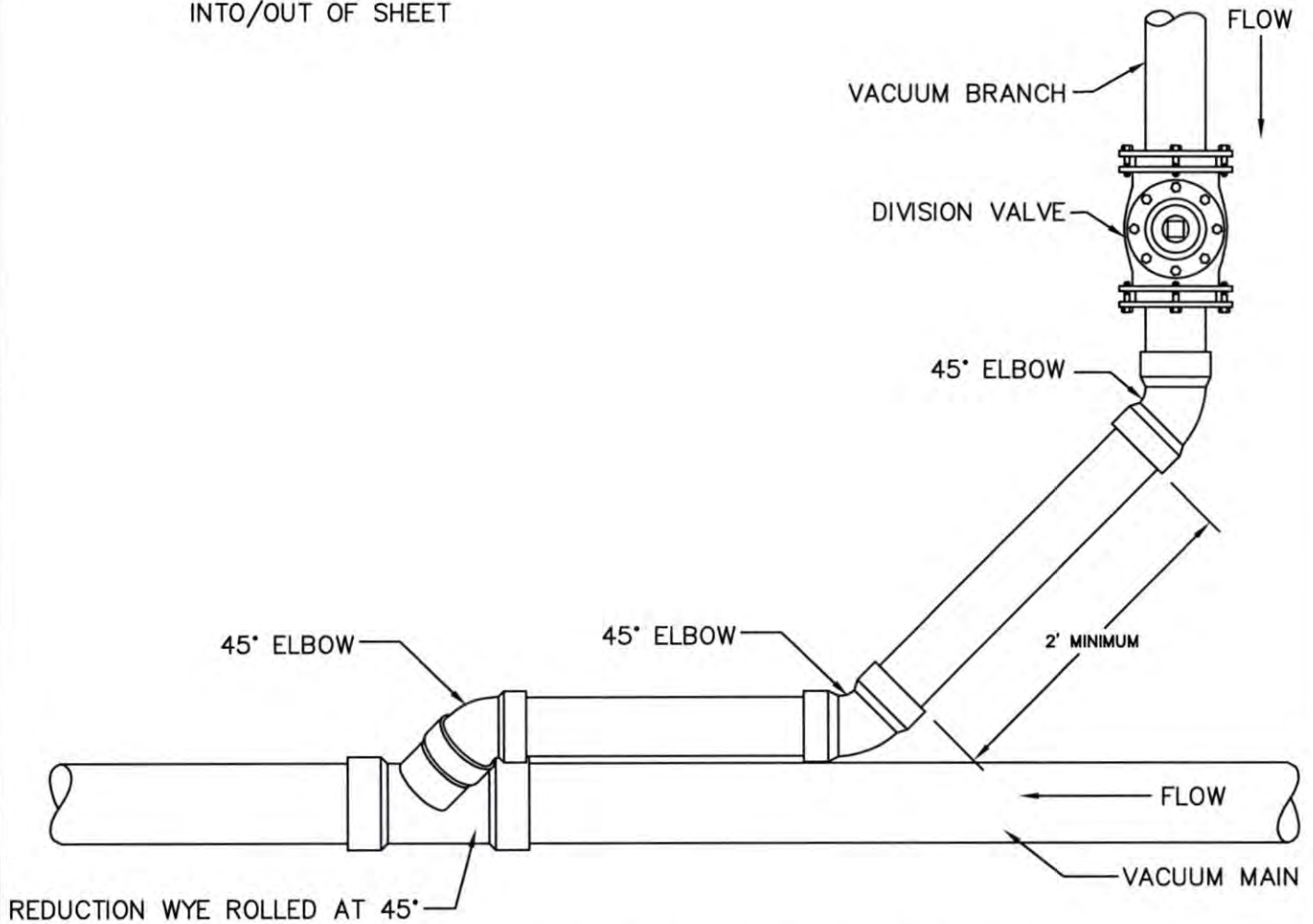
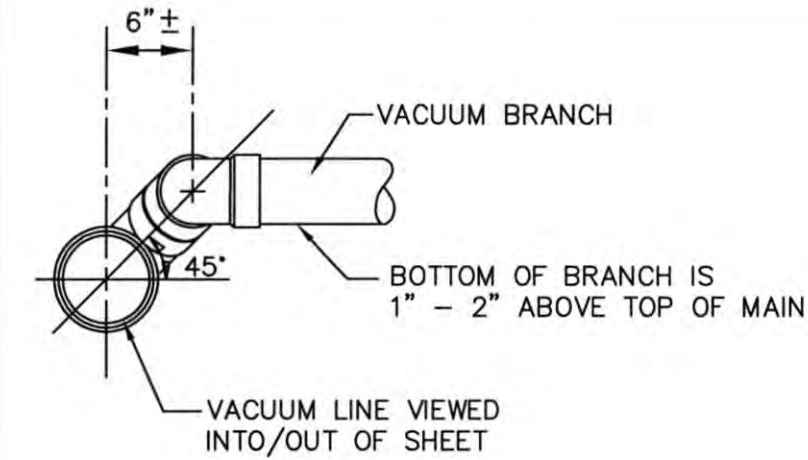
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-15



ALTERNATE VACUUM BRANCH TO MAIN LINE CONNECTION

NOT TO SCALE

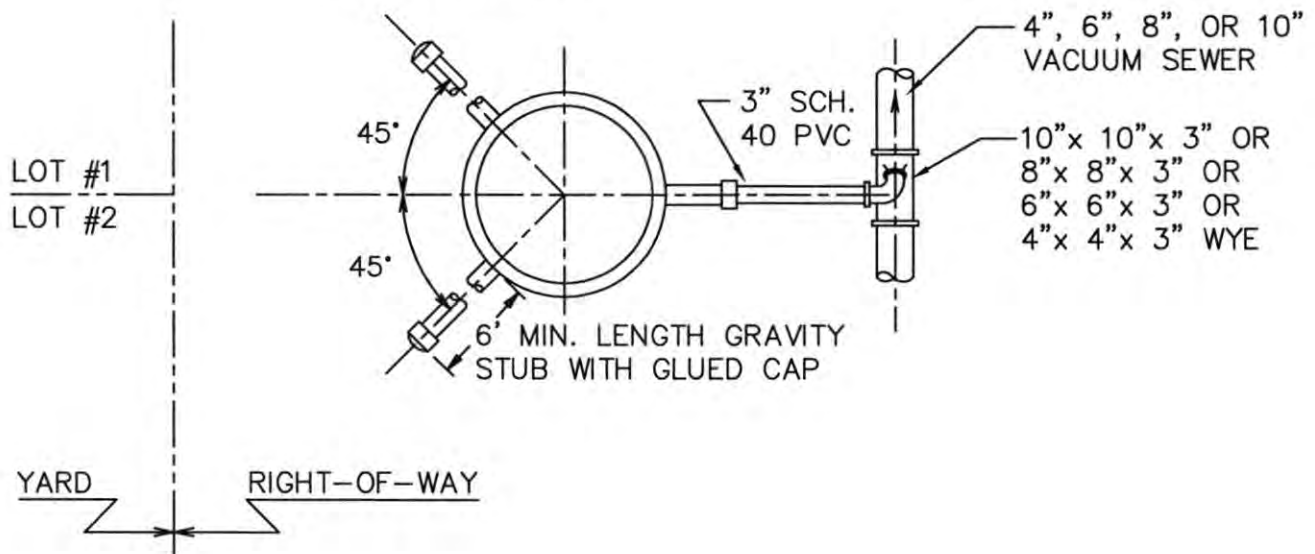
CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-16

