

MINUTES

The White Bluff Town Council met in regular session at 7:00 p.m. on Tuesday, April 4, 2023, at White Bluff Town Hall. Present were Council members Linda Hayes, Connie Reed, Carl Kincaid, Scott Glover, Bryan Hill, and Stephanie Murrell. 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 and members of the public.

Mayor Linda Hayes called the meeting to order at 7:00 p.m.

The Pledge to the Flag was recited.

1287 Motion to approve minutes of the March 7, 2023, regular meeting:

Motion by Connie Reed, second by Scott Glover, carried 5-0.

PUBLIC COMMENT:

- Mike McArdle addressed the Council on three (3) topics: Water Authority of Dickson County, Rezoning and Budget / Billing procedures.
- Dorie Bolze, President and CEO of the Harpeth Conservancy, addressed the Council regarding the role of the Harpeth Conservancy.

PUBLIC HEARINGS:

- A Public Hearing was conducted before the second and final reading of an Ordinance to Amend the Town of White Bluff Zoning Ordinance regarding the Board of Zoning Appeals (BZA).
No one spoke for or against the measure.

- A Public Hearing was conducted before the second and final reading of an Ordinance to Rezone property located at 4142 Hwy 70E (Tax Map 095, Parcel 083.01) from C2 (Highway Commercial) and R1 (Low-density Residential) to C2 (Highway Commercial) in its entirety.
No one spoke for or against the measure.

- A Public Hearing was conducted before the final reading of Resolutions approving the Annexation by Owner Consent for 1389 Taylor Town Rd., more particularly identified as Tax Map 081, Parcel 077.00, and adopting a Plan of Services related to the Annexation Request by Owner Consent for 1389 Taylor Town Rd., more particularly identified as Tax Map 081, Parcel 077.00.

The following members of the public addressed the Council regarding the annexation by owner consent and associated plan of services for 1389 Taylor Town Rd., more particularly identified as Tax Map 081, Parcel 077.00:

Julie Alexander, 111 Lone Oak Dr., White Bluff, TN

Joanna Swiger, 533 Central Ave., White Bluff, TN

Judy Woodard, 464 Pleasant View Rd., White Bluff, TN

Concerns and comments expressed during the Public Hearing included "What is an Annexation?", storm water management, the need for more housing and power lines.

COMMUNICATION FROM THE MAYOR:

The Mayor updated the Council on the following:

- 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 first 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;
#1288 Motion to approve on first 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 5-0.

CODES AND PERMITS:

- Consider on second and final reading an Ordinance to Amend the Town of White Bluff Zoning Ordinance regarding the Board of Zoning Appeals (BZA). After discussion;
#1289 Motion to limit participants on the BZA to non-current Town Council members and non-current Planning Commission members.
Motion by Carl Kincaid, second by Scott Glover, carried 4-0-1 with Council member Reed abstaining.
#1290 Motion to approve on second and final reading, as amended above, an Ordinance to Amend the Town of White Bluff Zoning Ordinance regarding the Board of Zoning Appeals (BZA).
Motion by Scott Glover, second by Stephanie Murrell, carried 5-0.
- Consider on second and final reading an Ordinance to Rezone property located at 4142 Hwy 70E (Tax Map 095, Parcel 083.01) from C2 (Highway Commercial) and R1 (Low-density Residential) to C2 (Highway Commercial) in its entirety. After discussion;
#1291 Motion to approve on second and final reading an Ordinance to Rezone property located at 4142 Hwy 70E (Tax Map 095, Parcel 083.01) from C2 (Highway Commercial) and R1 (Low-density Residential) to C2 (Highway Commercial) in its entirety.
Motion by Carl Kincaid, second by Connie Reed, carried 5-0.
- Consider on final reading Resolutions Annexing by Owner Consent 1389 Taylor Town Rd., more particularly identified as Tax Map 081, Parcel 077.00 and adopting a Plan of Services for 1389 Taylor Town Rd., more particularly identified as Tax Map 081, Parcel 077.00. After discussion;
#1292 Motion to approve Resolutions Annexing by Owner Consent 1389 Taylor Town Rd., more particularly identified as Tax Map 081, Parcel 077.00 and adopting a Plan of Services for 1389 Taylor Town Rd., more particularly identified as Tax Map 081, Parcel 077.00.
Motion by Connie Reed, second by Bryan Hill, carried 3-2 with Councilmembers Murrell and Glover voting no.
- Consider on first 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 discussion;
#1293 Motion to approve on first 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 Connie Reed, carried 3-2 with Councilmembers Murrell and Glover voting no.

- Consider on first 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;
#1294 Motion to approve on first 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 Connie Reed, carried 5-0.

PUBLIC SAFETY:

- Police Chief Chris Fulcher reported that the White Bluff Police Department responded to 294 calls during the month of March. After discussion;
#1295 Motion to authorize Council member Hill to contact both White Bluff School Principals – White Bluff Elementary School and William James Middle School - about issuing the White Bluff Police Department school access keys in order to facilitate entering the school buildings in the event of an emergency.
 Motion by Connie Reed, second by Bryan Hill, carried 5-0.
 After further discussion of current Police Department staffing levels, Chief Fulcher explained that generally one officer is on duty per shift. When fully staffed he can at times use one officer as a “floater” allowing two-officer coverage during the peak times of 3pm – 3am. Chief Fulcher typically works the day shift giving that shift two officers most days. When asked how many additional officers the Chief would need to fully staff all shifts with a minimum of two officers, Chief Fulcher responded he would need four additional officers.
- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 85 calls during the month of March.
 When asked what his biggest needs / concerns were, Chief Deal answered manpower and aging equipment.

STREETS AND SIDEWALKS:

PARKS AND RECREATION:

- Consider a Resolution Authorizing the Mayor to apply for a 2023 Community Development Block Grant (CDBG) and appoint the Mayor as Financial Officer. After discussion;
#1296 Motion to approve a Resolution Authorizing the Mayor to apply for a 2023 Community Development Block Grant (CDBG) and appoint Mayor as Financial Officer.
 Motion by Connie Reed, second by Carl Kincaid, carried 5-0.
- Consider a Resolution to Hire Community Development Partners, LLC to provide administrative services for the 2023 Community Development Block Grant (CDBG). After discussion;
#1297 Motion to approve a Resolution to Hire Community Development Partners, LLC to provide administrative services for the 2023 Community Development Block Grant (CDBG).
 Motion by Carl Kincaid, second by Bryan Hill, carried 5-0.
- Consider a Resolution to Hire James + Associates, Inc. to provide engineering services for the 2023 Community Development Block Grant. After discussion;
#1298 Motion to approve a Resolution to Hire James + Associates, Inc. to provide

engineering services for the 2023 Community Development Block Grant.

Motion by Bryan Hill, second by Carl Kincaid, carried 5-0.

OLD BUSINESS:

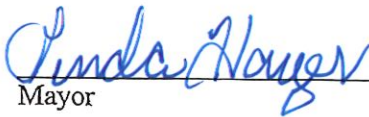
- Discuss Alternate Onsite Wastewater Treatment Systems ("Package Systems") within the Town limits. After discussion; **No action taken. Item tabled pending further research.**
- Review Community Vision meeting.
Council member Kincaid reviewed the results of the recently conducted Community Vision meeting.

NEW BUSINESS:

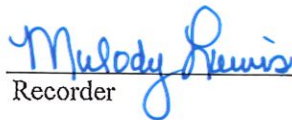
ADJOURNMENT:

1299 Motion to adjourn at 8:25 p.m.:

Motion by Connie Reed, second by Stephanie Murrell; carried 5-0.



Mayor



Recorder