



**CITY OF WHITE HOUSE
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING
PACKET
MARCH 19, 2026
07:00 PM**



**CITY OF WHITE HOUSE
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING AGENDA
MARCH 19, 2026
07:00 PM**

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 the Minutes

a. Minutes from the February 19th Board of Mayor and Aldermen meeting.

Attachment: [2026-2-19 Minutes DRAFT.pdf](#)

7. Welcome Visitors

8. Proclamations

None

9. Public Comment

10. Public Hearings

a. Ordinance 26-01: An ordinance amending the Municipal Code Title 2 Chapter 1 Leisure Services Board Sections 2-102, 2-105, and 2-108.

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

12. Acknowledge Reports

- General Government
- Finance
- Human Resources
- Police
- Fire
- Public Services
- Wastewater
- Planning & Codes
- Parks & Recreation
- Library
- Municipal Court

Attachment: [Reports Cover Page.pdf](#)

13. Consideration of the Following Resolutions:

Attachment: [Resolutions Cover Page.pdf](#)

a. Resolution 26-05: A resolution to annex certain territories and incorporate same within the corporate boundaries of the City of White House, Tennessee. First Reading.

Attachment: [Agenda Item Resolution 26-05.pdf](#)

14. Consideration of the Following Ordinances:

Attachment: [Ordinances Cover Page.pdf](#)

- a. **Ordinance 26-01: An ordinance amending the Municipal Code Title 2 Chapter 1 Leisure Services Board Sections 2-102, 2-105, and 2-108. Second Reading.**

Attachment: [Agenda Item Ordinance 26-01.pdf](#)

- b. **Ordinance 26-02: An ordinance to amend the Zoning Map from Robertson County AG2 and NCRPUD Neighborhood Planned Unit District to R-20 Low Density Residential. First Reading.**

Attachment: [Agenda Item Ordinance 26-02.pdf](#)

15. Purchasing:

Attachment: [Purchasing Cover Page.pdf](#)

- a. **To approve or reject the bid in the amount of \$82,000 for the Parks asphalt paving project and authorize City Administrator Gerald Herman to enter into a contract with Crown Paving for this service. The Parks and Recreation Director recommends approval.**

Attachment: [Agenda Item Park Asphalt Paving.pdf](#)

- b. **To approve or reject the bid in the amount of \$55,671 for the tennis courts shade structure project and authorize City Administrator Gerald Herman to enter into a contract with Custom Recreation for this service. The Parks and Recreation Director recommends approval.**

Attachment: [Agenda Item Tennis Shade Structure.pdf](#)

- c. **To approve or reject authorizing City Administrator Gerald Herman to enter into a contract with CSR Engineering for engineering design services for pickleball courts in the amount of \$117,500.00. The Parks and Recreation Director recommends approval.**

Attachment: [Agenda Item Pickleball Courts.pdf](#)

- d. **Consideration of proposals and approval for City Administrator Gerald Herman to enter into a Professional Services Agreement for City Administrator Recruitment Services.**

Attachment: [Agenda Item Recruitment Services.pdf](#)

16. Other Business:

Attachment: [Other Business Cover Page.pdf](#)

- a. **To approve or reject a Certificate of Compliance for Cider Grove Wine and Spirits located at 2931 Hwy 31W.**

Attachment: [Agenda Item Certificate of Compliance.pdf](#)

- b. **To approve or reject subdivision infrastructures and street acceptance for Fields at Oakwood Phase 5/Tenn Properties. The Planning Director recommends approval.**

Attachment: [Agenda Item Acceptance Fields at Oakwood.pdf](#)

17. Executive Session

- a. **Roll Call**

- b. **Resolution 26-05: A resolution to annex certain territories and incorporate same within the corporate**

boundaries of the City of White House, Tennessee. First Reading.

Attachment: [Agenda Item Resolution 26-05.pdf](#)

18.Discussion Items

Attachment: [Discussion Items Cover Page.pdf](#)

19.Other Information

Attachment: [Other Information Cover Page.pdf](#)

20.Adjournment

CITY OF WHITE HOUSE
Board of Mayor and Aldermen Meeting
Minutes
February 19, 2026
7:00 p.m.

1. Call to Order by the Mayor

Meeting was called to order by Mayor John Corbitt at 7:00pm.