IMPORTANT!
EACH HOUSE GRAVITY LATERAL
MUST BE DIRECTLY CONNECTED
COLLECTION SUMP



VALVE PIT WITH 2 CONNECTIONS

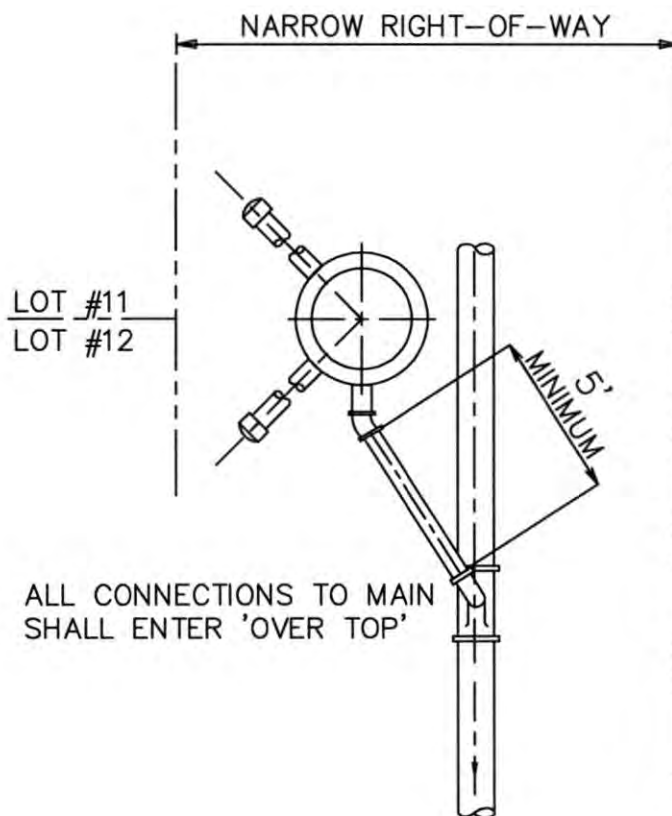
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-17



VALVE PIT IN NARROW RIGHT-OF-WAY

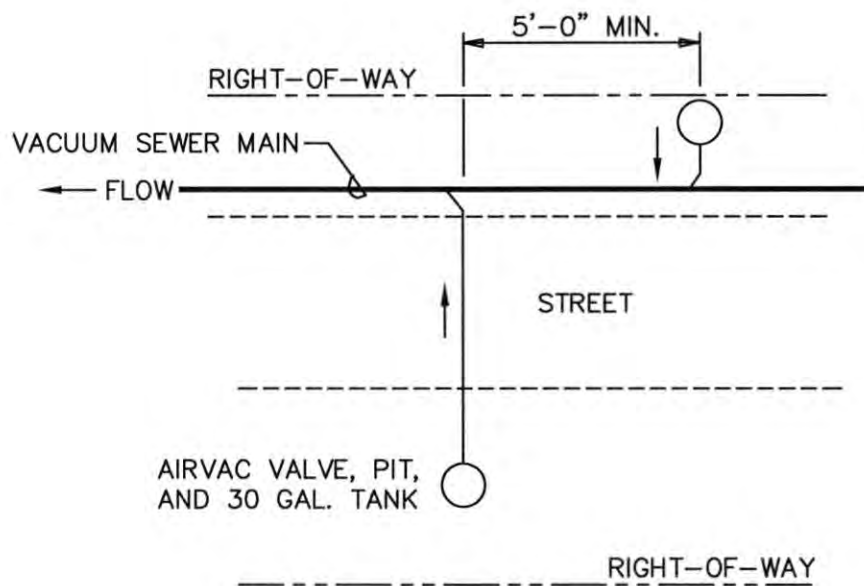
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CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-18

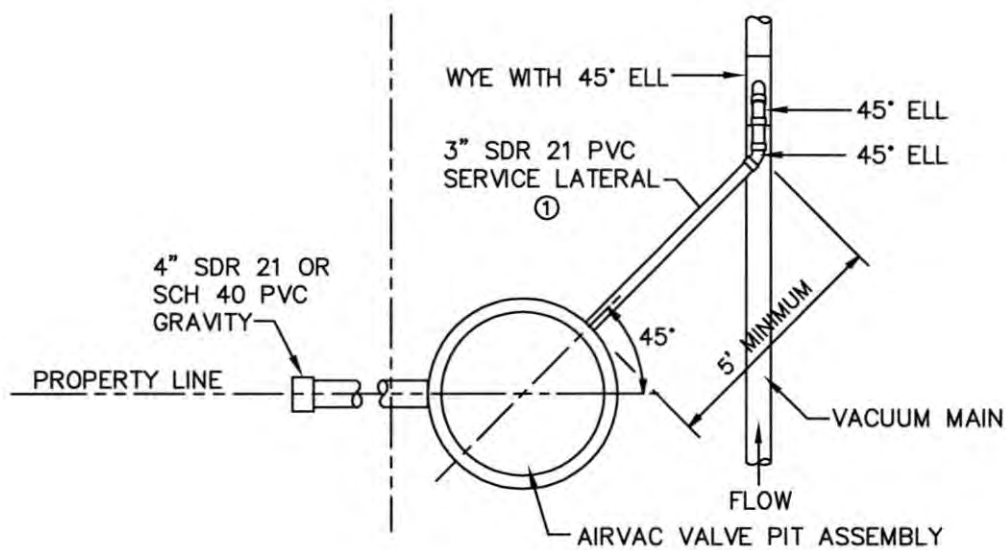


MINIMUM SPACING BETWEEN CONNECTIONS
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-19



VALVE PIT WITH SINGLE CONNECTION

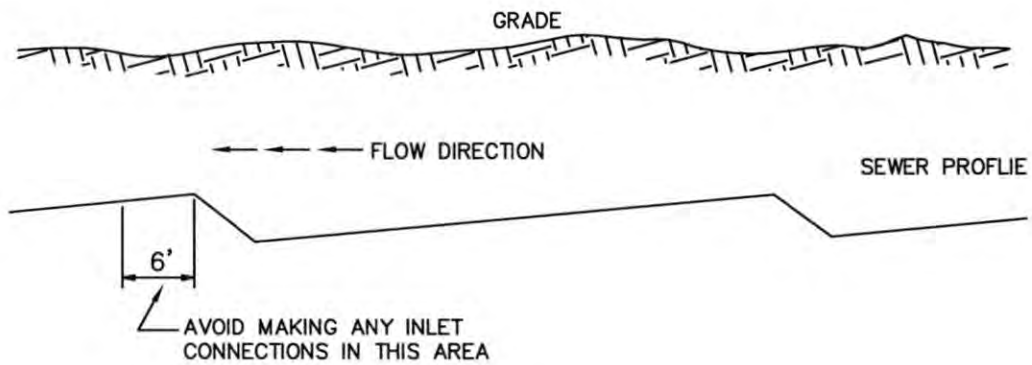
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-20



CONNECTION LOCATIONS TO AVOID

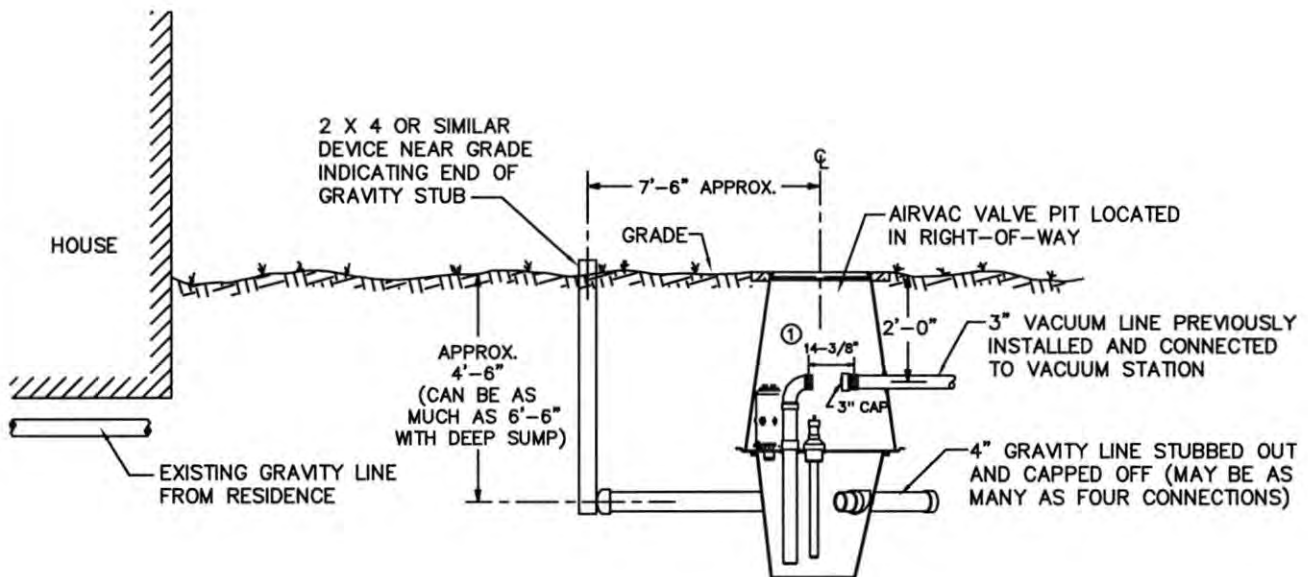
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-21

