

MINUTES

The White Bluff Town Council met in regular session on Tuesday, August 6, 2024, 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, Deputy Recorder Misty Rodgers, 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.

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

The Pledge to the Flag was recited.

1423 Motion to approve minutes of the July 2, 2024, regular meeting:

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

PUBLIC COMMENT:

- Harry Allen, Pinewood Dr., spoke regarding speeding on Pinewood Dr.
- Trey Thomas, Sunset Dr., spoke regarding the tax rate and rural fire service.
- Mike McArdle, Diane Loop, spoke regarding the tax rate and financial reporting.

PUBLIC HEARINGS:

- None.

COMMUNICATION FROM THE MAYOR:

- Vice-Mayor Connie Reed updated the Council on the following upcoming events:
 - World Honey Bee Day Festival, Saturday, August 17, 2024, 10am-4pm, Bibb-White Bluff Civic Center
 - Main Street Festival, Saturday, October 12, 2024, Downtown White Bluff

BUDGET AND FINANCE:

- Town Recorder Melody Lewis provided the Council with a copy of the June 2024 financial reports and responded to Council questions.
- Consider on first reading an Ordinance to Adopt and Levy a Property Tax Rate. After discussion:
#1424 Motion to approve on first reading an Ordinance to Adopt and Levy a Property Tax Rate.
Motion by Carl Kincaid, second by Bryan Hill, with roll call voting as follows: Kincaid, Hill and Reed voting yes; Murrell and Glover voting no; carried 3-2.
- Consider Resolution regarding Issuance of Capital Outlay Note for six (6) Police vehicles. After discussion:
#1425 Motion to approve Resolution regarding Issuance of Capital Outlay Note for six (6) Police vehicles.
Motion by Bryan Hill, second by Carl Kincaid, with roll call voting as follows: Kincaid, Hill and Reed voting yes; Murrell and Glover voting no; carried 3-2.

CODES AND PERMITS:

- Consider on first reading an Ordinance to revise Zoning Ordinance Article IV

Supplementary Provisions Applying to Specific Districts, Section 4.010 Off-Street Parking Requirements. After discussion:

#1426 Motion to approve on first reading an Ordinance to revise Zoning Ordinance Article IV Supplementary Provisions Applying to Specific Districts, Section 4.010 Off-Street Parking Requirements.

Motion by Carl Kincaid, second by Stephanie Murrell, carried 5-0.

- Consider on first reading an Ordinance to revise Zoning Ordinance Article II Definitions, Article III, by adding Section 3.140, Open Space Standards, and Article V, Residential Density, and Repealing any Ordinances or Parts of Ordinances in Conflict Herewith. After lengthy discussion:

#1427 Motion to approve on first reading an Ordinance to revise Zoning Ordinance Article II Definitions, Article III, by adding Section 3.140, Open Space Standards, and Article V, Residential Density, and Repealing any Ordinances or Parts of Ordinances in Conflict Herewith.

Motion by Carl Kincaid, second by Stephanie Murrell, additional discussion ensued.

- #1428 Motion to amend the Ordinance by increasing the maximum density for the R1 (Low-density Residential) Zoning District from one (1) to one point five (1.5) and by increasing the maximum density for the R3 (High-density Residential) Zoning District from five (5) to six (6).

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

- 1429 Motion to amend the Ordinance by increasing the front yard setback for the R2 (Medium-density Residential) Zoning District from twenty feet (20') to twenty-five feet (25') and increasing the front yard setback for the R3 (High-density Residential) Zoning District from fifteen feet (15') to twenty-five feet (25').

Motion by Stephanie Murrell, second by Scott Glover, carried 5-0.

Being no additional amendments brought forth, the initial motion (Motion #1427) was considered.

#1427 Motion to approve on first reading an Ordinance to revise Zoning Ordinance Article II Definitions, Article III, by adding Section 3.140, Open Space Standards, and Article V, Residential Density, and Repealing any Ordinances or Parts of Ordinances in Conflict Herewith, as amended above.

Motion by Carl Kincaid, second by Stephanie Murrell, carried 5-0.

- Public Works Director Jeff Martin reported that the White Bluff Codes Department issued two (2) building permits during the month of July 2024 and responded to Council questions.

PUBLIC SAFETY:

- Police Chief Chris Fulcher reported that the White Bluff Police Department responded to 345 calls during the month of July 2024 and responded to Council questions.
- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 78 calls during the month of July 2024 and responded to Council questions.
- Court Clerk Dixie Kerr reported via printed report that the White Bluff Municipal and General Sessions Court processed 60 cases during the month of July 2024.
- The Council engaged in a discussion regarding the Rural Fire Service Fee Structure.

After discussion, no changes were proposed.

STREETS AND SIDEWALKS:

- Consider Offer of Irrevocable Dedication accepting Seidov-Cobb Way in the Maple Hills section of the Greenfield Ridge Subdivision and accept a one-year maintenance bond of \$10,368.00. After discussion;

#1430 Motion to accept Seidov-Cobb Way in the Maple Hills section of the Greenfield Ridge Subdivision as a Town street and accept a one-year maintenance bond of \$10,368.00.

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

After the unanimous vote, the Council asked that consideration be given to changing the road name. This discussion topic will be added to the September Work Session agenda.

- The Council engaged in a discussion regarding On-Street Parking. The Council asked legal counsel to research the matter and report back at the September Work Session.

#1431 Motion to add On-Street Parking discussion to the September Town Council Work Session agenda.

Motion by Stephanie Murrell, second by Scott Glover, carried 5-0.

PARKS AND RECREATION:

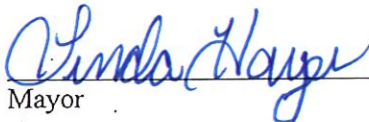
OLD BUSINESS:

NEW BUSINESS:

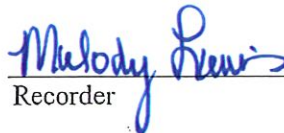
ADJOURNMENT:

1432 Motion to adjourn at 8:37p.m.:

Motion by Connie Reed, second by Carl Kincaid, carried 5-0.



Mayor



Recorder