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MINUTES

The White Bluff Town Council met in regular session at 7:00 p.m. on Tuesday, January 2, 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, 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 7:04 p.m.

The Pledge to the Flag was recited.

1363 Motion to approve minutes of the December 5, 2023, regular meeting:

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

PUBLIC COMMENT:

- Mike McArdle addressed the Council regarding the financial statement.

PUBLIC HEARINGS:

- A Public Hearing was conducted before the final reading of an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, by rezoning Map 096, Parcel 37.07 (1228 Taylor Town Rd.) from R-1 (Low-density Residential) to the R-2 (Medium-density Residential) Zoning District. No one spoke for or against this matter.

COMMUNICATION FROM THE MAYOR:

- Vice-Mayor Connie Reed reminded everyone that FEMA, TEMA, SBA and Red Cross resources were available at the Bibb-White Bluff Civic Center to Dickson County residents affected by the December storms.

BUDGET AND FINANCE:

- Town Recorder Melody Lewis provided the Council with a copy of the November 2023 financial reports and responded to questions.

CODES AND PERMITS:

- Consider on second and final reading an Ordinance to Amend the White Bluff Municipal Zoning Map by rezoning Map 096, Parcel 37.07 (1228 Taylor Town Rd.) from R-1 (Low-density Residential) to R-2 (Medium-density Residential).

After discussion;

#1364 Motion to approve on second and final reading an Ordinance to Amend the White Bluff Municipal Zoning Map by rezoning Map 096, Parcel 37.07 (1228 Taylor Town Rd.) from R-1 (Low-density Residential) to R-2 (Medium-density Residential).

Motion by Bryan Hill, second by Carl Kincaid, carried 3-1 with Councilmember Stephanie Murrell voting no.

- Consider on first reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, by rezoning the following adjoining, single-owner parcels to C-2 (Highway Commercial):

- Map 096I, Parcel 002.00 (4316 Hwy 70E) from C-1 (Central Business District)

- Map 096I, Parcel 003.00 (4320 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 004.00 (4338 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 011.00 (21 Martin St.) from R-3 (High-density Residential)
- Map 096I, Parcel 012.00 (420 Church St.) from R-3 (High-density Residential)
- Map 096I, Parcel 013.00 (424 Church St.) from R-3 (High-density Residential)

After discussion;

#1365 Motion to approve on first reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, by rezoning the following adjoining, single-owner parcels to C-2 (Highway Commercial) contingent upon all six (6) listed lots being consolidated into one (1) lot of record:

- Map 096I, Parcel 002.00 (4316 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 003.00 (4320 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 004.00 (4338 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 011.00 (21 Martin St.) from R-3 (High-density Residential)
- Map 096I, Parcel 012.00 (420 Church St.) from R-3 (High-density Residential)
- Map 096I, Parcel 013.00 (424 Church St.) from R-3 (High-density Residential)

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

- Consider on first reading an Amended Ordinance to Amend Zoning Ordinance Article III, Section 3.090 (G) Access Control, by Adopting Traffic Impact Guides by Reference. Ordinance for consideration included the requested Council-led amendment reducing the minimum acreage to trigger a Traffic Assessment from ten (10) acres to five (5) acres.

#1366 Motion to approve on first reading an Amended Ordinance to Amend Zoning Ordinance Article III, Section 3.090 (G) Access Control, by Adopting Traffic Impact Guides by Reference.

Motion by Scott Glover, second by Stephanie Murrell, carried 4-0.

- Public Works Director Jeff Martin reported that the White Bluff Codes Department issued four (4) building permits during the month of December and responded to questions.

PUBLIC SAFETY:

- Police Chief Chris Fulcher reported that the White Bluff Police Department responded to 294 calls during the month of December, 3,650 total calls during 2023 and responded to questions.
- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 60 calls during the month of December and responded to questions.
- Court Clerk Dixie Kerr was sick and unable to provide a Court Report for the month of December at this time. December's Court Report will be provided at a later date.

STREETS AND SIDEWALKS:

PARKS AND RECREATION:

OLD BUSINESS:

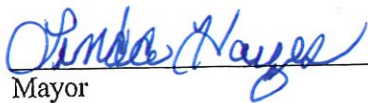
NEW BUSINESS:

- # 1367 Motion to add the following to the February meeting agenda - Amend rezoning procedure regarding signage:
Motion by Scott Glover, second by Carl Kincaid, carried 4-0.
- # 1368 Motion to add the following to the February meeting agenda - Require sprinkler systems to any construction involving shared wall(s):
Motion by Scott Glover, second by Carl Kincaid, carried 4-0.
- # 1369 Motion to add the following to the February meeting agenda - Authorize Comprehensive Compensation Plan Review:
Motion by Carl Kincaid, second by Bryan Hill, carried 4-0.
- Council Questions for Staff to research and report back:
 - For what use can the earned interest on a Local Government Investment Pool (LGIP) account be used? For example; should it be limited for the use the money was initially invested (i.e., grants) or can the interest be used for anything?
 - Is there a limit / guideline to the amount of General Fund balance that can be moved into the Local Government Investment Pool (LGIP)?

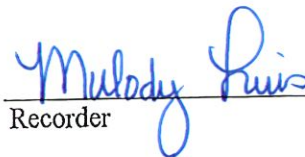
ADJOURNMENT:

1362 Motion to adjourn at 8:28 p.m.:

Motion by Scott Glover, second by Bryan Hill, carried 4-0.



Mayor



Recorder