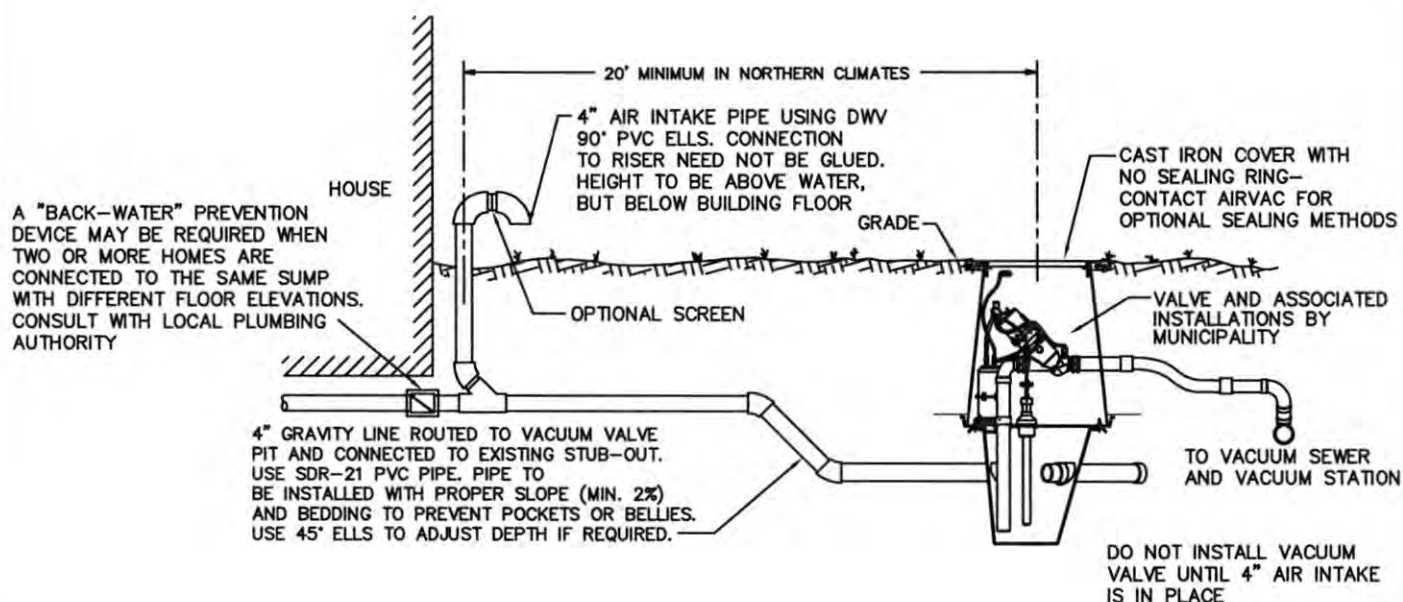


VALVE PIT PRIOR TO HOOK-UP
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-22



VALVE PIT AFTER HOME HOOK-UP

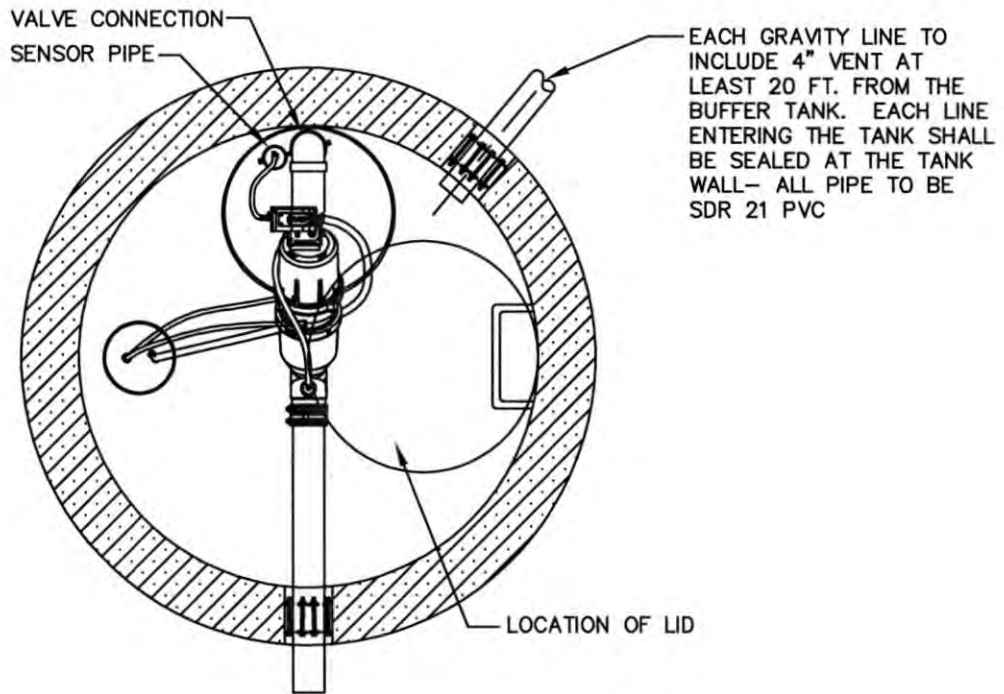
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-23



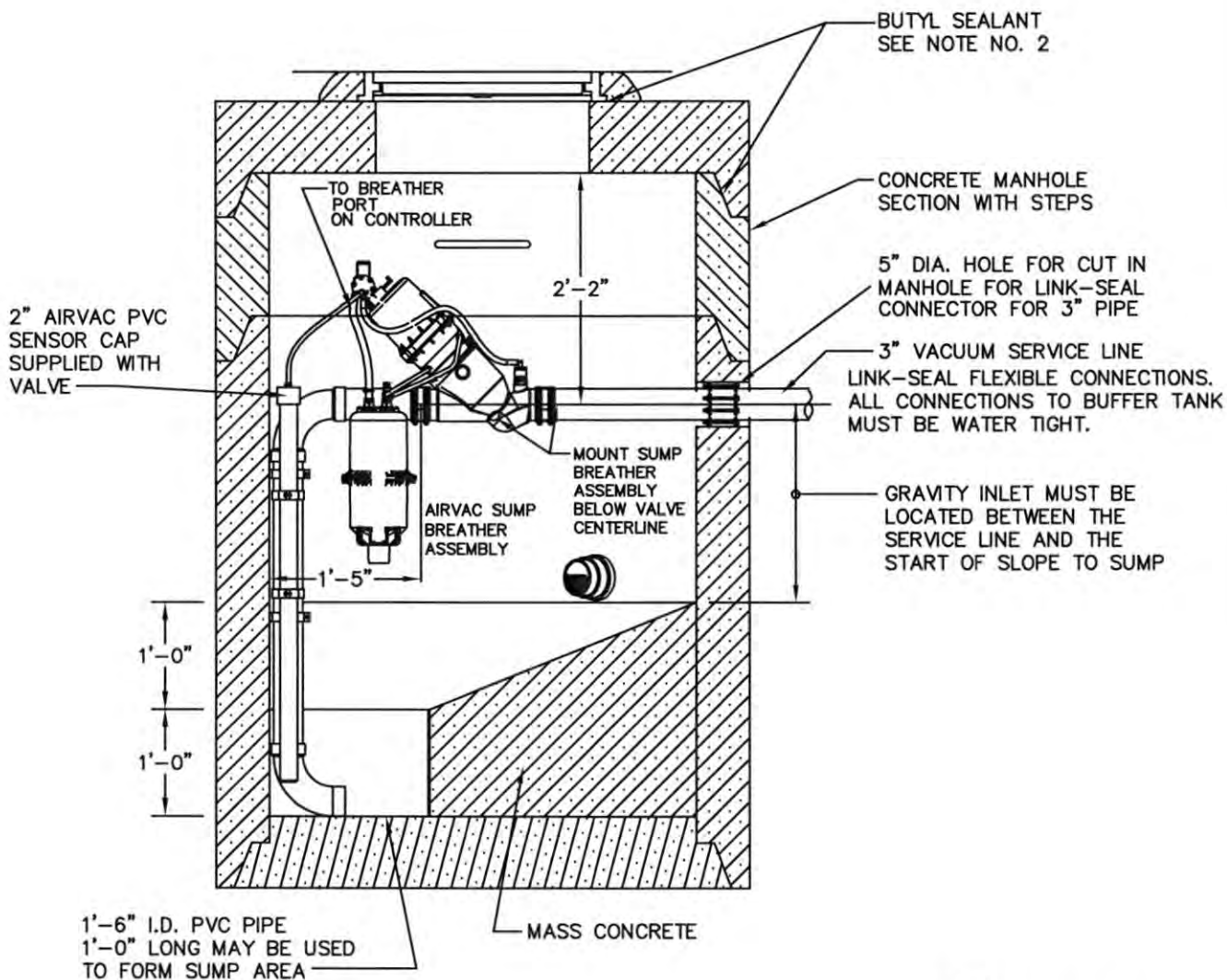
NOTE:
IF MANHOLE IS MORE
THAN 6'-0" DEEP, A
SERVICE PLATFORM
MAY BE REQUIRED FOR
VALVE MAINTENANCE.