2. Prayer by Community Pastor

Pastor Paul Edwards of White House First United Methodist Church led the prayer.

3. Pledge by Aldermen

The Pledge to the American Flag was led by Mayor Corbitt.

4. Roll Call

Mayor Corbitt – Present; Ald. Matthews – Present; Ald. Sisk – Present; Ald. Spicer– Present; Ald. Wall – Present;
Quorum – Present.

5. Adoption of the Agenda

Motion was made by Ald. Spicer, second by Ald. Wall to adopt the agenda. A voice vote was called for with all members voting aye. **Motion passed**

6. Approval of the Minutes from the January 15th Board of Mayor and Aldermen meeting.

Motion was made by Ald. Wall, second by Ald. Sisk to approve the minutes. The January 15th Board of Mayor and Alderman meeting minutes were approved.

7. Welcome Visitors

Mayor Corbitt welcomed all visitors.

8. Proclamations

- a. Lucas McNamara – United States Marines
- b. White House Methodist Church – Warming Center Response

9. Public Comment

No one signed up to speak.

10. Public Hearings

- a. None

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

Alderman Matthews thanked CEMC and Public Works for their hard work during the ice storm.

Alderman Matthews thanked Public Services, First Responders, and Wastewater for their hard work during the ice storm.

Mayor Corbitt said he would like to echo what the other Alderman had stated and wanted to specifically thank CEMC for their work in restoring power to the community.

City Administrator Gerald Herman stated that Winter Storm Fern was disastrous and caused power outages and damage to property throughout the whole community. Mr. Herman gave special thanks to the City’s team of Public Services Director Isaiah Manfredi, Chief of Police Pat Brady, and Fire Chief Rob Brewer. Mr. Herman mentioned that they were in constant communication throughout the several days of storm event. Mr. Herman thanked Blake Pierce, Robertson County EMA Director, who had daily briefings with them and other county leaders where they kept each other informed. Mr. Herman also thanked the American Red Cross for delivering cots and blankets to the city to keep people warm in the Municipal building. Mr. Herman thanked Parks and Recreation Director Kevin Whittaker and his wife Whitney Whittaker, for staffing the warming center the first night. Mr. Herman thanked Administrative Services Director Derek Watson for working with him to get information out to the public and for staffing the second night at the warming center. Mr. Herman thanked Wastewater Director Travis Garmon for mobilizing his staff to address over two hundred calls for service and replacing over eighty low pressure grinder pumps. Mr. Herman also thanked all the employees that mobilized to help the city. Mr. Herman thanked Mayor Corbitt for participating and helping us keep the community informed through social media. Mr. Herman mentioned that Mayor Corbitt helped declare a formal disaster declaration for the City which was greatly appreciated. Mr. Herman thanked the entire Board for trusting City staff to do our primary function of excellent public services in the most difficult of scenarios.

City Administrator Gerald Herman discussed that driving around the city there are piles of bush and yet many more to come. Mr. Herman mentioned that Public Services have mobilized both of their brush trucks, and requested their team pick up brushes six days a week for the next month or two if needed. Mr. Herman stated that such disaster situations state law does allow the city to openly burn the brush, and that he met with Public Services Director Isaiah Manfredi, Fire Chief Brewer, Fire Safety Inspector Jimmy Johnson to discuss options. Mr. Herman discussed that the best method for them, due to many factors, was to use an air curtain burner to dispose of the brush. Mr. Herman stated that Mr. Manfredi reached out to the Public Works Director at the City of Portland to see if he knew of a vendor that had one, and fortunately, the City of Portland had one and Mayor Callis said we could borrow theirs. Mr. Herman mentioned that we signed a three-month agreement for the equipment, and that Fire Department personnel will be making daily visits to the site to verify proper use. Mr. Herman thanked the City of Portland and Mayor Callis for helping us dispose of brush by lending the equipment.

City Administrator Gerald Herman announced that Request for Proposals for a consultant to help with the City Administrator replacement closed today at 3:00 p.m. Mr. Herman mentioned that there were ten proposals submitted. Mr. Herman continued that Purchasing agent/Risk Manager Renee Wilson will be emailing the Board a packet to review. Mr. Herman stated that Ms. Wilson’s plan is to email the proposals but also to be able to offer you the ability to electronically review and evaluate the proposals on the new OpenGov system. Mr. Herman mentioned that he is asking for the Board to meet in special study session an hour prior to your March Board meeting to discuss the evaluations publicly.

