

MINUTES

The White Bluff Town Council met in regular session at 7:00 p.m. on Tuesday, May 2, 2023, at White Bluff Town Hall. Present were Council members Connie Reed, Carl Kincaid, Scott Glover, Bryan Hill, and Stephanie Murrell. Mayor Linda Hayes was absent. Also present included Town Recorder Melody Lewis, Town Attorney Andrew Mills, Projects Administrator and Public Works Director Jeff Martin, Fire Chief Eric Deal, Police Chief Chris Fulcher, Codes Administrator Roy Frizsell and members of the public.

Vice-Mayor Connie Reed (acting Chair) called the meeting to order at 7:00 p.m.

The Pledge to the Flag was recited.

1300 Motion to approve minutes of the April 4, 2023, regular meeting:

Motion by Bryan Hill, second by Carl Kincaid, carried 4-0.

PUBLIC COMMENT:

- Mike McArdle addressed the Council on sidewalks, bike paths, Cunningham v. Bedford County Board of Commissioners and the "rezoning" of Taylor Town Rd.
- Students at William James Middle School addressed the Council on trash and littering in White Bluff.

PUBLIC HEARINGS:

- A Public Hearing was conducted before the second and final reading of an Ordinance to Amend the Town of White Bluff Budget Ordinance #444 for the fiscal year beginning July 1, 2022, and ending June 30, 2023.
No one spoke for or against the measure.

- A Public Hearing was conducted before the second and final reading of an Ordinance to zone property located at 1389 Taylor Town Rd. (Map 081, Parcel 077.00) from A1 (Agricultural) and R1 (Low-density Residential) to R2 (Medium-density Residential) in its entirety.

The following members of the public addressed the Council regarding the zoning of property located at 1389 Taylor Town Rd. (Map 081, Parcel 077.00) from A1 (Agricultural) and R1 (Low-density Residential) to R2 (Medium-density Residential) in its entirety:

Judy Woodard, 464 Pleasant View Rd., White Bluff, TN
Sharon Glover, 103 Coach Dr., White Bluff, TN
Joanna Swiger, 533 Central Ave., White Bluff, TN
Mike McArdle, Diane Loop, White Bluff, TN
Tiana Shelly, Wakeman Rd., White Bluff, TN

Concerns and comments expressed during the Public Hearing included: storm water management, the number of homes in the proposed development, the impact of development on the land, the need for more housing and a suggestion to wait on the final vote until the TVA representative gives an opinion.

- A Public Hearing was conducted before the second and final reading of an Ordinance to Amend the Town of White Bluff, Tennessee Zoning Ordinance Article III, Section 3.120 Site Plan Requirements, by deleting the section and replacing it in its entirety.
No one spoke for or against the measure.

COMMUNICATION FROM THE MAYOR:

Vice-Mayor Reed updated the Council on the following:

- Spring Fling, Saturday, May 13, 2023, Bibb-White Bluff Civic Center
- Sandlot Festival, Saturday, May 13, 2023, Veterans Memorial Park
- White Bluff Arts and Music Festival, Saturday, May 27th, 11am until 7pm, Bibb-White Bluff Civic Center
- A Taste of White Bluff, Thursday, June 15th, 6pm, Main Street, downtown White Bluff

BUDGET AND FINANCE:

- Consider on second and final reading an Ordinance of the Town of White Bluff, Tennessee, Amending the Budget Ordinance #444 for the fiscal year beginning July 1, 2022, and ending June 30, 2023. After discussion;
#1301 Motion to approve on second and final reading an Ordinance of the Town of White Bluff, Tennessee, Amending the Budget Ordinance #444 for the fiscal year beginning July 1, 2022, and ending June 30, 2023.
Motion by Carl Kincaid, second by Bryan Hill, carried 4-0.
- Consider authorizing the transfer of funds from the Town of White Bluff General Fund Balance to the Local Government Investment Pool (LGIP). After discussion;
#1302 Motion to approve the transfer of funds from the Town of White Bluff General Fund Balance to the Local Government Investment Pool (LGIP).
Motion by Carl Kincaid, second by Scott Glover, carried 4-0.