SINGLE BUFFER TANK PLAN
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-24



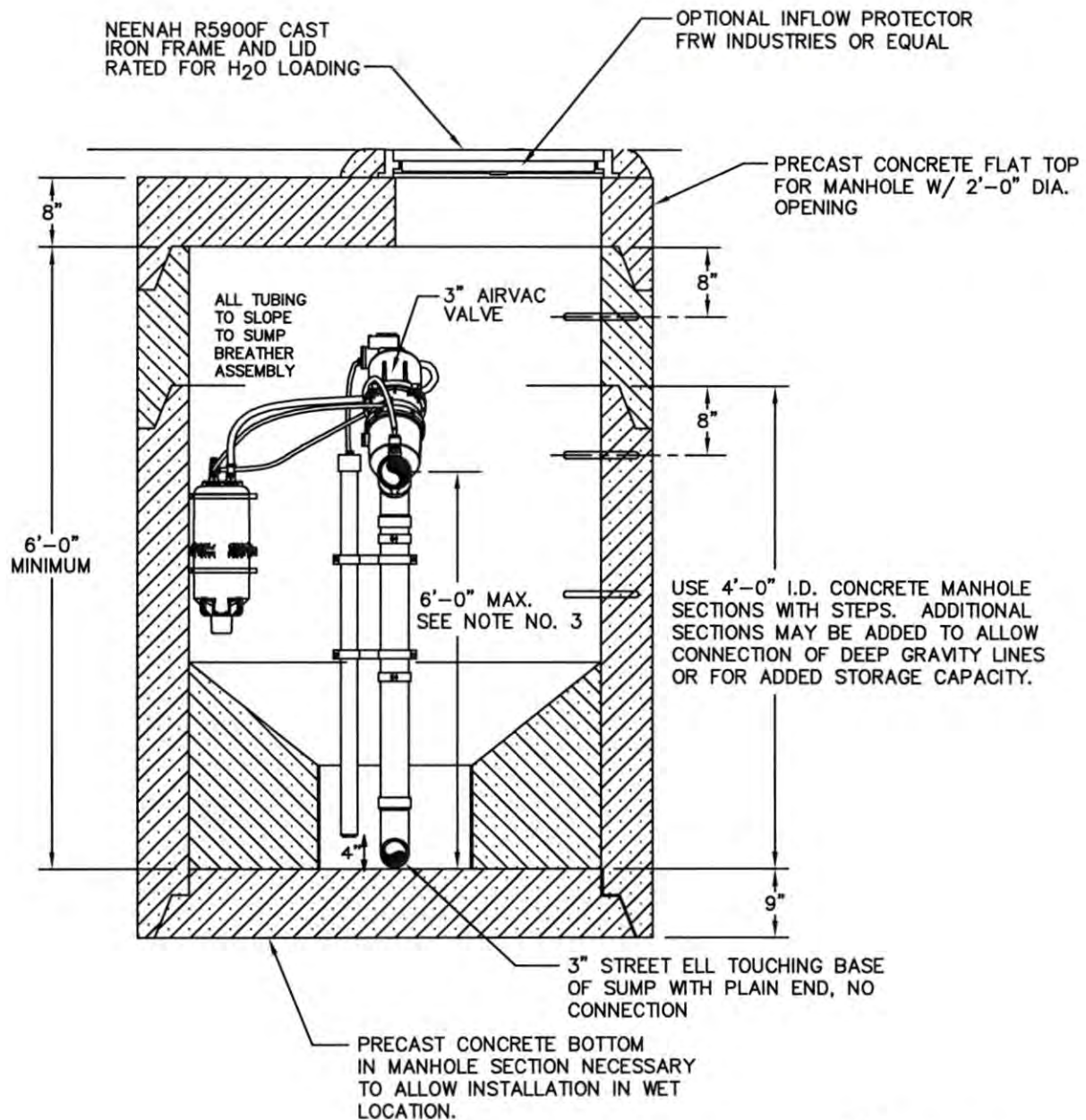
NOTE:
ANY LIFT EXCEEDING
6'-0" MUST BE ADDED
TO HEAD LOSSES ON
VACUUM MAIN AND
SERVICE LINE TO
DETERMINE IF
SUFFICIENT VACUUM
HEAD IS AVAILABLE.

SINGLE BUFFER TANK SECTION 1
NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-25



NOTE:
 BUFFER TANK UNIT
 MUST BE WATERTIGHT.
 SEAL ALL JOINTS WITH
 BUTYL SEALANT. TEST
 FOR LEAKS PER AIRVAC
 SPECIFICATIONS IN
 INSTALLATION MANUAL.

SINGLE BUFFER TANK SECTION 2

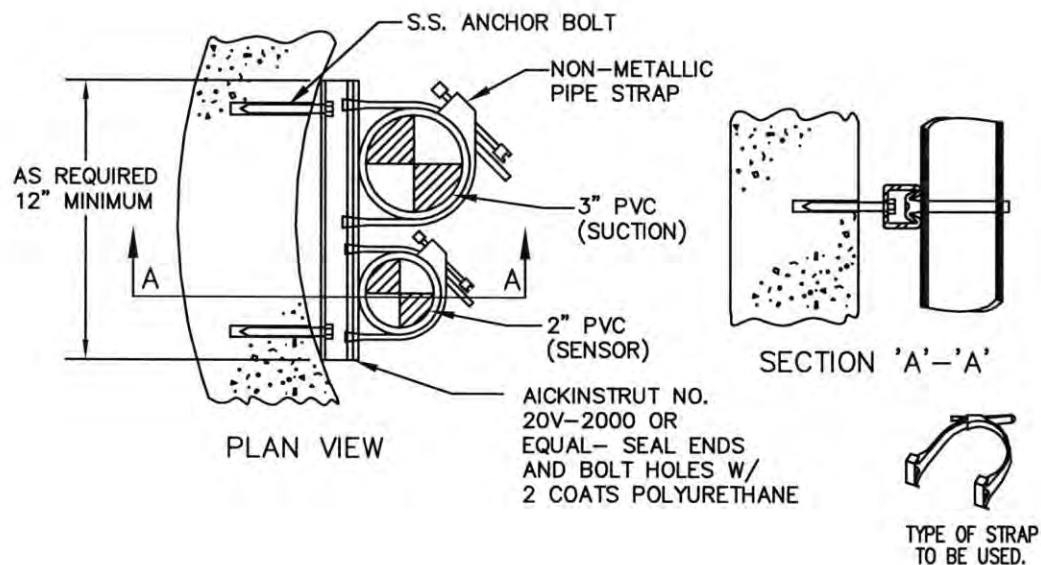
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
 STANDARD SEWER DETAILS