12. Acknowledge Reports

- | | | |
|-----------------------|---------------------|-----------------------|
| A. General Government | E. Fire | I. Parks & Recreation |
| B. Finance | F. Public Services | I. Library |
| C. Human Resources | G. Wastewater | J. Municipal Court |
| D. Police | H. Planning & Codes | |

Motion was made by Ald. Matthews second by Ald. Spicer to acknowledge reports and order them filed. A voice vote was called for with all members voting aye. **Motion passed.**

13. Consideration of the Following Resolutions:

- a. **Resolution 26-01:** A resolution approving certain amendments and revisions to the Personnel Manual.

Motion was made by Ald. Matthews, second by Ald. Wall to discuss. After discussion, a motion was made by Ald. Spicer, second by Ald. Sisk to approve. A voice vote was called for with all members voting aye. **Motion passed. Resolution 26-01 was approved.**

- b. **Resolution 26-02:** A resolution adopting Section 125 Premium Only Plan for the Plan Year ending March 31, 2027.

Motion was made by Ald. Sisk, second by Ald. Spicer to discuss. After discussion, a motion was made by Ald. Sisk, second by Ald. Matthews to approve. A voice vote was called for with all members voting aye. **Motion passed. Resolution 26-02 was approved.**

- c. **Resolution 26-03:** A resolution amending the Schedule of Fees for the Recreation Center.

Motion was made by Ald. Spicer, second by Ald. Wall to discuss. After discussion, a motion was made by Ald. Wall, second by Ald. Spicer to approve. A voice vote was called for with all members voting aye. **Motion passed. Resolution 26-03 was approved.**

14. Consideration of the Following Ordinances:

- a. **Ordinance 26-01:** An ordinance amending the Municipal Code Title 2 Chapter 1 Leisure Services Board Sections 2-102, 2-105, and 2-108. *First Reading.*

Motion was made by Ald. Wall, second by Ald. Sisk to discuss. After discussion, motion was made by Ald. Spicer, second by Ald. Sisk to approve. A voice vote was called for with all members voting aye. **Ordinance 26-01 was approved on First Reading.**

15. Purchasing

- a. To approve or reject the bid in the amount of \$871,468.75 for the US-31W and SR258 Intersection Improvements project and authorize City Administrator Gerald Herman to enter into a contract with Tugson Group, Inc. for this service. The City Administrator recommends approval.

Motion was made by Ald. Wall, second by Ald. Matthews to discuss. After discussion, a motion was made by Ald. Wall, second by Ald. Spicer to approve. A voice vote was called for with all members voting aye. **Motion passed.**

- b. To approve or reject the bid in the amount of \$272,697.90 for the Dog Park Parking Lot project and authorize City Administrator Gerald Herman to enter into a contract with Rogers Group, Inc. for this service. The Parks and Recreation Director recommends approval.

Motion was made by Ald. Wall, second by Ald. Matthews to discuss. After discussion, a motion was made by Ald. Wall, second by Ald. Spicer to approve. A voice vote was called for with the voting as follows Mayor Corbitt – aye; Ald. Matthews - no; Ald. Sisk – aye; Ald. Spicer– aye; Ald. Wall – aye. **Motion passed.**

- c. To approve or reject authorizing City Administrator Gerald Herman to enter into a four (4) year agreement with Casey Morton for catering weekly senior lunches. The Parks and Recreation Director recommends approval.

Motion was made by Ald. Wall, second by Ald. Spicer to discuss. After discussion, a motion was made by Ald. Spicer, second by Ald. Wall to approve. A voice vote was called for with all members voting aye. **Motion passed.**

- d. To approve or reject the bid in the amount of \$215,712.67 for a concrete pad for the Public Services Storage Building project and authorize City Administrator Gerald Herman to enter into a contract with Axis Construction. for this service. The Public Services Director recommends approval.

Motion was made by Ald. Wall, second by Ald. Sisk to discuss. After discussion, a motion was made by Ald. Wall, second by Ald. Sisk to approve. A voice vote was called for with all members voting aye. **Motion passed.**

- e. To approve or reject the sole source purchase of seventy-six (76) E-One pumps from Wascon, Inc. in the total amount of \$99,456.64. The Wastewater Director recommends approval.