CODES AND PERMITS:

- Consider on second and final reading an Ordinance to zone property located at 1389 Taylor Town Rd. (Map 081, Parcel 077.00) from A1 (Agricultural) and R1 (Low-density Residential) to R2 (Medium-density Residential) in its entirety. After lengthy discussion;
#1303 Motion to approve on second and final reading an Ordinance to zone property located at 1389 Taylor Town Rd. (Map 081, Parcel 077.00) from A1 (Agricultural) and R1 (Low-density Residential) to R2 (Medium-density Residential) in its entirety.
Motion by Bryan Hill, second by Carl Kincaid, with roll call voting as follows: Glover – no, Hill – yes, Murrell – no, Kincaid – yes. With the vote tied, Vice Mayor Reed, acting Chair, cast the tie-breaking vote, voting yes. Motion carried 3-2.
- Consider on second and final reading an Ordinance to Amend the Town of White Bluff, Tennessee Zoning Ordinance Article III, Section 3.120 Site Plan Requirements, by deleting the section and replacing it in its entirety. After discussion;
#1304 Motion to approve on second and final reading an Ordinance to Amend the Town of White Bluff, Tennessee Zoning Ordinance Article III, Section 3.120 Site Plan Requirements, by deleting the section and replacing it in its entirety.
Motion by Carl Kincaid, second by Bryan Hill, carried 4-0.
- Consider on first reading an Ordinance of the Town of White Bluff, Tennessee to Amend the White Bluff Zoning Ordinance by requiring all newly annexed property to be zoned R-1 (Low-density Residential) and to repeal any ordinance, or parts of an ordinance in conflict, herewith. After discussion;
#1305 Motion to approve on first reading an Ordinance of the Town of White Bluff, Tennessee to Amend the White Bluff Zoning Ordinance by requiring all newly annexed property to be zoned R-1 (Low-density Residential) and to repeal any ordinance, or parts of an ordinance in conflict, herewith.

Motion by Scott Glover, second by Carl Kincaid, carried 4-0.

- Consider on first reading an Ordinance of the Town of White Bluff, Tennessee to Amend the White Bluff Zoning Map by rezoning Map 096, Parcel 100.23, located on Hwy 70, from a split zone of R-1 (Low-density Residential) and I-1 (Restrictive Industrial) to R-1 (Low-density Residential), in its entirety. After discussion;
#1306 Motion to approve on first reading an Ordinance of the Town of White Bluff, Tennessee to Amend the White Bluff Zoning Map by rezoning Map 096, Parcel 100.23, located on Hwy 70, from a split zone of R-1 (Low-density Residential) and I-1 (Restrictive Industrial) to R-1 (Low-density Residential), in its entirety.

Motion by Scott Glover, second by Carl Kincaid, carried 4-0.

PUBLIC SAFETY:

- Police Chief Chris Fulcher reported that the White Bluff Police Department responded to 208 calls during the month of April.
- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 61 calls during the month of April.

STREETS AND SIDEWALKS:

PARKS AND RECREATION:

OLD BUSINESS:

- Discussion regarding Alternate Onsite Wastewater Treatment Systems. After discussion;
#1307 Motion to table this agenda item until further notice.
Motion by Carl Kincaid, second by Stephanie Murrell, carried 4-0.

NEW BUSINESS:

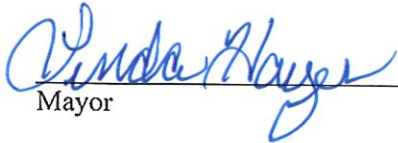
- Consider permitting process for short term rental properties. After discussion;
#1308 Motion to authorize Attorney Mills to draft a short-term rental property permitting process. Permitting content should consider:
Requiring correct property address labeling for emergency response,
Networked system of fire and carbon monoxide detectors throughout the premises,
Suggested Administrative Permit Fee of \$100,
Property is subject to inspection at the Town's discretion,
Motion by Carl Kincaid, second by Stephanie Murrell, carried 4-0.
- Consider traffic study guidelines. After discussion;
#1309 Motion to authorize Attorney Mills to draft traffic study guidelines similar to Dickson County.
Motion by Carl Kincaid, second by Stephanie Murrell, carried 4-0.
- Consider residential / commercial alarm penalty. After discussion;
#1310 Motion to authorize Attorney Mills to research an alarm penalty process for both residential and commercial buildings. Consider:
An alarm permitting process – and/or
Establish fine for excessive false alarms (# of false alarms to be determined)
as determined by the responding emergency official.
Motion by Stephanie Murrell, second by Scott Glover, carried 4-0.

- Consider wheel tax. After discussion;
The Council asked Attorney Mills to research the legality of implementing a local wheel tax.
- Items to add to a future meeting agenda pending internal review and fact-gathering:
 - Litter discussion prompted by the WJMS student's presentation.
 - Quarterly or Bi-Annual report of court proceedings / collections.
 - Review of Police Department fines and fees.

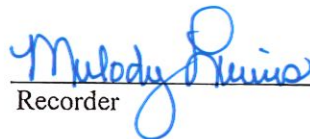
ADJOURNMENT:

1311 Motion to adjourn at 8:36 p.m.:

Motion by Carl Kincaid, second by Bryan Hill; carried 4-0.



Mayor



Recorder