REVISION NO: 1
 DATE: AUGUST 2006

STD-VS-26



SINGLE BUFFER TANK PIPE ANCHOR

NOT TO SCALE

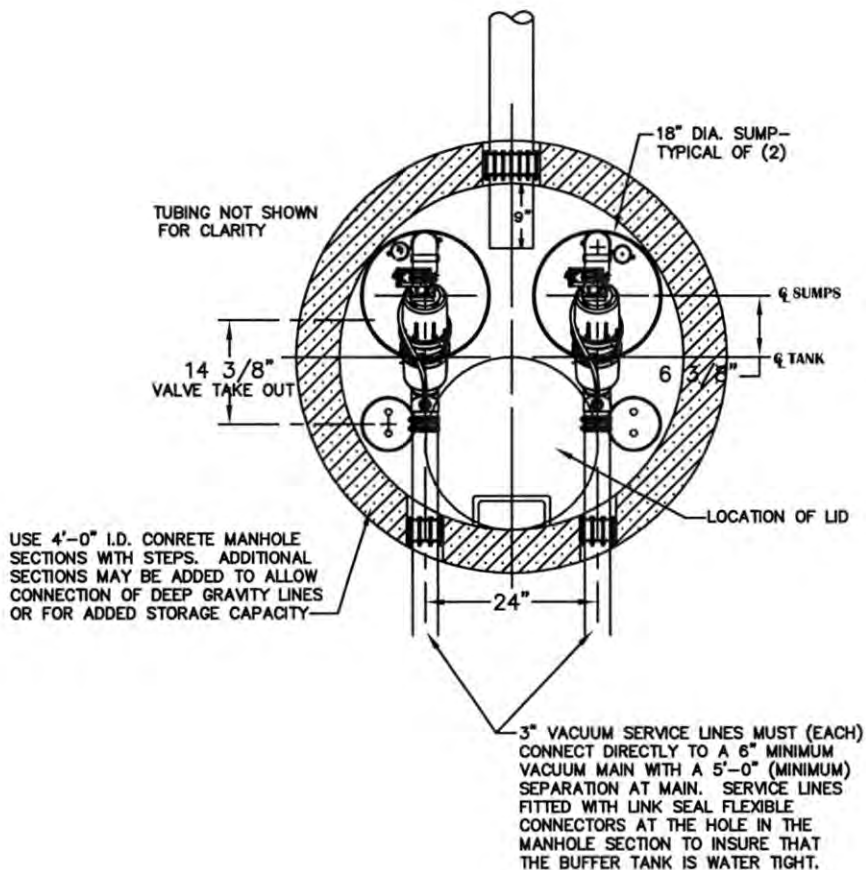
CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-27

6" GRAVITY LINE WITH 6" VENT,
MINIMUM 20' FROM BUFFER TANK.
4" GRAVITY LINES OR PUMPED
SEWAGE SHALL ENTER END OF
6" LINE. THE GRAVITY LINE IS
FITTED WITH LINK-SEAL FLEXIBLE
CONNECTORS AT THE HOLE IN THE
MANHOLE SECTION TO INSURE THAT
THE BUFFER TANK IS WATER TIGHT



NOTE:
IF MANHOLE IS MORE THAN 6'-0"
DEEP, A SERVICE PLATFORM MAY BE
REQUIRED FOR VALVE MAINTENANCE.