Motion was made by Ald. Spicer, second by Ald. Sisk to discuss. After discussion, a motion was made by Ald. Matthews, second by Ald. Wall to approve. A voice vote was called for with all members voting aye. **Motion passed.**

16. Other Business

- a. 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, 2027. The Human Resources Director recommends approval.

Motion was made by Ald. Wall, second by Ald. Spicer to discuss. After discussion, a motion was made by Ald. Spicer, second by Ald. Sisk to approve. A voice vote was called for with all members voting aye. **Motion passed.**

- b. To approve or reject the City absorbing the 8% increase in health insurance premiums for the plan year ending March 31, 2026. The Human Resources Director recommends approval.

Motion was made by Ald. Sisk, second by Ald. Wall to discuss. After discussion, a motion was made by Ald. Spicer to 50/50 split the increase of 8% by City and employees, second by Ald. Sisk to approve. A voice vote was called for with all members voting aye. **Motion passed.**

- c. To approve or reject scheduling a Study Session with the Board of Mayor and Aldermen on March 19th at 6:00 pm to review proposals from firms for Executive Recruitment Services for the City Administrator position.

Motion was made by Ald. Spicer, second by Ald. Sisk to approve. A voice vote was called for with all members voting aye. **Motion passed.**

17. Discussion Items

- a. None

18. Other Information

- a. None

19. Adjournment

Meeting was adjourned at 7:43 pm.

ATTEST:

John Corbitt, Mayor

Derek Watson, City Recorder

REPORTS....

RESOLUTIONS...

RESOLUTION 26-05

A RESOLUTION TO ANNEX CERTAIN TERRITORIES AND INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF WHITE HOUSE, TENNESSEE.

WHEREAS, a public hearing before this body will be held the 16th day of April 2026, and notice thereof published in the White House Connection on April 7th, 2026; and,

WHEREAS, application from the property owner to annex the below mentioned territories into the City limits which is adjacent to the current city limits; and,

WHEREAS, a Plan of Services for such territory will be duly adopted by the City of White House Board of Mayor and Aldermen; and,

WHEREAS, the annexation completed per provisions of TCA 6-5-104 of such territories is deemed reasonable for the overall well-being of the community and the annexation is necessary for the health, safety, and welfare of the property owner and future citizens with the residential development of the annexed territories thereof and of the City as a whole;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of White House, Tennessee that the territories described below be annexed and incorporated within the corporate boundaries of the City of White House:

1.3 ACRES ARE REFERENCED AS PART OF ROBERTSON COUNTY TAX MAP 095, PARCELS 115. PROPERTY IS LOCATED ON PINSON LANE/OLD PINSON LANE. "EXHIBIT A".

SECTION 1. That the Board of Mayor and Aldermen of the City of White House, Tennessee, hereby certify that this Resolution 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 Resolution shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

First Reading: March 19, 2026

Second Reading: April 16, 2026

John Corbitt, Mayor

ATTEST:

Derek Watson, City Recorder

**RESOLUTION 26-05
"EXHIBIT A"**



Resolution 26-05
Page 2 of 2

ORDINANCES....



City of White House

Parks, Recreation & Cultural Arts

105-D College Street
White House, TN 37188
Phone: 615.672.4350 x.2114
Fax: 615.616.1057

Kevin Whittaker
Director

Linda Brooks
Office Administrator

Steven Russell
Park Maintenance Supervisor

MEMORANDUM

Date: February 5, 2026

To: Board of Mayor and Aldermen
Gerald Herman, City Administrator

From: Kevin Whittaker, Director of Parks and Recreation

Re: Leisure Service Board Code Revisions

I felt it was time to do another review of the Leisure Service Board code to see if any updates were necessary. After review, we came up with 6 changes that we felt were necessary. As a result, the Parks and Recreation Department would like to propose that these revisions be made to the Leisure Service Board Code.

Please refer to the corresponding document for full details and explanations for the proposed changes. All changes have been reviewed and unanimously approved by the Leisure Services Board. I am recommending approval.