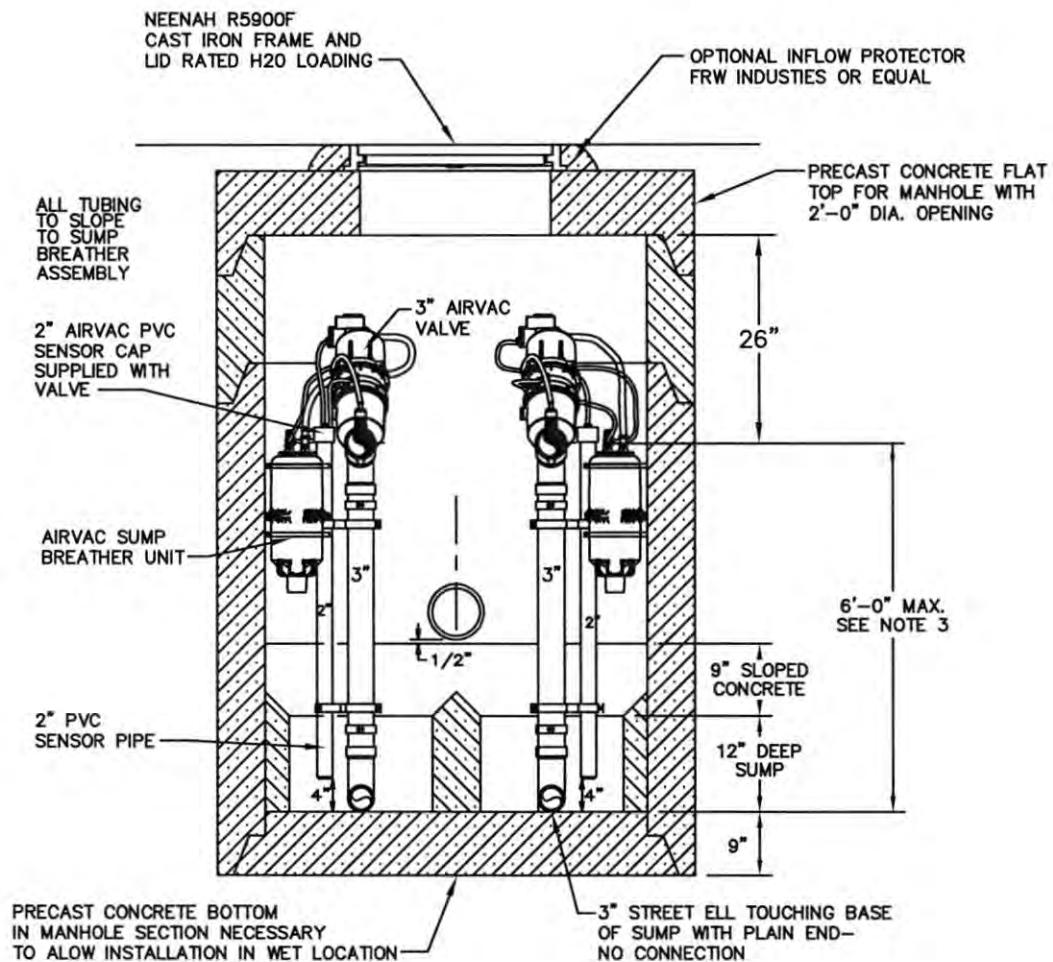
DUAL BUFFER TANK PLAN

NOT TO SCALE

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-28



DUAL BUFFER TANK SECTION 1

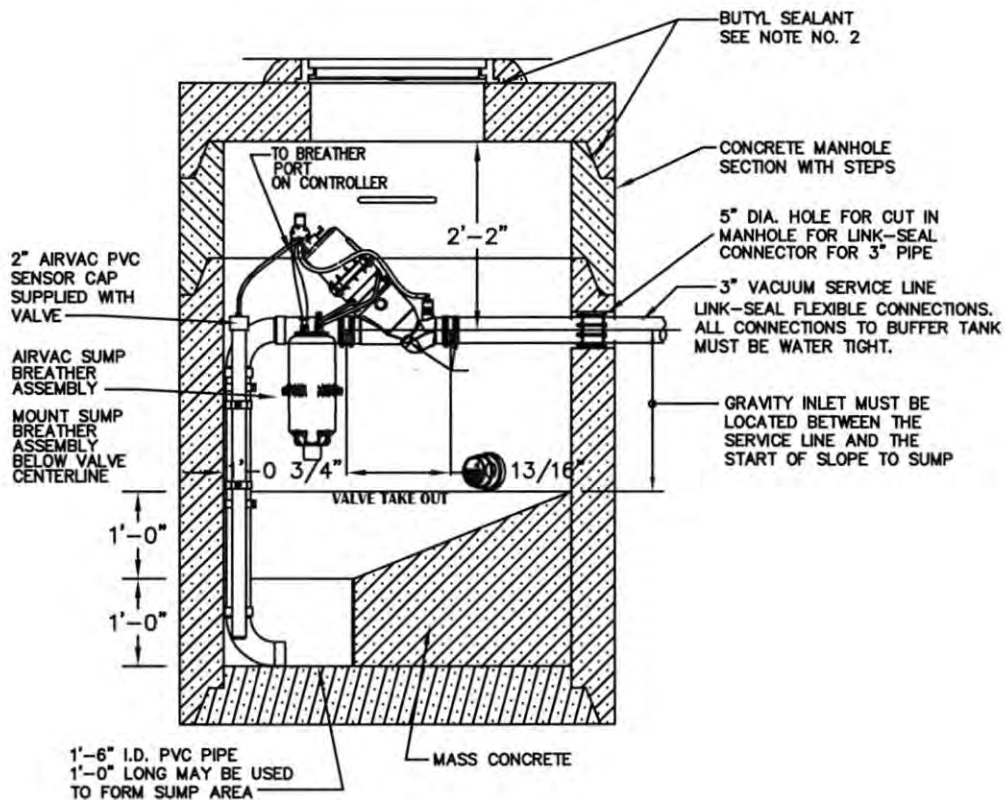
NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-29



NOTE:
 BUFFER TANK UNIT MUST BE WATERTIGHT.
 SEAL ALL JOINTS WITH BUTYL SEALANT.
 TEST FOR LEAKS PER AIRVAC
 SPECIFICATIONS IN INSTALLATION MANUAL

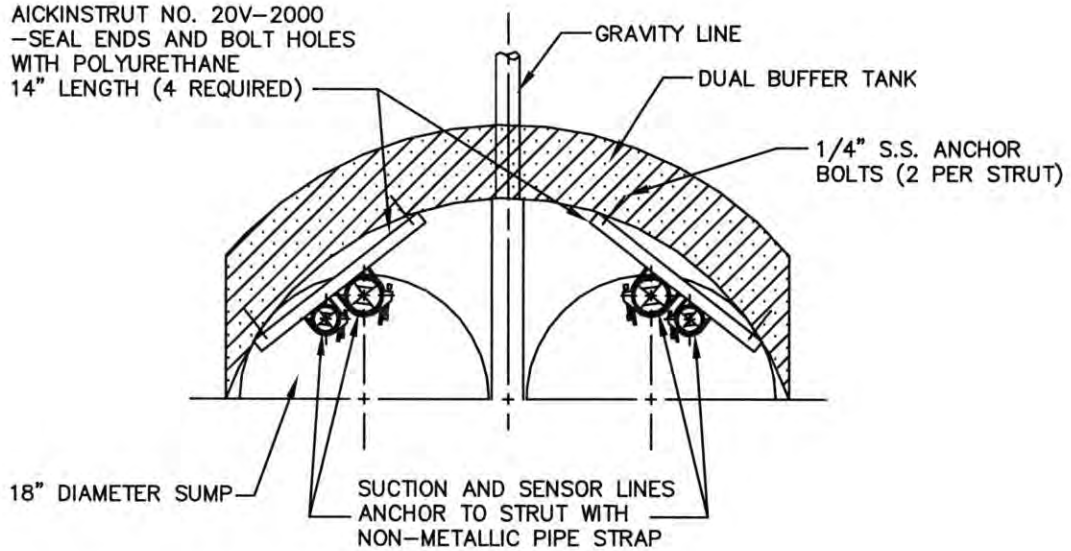
DUAL BUFFER TANK SECTION 2
 NOT TO SCALE

CITY OF WHITE HOUSE
 WASTEWATER
 STANDARD SEWER DETAILS

REVISION NO: 1
 DATE: AUGUST 2006

STD-VS-30

AICKINSTRUT NO. 20V-2000
-SEAL ENDS AND BOLT HOLES
WITH POLYURETHANE
14" LENGTH (4 REQUIRED)



DUAL BUFFER TANK PIPE ANCHOR

NOT TO SCALE

CITY OF WHITE HOUSE

WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-31

GENERAL NOTES:

LIFTS:

1. MINIMUM SLOPE BETWEEN LIFTS 0.20% X LENGTH OR 0.25 FT. FALL, WHICHEVER IS GREATER (FOR 4" AND LARGER VACUUM LINES).
2. FOR 3" SERVICE LATERALS, MINIMUM SLOPE BETWEEN LIFTS = 0.2% X LENGTH OR 0.20 FEET FALL, WHICHEVER IS GREATER.
3. MINIMUM SPACING BETWEEN LIFTS - 20'-0".
4. MAXIMUM ELEVATIONS IN ANY ONE LIFT - 3'-0".

SERVICE LINES

1. MINIMUM LENGTH OF PIPING FROM MAIN TO VALVE PIT = 5'-0".
2. SLOPE FROM VALVE PIT TO MAIN--2" OR 0.20% FALL (WHICHEVER IS GREATER).
3. MINIMUM DISTANCE FROM VALVE PIT TO LIFT IN SERVICE LINE -5'-0".
4. MINIMUM DISTANCE FROM LIFT IN SERVICE LINE TO CROSSOVER CONNECTION-5'-0".

CROSSOVER CONNECTIONS (SERVICE LINE OR BRANCH CONNECTION TO MAIN)

1. MINIMUM SPACING BETWEEN ANY TWO CROSSOVER CONNECTIONS - 5'-0".
2. MINIMUM DISTANCE FROM TOP OF LIFT TO ANY CROSSOVER CONNECTION-- 6'-0".
3. ALL CROSSOVER CONNECTIONS MUST ENGER OVER TOP OF THE MAIN (WYE IN VERTICAL POSITION OR 45 DEGREE ALTERNATE ALIGNMENT.
4. LONG TURN 90° PERMITTED AS PART OF CROSSOVER TO MAIN CONNECTION AT MAIN LINE ONLY.

CITY OF WHITE HOUSE
WASTEWATER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: AUGUST 2006

STD-VS-32

ORDINANCES....

ORDINANCE 21-02

**AN ORDINANCE TO AMEND THE ZONING MAP FROM LDRPUD LOW
DENSITY PLANNED UNIT DEVELOPMENT TO NCRPUD, NEIGHBORHOOD
CENTER RESIDENTIAL PLANNED UNIT DEVELOPMENT ON TYREE
SPRINGS RD**

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residential, business, commercial uses; and,

WHEREAS, the City's Comprehensive Plan defines the area as a transitional place between existing uses and development patterns. The intent of this Character Area is to be flexible and accommodating to development, while fitting new development into the City's overall character.; and,

WHEREAS, The City of White House Regional Planning Commission on Monday January 11, 2021 reviewed and approved the rezoning request; and,

NOW, THEREFORE, BE IT ORDANIED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE THAT THE FOLLOWING APPLY:

SECTION 1. That the City of White House Zoning Map be amended from LDRPUD Low Density Residential Planned Unit Development to NCRPUD, Neighborhood Center Residential Planned Unit Development for the property included in "EXHIBIT A" and described as follows:

36.15 ACRES REFERENCED AS SUMNER COUNTY TAX MAP 77, PARCEL 84. PROPERTY IS LOCATED ON TYREE SPRINGS RD.

SECTION 2. That the Board of Mayor and Aldermen of the City of White House, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of White House for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days' notice of the time and place of said meeting has been published in a newspaper circulated in the City of White House, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of White House, the most restrictive shall in all cases apply.

First Reading: February 18, 2021 PASSED

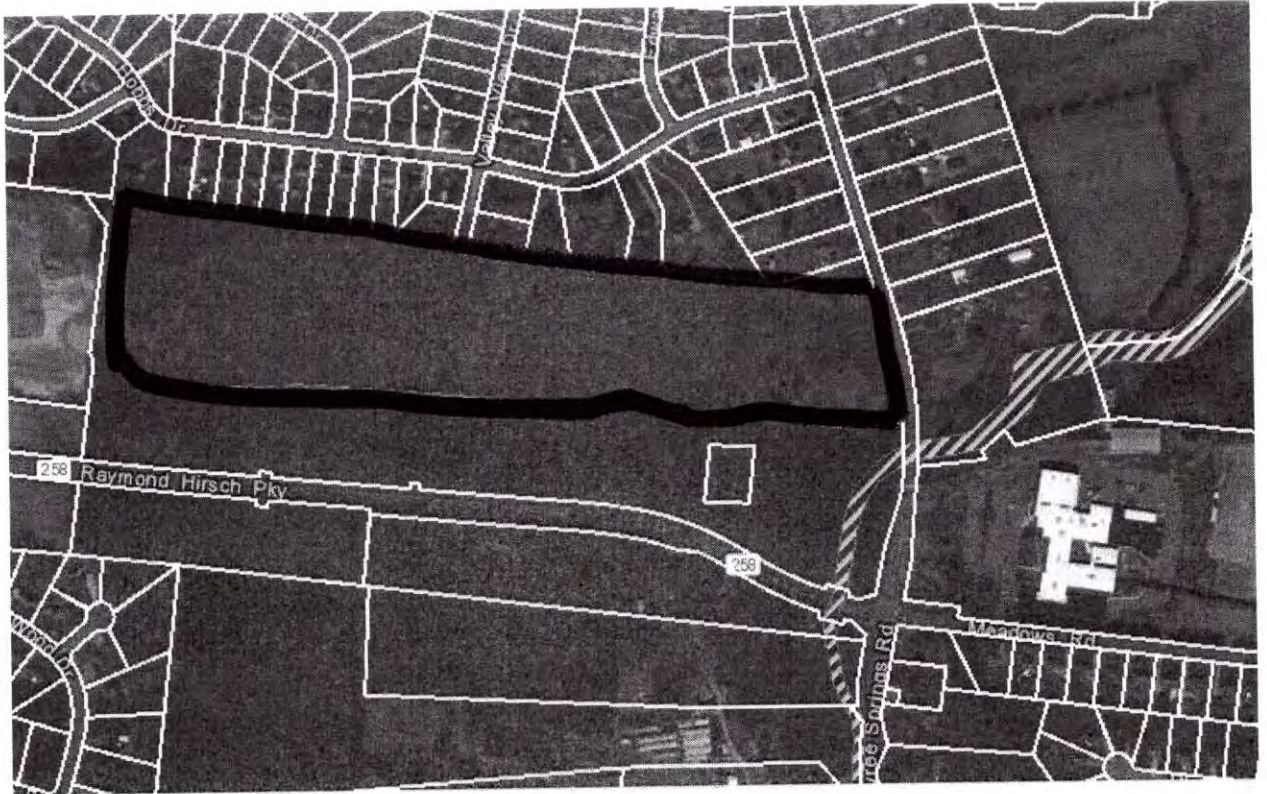
Second Reading: March 18, 2021

Michael Arnold, Mayor

ATTEST:

Derek Watson, City Recorder

ORDINANCE 21-02
"EXHIBIT A"





City of White House, Tennessee

Planning and Codes Department

105 College Street • White House, TN 37188

www.cityofwhitehouse.com/yourgovernment/planning-and-codes

Phone (615) 672-4350 ext. 2121 • Fax (615) 616-1050

"Valuing our Future while Protecting our Heritage"

Item # 6 Copes Crossing: Land Solutions

Applicant or Representative- Overview: Land Solutions

Tax Parcel and ID

Sumner County Tax Map 077,
Parcel 084.00, 5.05 Acres

Zoning and Property Description Location Overview

LDPUD, located on Tyree
Springs @ Raymond Hirsch

Comprehensive Plan District: Residential SF Medium Density

Rezoning Requests Review Criteria:

After the advertised public hearing, the
Commission shall review the following
items and any additional items:

- Comprehensive Plan area designation
- Existing and adjacent property uses
- Future uses of area
- Permitted uses in the proposed zoning district.
- Major changes in the area created by public building projects, economic development, roadway and utility improvements, or other changes that are determined to necessitate a zoning change recommendation or denial

Staff Recommendation:

Approval, The Engineer has met all city requirements. The proposed zoning/PUD request is a previously approved plan. The site is adjacent to a parcel currently zoned NCRPUD.

Staff Overview



Copes Crossing was previously approved in 2005 at what was then known as LDPUD (Low Density Planned Unit Development). The proposed development is similar to the previously approved plan, which had 102 lots. This development consists of 103 lots. I have copied the previous zoning description for LDPUD below. The engineer has met requirements for the PMDP. Buffer around the greenway of 50' will be adhered to per the cities ordinance. The development will have entry points onto the greenway.

DEVELOPMENT SCHEDULE

BEGIN CONSTRUCTION: APRIL 2020
ROAD CONSTRUCTION COMPLETE: APRIL 2021
24 SINGLE-FAMILY HOMES BUILT PER YEAR

SITE DATA:

SETBACKS
FRONT: 35'
SIDE: 6.5' (35' ON CORNER)
REAR: 5.5'

44 SINGLE-FAMILY LOTS
LOTS: 50
TYPICAL LOT DIMENSIONS: 44' X 135'
MIN. DEPTH: 120'
MIN LOT SIZE: 5,280 SF

54 SINGLE-FAMILY LOTS
LOTS: 53
TYPICAL LOT DIMENSIONS: 54' X 135'
MIN. DEPTH: 120'
MIN LOT SIZE: 6,460 SF

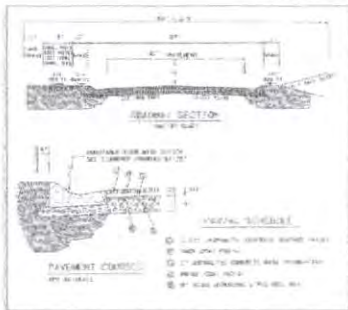
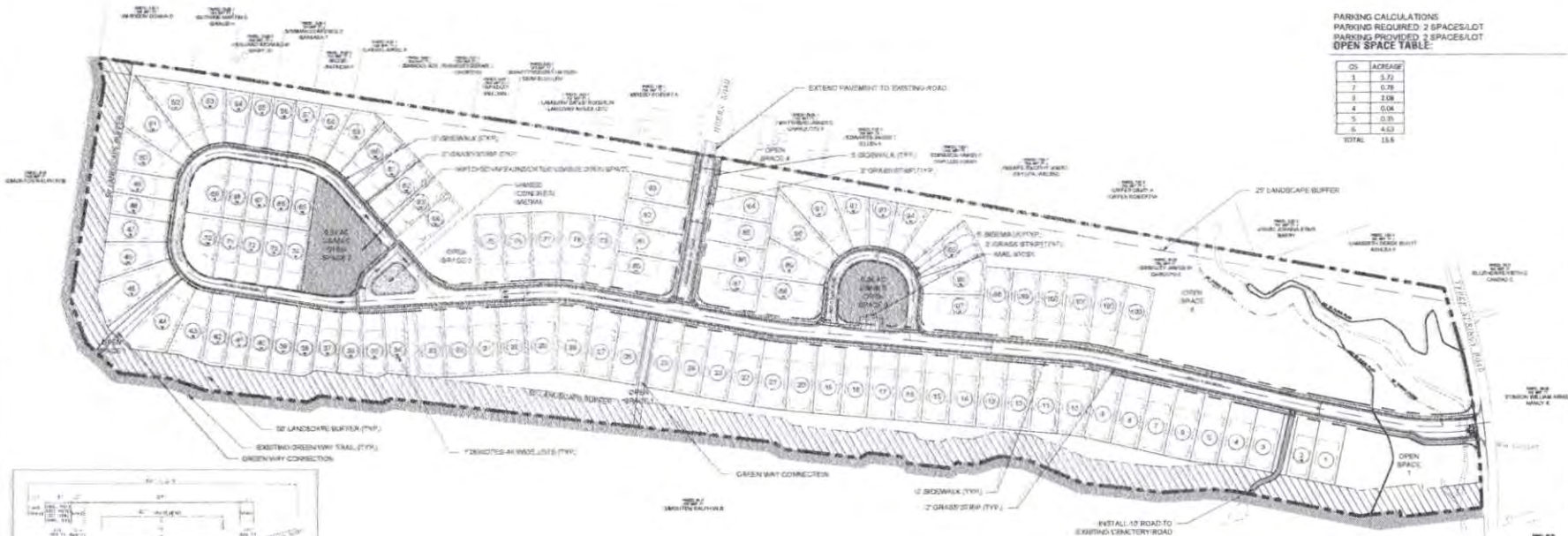
SITE ACREAGE: 36.15 AC
TOTAL LOTS: 103
GROSS DENSITY: 2.8 UNITS/AC
MAX DENSITY: 3 UNITS/AC