Thank You

ORDINANCE 26-01

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE, AMENDING THE MUNICIPAL CODE TITLE 2 CHAPTER 1 LEISURE SERVICES BOARD SECTIONS 2-102, 2-105, AND 2-108.

WHEREAS, The Leisure Services Board approved at their January 6, 2026, Board meeting to adopt and recommend to the Board of Mayor and Alderman the proposed changes;

WHEREAS, the Parks and Recreation Director and the City Administrator concur with the Leisure Services Board to amend the Chapter;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the White House Municipal Code Title 2, Chapter 1 Leisure Services Board, Sections 2-102 and 2-105 be amended from the Municipal Code as follows:

TITLE 2: BOARDS AND COMMISSIONS, ETC.
 CHAPTER 1: LEISURE SERVICES BOARD
 SECTION: 2-102. Powers and duties of the board.

***Amends are made in bold, italics, and underlined text.**

2-102. **Powers and duties of the board.** (1) The board is to act as a recommending body in the development of a leisure system within the City of White House. The board under the direction of the board of mayor and aldermen will recommend properties to be developed as parks, theaters, community centers, etc. and will make recommendations for planning new sites which will be selected.

(2) The board shall be an advisory body responsible for providing guidelines and direction in meeting the cultural, artistic, athletic/fitness, historic, tourism and natural resource needs of the City of White House.

(3) The board is to advise the leisure services department in connection with the artistic and cultural development of White House.

(4) This board shall also establish the needs for the community so that an ongoing program may be maintained in accordance with a long range plan to be developed by the board, subject to final review and approval of the planning commission and the board of mayor and aldermen. This board shall establish the goals, policies and procedures for a recreation program for residents of the city.

(5) Duties of officers. (a) Chairman. The chairman shall preside at all meetings of the board and shall call special meetings of the board. The chairman shall vote on all matters coming before the board.

(b) Vice-chairman. The vice-chairman should preside over any meeting in which the chairman is not present.

(c) Secretary. The director of leisure services shall act as secretary of the board. The secretary is responsible for preparing the agenda and minutes of all meetings. **The secretary has no voting authority.**

TITLE 2: BOARDS AND COMMISSIONS, ETC.
 CHAPTER 1: LEISURE SERVICES BOARD
 SECTION: 2-105. Rules and regulations.
 SUBSECTION: 3 Unlawful activities. (h) Recreational activities. (ii) Availability.

***Amends are made in bold, italics, and underlined text.**

(ii) Availability. Violate the regulation that use of the individual ~~fireplaces~~ **grills** together with tables and benches follows generally the rule of "first come, first serve" unless otherwise reserved.

TITLE 2: BOARDS AND COMMISSIONS, ETC.
CHAPTER 1: LEISURE SERVICES BOARD
SECTION: 2-105. Rules and regulations.
SUBSECTION: 4 Certain behavior declared unlawful. (c) Domestic Animals.

****Amends are made in bold, italics, and underlined text.***

(c) Domestic animals. Have been responsible for the entry of a dog or other domestic animal into areas other than automobile parking concourses and walks immediately adjacent thereto, and in such other areas as may be clearly marked by signs bearing the words "Domestic Animals Permitted in this Area". Nothing herein shall be construed as permitting the running of dogs at large. All dogs in those areas where such animals permitted shall be restrained at all times on adequate leashes not greater than five (5) feet in length. Any pet found at large may be seized. Dogs under owner/agent supervision are permitted to run at large inside fenced area city-owned dog parks. ***The exception is for service animals that are required due to disability and trained for that disability.***

TITLE 2: BOARDS AND COMMISSIONS, ETC.
CHAPTER 1: LEISURE SERVICES BOARD
SECTION: 2-105. Rules and regulations.
SUBSECTION: 4 Certain behavior declared unlawful. (n) Smoking or vaping.

****Amends are made in bold, italics, and underlined text.***

(n) Smoking or vaping. Smoking or vaping of any kind within ~~the designated no-smoking areas shall be prohibited areas where children are present, including but not limited to playgrounds, aquatic areas, and sports fields, is prohibited.~~

TITLE 2: BOARDS AND COMMISSIONS, ETC.
CHAPTER 1: LEISURE SERVICES BOARD
SECTION: 2-105. Rules and regulations.
SUBSECTION: 5 Merchandising, advertising and signs.