MAXIMUM BUILDING HEIGHT: 2 STORIES / 35'

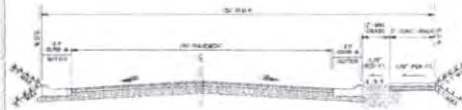
LOT AREA: 18.41 AC
OPEN SPACE AREA: 13.89 AC
OPEN SPACE (REQD): 20%
OPEN SPACE (%): 27.6%
USABLE OPEN SPACE REQUIRED (SQ): 0.86 AC
USABLE OPEN SPACE PROVIDED: 0.86 AC
ROW AREA: 4.14 AC

PARKING CALCULATIONS
PARKING REQUIRED: 2 SPACES/LOT
PARKING PROVIDED: 2 SPACES/LOT
OPEN SPACE TABLE:

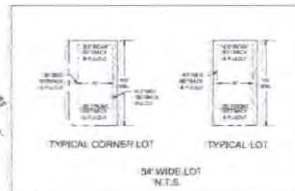
OS	ACREAGE
1	3.72
2	0.78
3	2.08
4	0.04
5	0.35
6	4.63
TOTAL	13.8



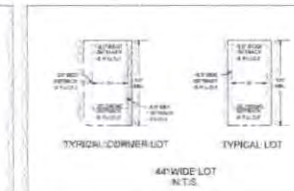
50' ROW ROAD SECTION
N.T.S.



30' ROW ROAD SECTION (ONE WAY)
N.T.S.



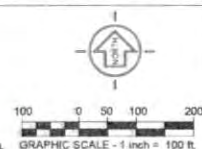
TYPICAL CORNER LOT



50' WIDE LOT
N.T.S.

TYPICAL LOT

RECREATION PLAN NOTE:
THE FOLLOWING RECREATIONAL FACILITIES SHALL BE PROVIDED WITHIN THE DESIGNATED OPEN SPACE FOR THIS PROJECT:
1. CONNECTIONS TO EXISTING PUBLIC GREENWAY AS SHOWN ON THIS PLAN.
2. CHILDREN'S PLAYGROUND FACILITIES OR COVERED PAVILION AND FIRE PIT.



ISLAND SOLUTIONS
2025 RIVINGTON DRIVE, MEMPHIS, TN 37504

PRELIMINARY MASTER DEVELOPMENT PLAN
COPES CROSSINGS SUBDIVISION
MAP 77, PARCEL 64.00
0 TYREE SPRINGS ROAD
WHITE HOUSE, SUMNER COUNTY, TENNESSEE

SIGNAGE/REVISION NOTES:
1. PLAN DATE: 08/08/2019 & 08/08/2020

OVERALL SITE PLAN
C2.0

LSC 20008

ORDINANCE 21-03

**AN ORDINANCE TO AMEND THE ZONING MAP FROM C-2 GENERAL
COMMERCIAL TO NCRPUD, NEIGHBORHOOD CENTER RESIDENTIAL
PLANNED UNIT DEVELOPMENT ON HWY 31W**

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residential, business, commercial uses; and,

WHEREAS, the City's Comprehensive Plan defines the area as a transitional place between existing uses and development patterns. The intent of this Character Area is to be flexible and accommodating to development, while fitting new development into the City's overall character; and,

WHEREAS, The City of White House Regional Planning Commission on Monday January 11, 2021 reviewed and approved the rezoning request; and,

NOW, THEREFORE, BE IT ORDANIED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE THAT THE FOLLOWING APPLY:

SECTION 1. That the City of White House Zoning Map be amended from C-2 General Commercial to NCRPUD, Neighborhood Center Residential Planned Unit Development for the property included in "EXHIBIT A" and described as follows:

5.05 ACRES REFERENCED AS SUMNER COUNTY TAX MAP 097, PARCEL 010.02. PROPERTY IS LOCATED ON HWY 31.

SECTION 2. That the Board of Mayor and Aldermen of the City of White House, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of White House for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days' notice of the time and place of said meeting has been published in a newspaper circulated in the City of White House, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of White House, the most restrictive shall in all cases apply.

First Reading: February 18, 2021 PASSED

Second Reading: March 18, 2021

Michael Arnold, Mayor

ATTEST:

Derek Watson, City Recorder

ORDINANCE 21-03
"EXHIBIT A"





City of White House, Tennessee

Planning and Codes Department

105 College Street • White House, TN 37188

www.cityofwhitehouse.com/yourgovernment/planning-and-codes

Phone (615) 672-4350 ext. 2121 • Fax (615) 616-1050

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Item # 4 **31-W Townhomes/Klober Engineering:**

Applicant or Representative- Overview: **Klober Engineering**

Tax Parcel and ID
**Sumner County Tax Map 097,
Parcel 010.0, 5 Acres**

Zoning and Property Description Location Overview **Hwy 31-W**

Comprehensive Plan District: **Hwy 31 Corridor**

Rezoning Requests Review Criteria:

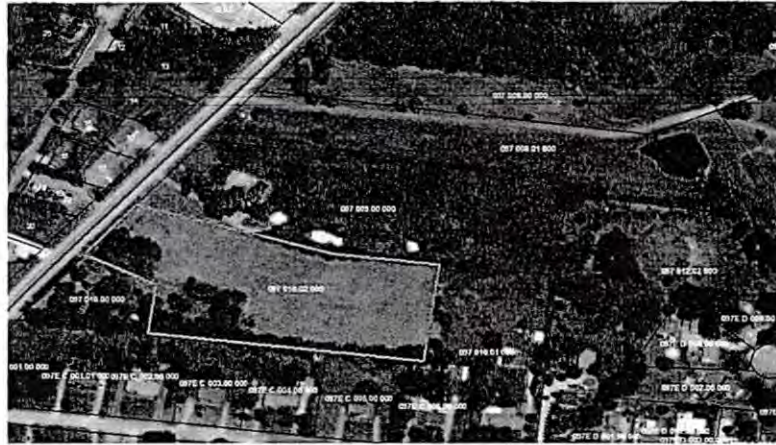
After the advertised public hearing, the Commission shall review the following items and any additional items:

- Comprehensive Plan area designation
- Existing and adjacent property uses
- Future uses of area
- Permitted uses in the proposed zoning district.
- Major changes in the area created by public building projects, economic development, roadway and utility improvements, or other changes that are determined to necessitate a zoning change recommendation or denial

Staff Recommendation:

Approval, Under the Hwy 31 Corridor, NCRPUD is a recommended zoning.

Staff Overview



This is a request by the developer to build 70 townhomes on this 5 acre tract, just south of the city soccer complex and Christ Worship Center. Below are comments and responses between staff and the developer.

- Connect all internal sidewalks either directly or with ADA compliant crosswalks
- Show external sidewalk along perimeter of property
- Revise the entrance to protect incoming vehicles that may conflict with backing movements of first residences (or provide traffic study revealing appropriate measures supported as shown)
- Show striping at the front access as well and include two lanes out and expected lane lengths exiting
- Provide water and sewer responses from those utilities
- Reveal the landscaping requirement within the currently shown landscaping buffer based upon regulations and adjacent properties
- Add details that summarize the recreation and open space uses with examples, elevations etc and more description of expected development of these areas on the plan view
- Show tentative easements throughout the development as expected for all utilities including stormwater/drainage/electric
- Add any phasing plan to the PMDP or a tentative development timeline at a minimum