****Amends are made in bold, italics, and underlined text.***

(5) Merchandising, advertising and signs. (a) Vending and peddling. ~~Expose to offer for sale any article or thing, nor shall they station or place any stand, cart or vehicle for the transportation, sale or display of any such article or thing. Exception is here made to regularly licensed concessionaire acting by and under the authority and regulation of the director, and those conducting activities under a permit where such permit permits the sale of articles or things. The exception under the permit shall only be granted to those activities which are charitable in purpose.~~

No person shall expose, offer for sale, or sell any article, service, or merchandise within any city park or facility, nor place or operate any stand, cart, or vehicle for such purpose, except as provided herein.

Licensed Concessionaires. Vendors holding a concession license that is part of a contract issued by the City of White House e.g. Soccer Concessions, etc.

Special Event Permittees. Vendors operating pursuant to a special event permit approved by the Parks and Recreation Department. Permits may be granted to:

(i) Charitable or nonprofit organizations conducting fundraising or community service events.

(ii) Vendors associated with city-sponsored or community events where vending enhances public participation, safety, or enjoyment (e.g., festivals, tournaments, concerts).

Permit standards. The Parks and Recreation Director shall establish written standards for vending permits to ensure consistency, transparency, and alignment with community interests.

Prohibited vending. All vending and peddling not specifically authorized under this section is prohibited.

TITLE 2: BOARDS AND COMMISSIONS, ETC.
CHAPTER 1: LEISURE SERVICES BOARD
SECTION: 2-108. Code of conduct.
SUBSECTION: 2 Procedures/appeals.

(2) Procedures/appeals. (a) When an incident occurs at any White House Parks and Recreation facility, White House Parks and Recreation officials have the authority to institute immediate suspensions. White House Parks and Recreation officials will direct the offending individual(s) to leave the facility. If the offending individual(s) refuses to leave the premises, the White House Police Department will be contacted immediately to enforce the ruling.

(i) Officials. Officials shall include but not be limited to referees, umpires, White House Parks and Recreation staff, co-sponsored organization representatives designated by the White House Parks and Recreation Department, and school administrators.

(b) All suspensions, ejections, and violations of the code of conduct must be received by the White House Parks and Recreation Department, in writing, from an official present at the incident by the following business day. All submissions will be reviewed by the White House Parks and Recreation Department to determine if a violation of the code of conduct has occurred.

(c) An attempt will be made to contact individual(s) removed from the facility in this manner by registered letter stating the violation of policy and the penalty in effect. The individual(s) will then have seven (7) days from receipt of the letter to respond to White House Parks and Recreation with a written appeal.

(d) If a written appeal is received, an investigation will be conducted and White House Parks and Recreation will render a final decision within ten (10) working days from receipt of the appeal.

(e) During the investigation, the individual(s) will be suspended from all White House Parks and Recreation activities/events/facilities. Individual(s) requesting the appeal may be asked to appear before an appeal review committee led by the White House Parks and Recreation Director. The decision of the ~~director~~ committee will be final.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

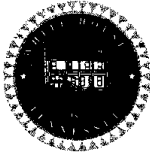
First Reading: February 19, 2026 Passed

Second Reading: March 19, 2026

John Corbitt, Mayor

ATTEST:

Derek Watson, City Recorder



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"

Memo

To: Board of Mayor and Alderman

From: Ceagus Clark, Director of Planning & Codes

Date: March 9, 2026

Re: Annexation and Rezoning, Pinson Lane/Old Pinson Lane

The city has received a request to annex approximately 1.3 acres referenced as Robertson County Tax Map 095, Parcel 115.00, located on Pinson Lane / Old Pinson Lane.

The request also includes the rezoning of two properties. The City of White House Zoning Map would be amended from Robertson County Rural Residential and NCRPUD (Neighborhood Center Residential Planned Unit Development) to R-20 (Low Density Residential) for the properties referenced as Robertson County Tax Map 095, Parcel 115.00 (1.3 acres) and Parcel 139.06 (0.3 acres), as shown on Exhibit A.

Approval would annex Parcel 115.00 into the City of White House and establish R-20 zoning for both parcels.

Ceagus L. Clark

Ceagus Clark
Director, Planning and Codes

The City of White House is working towards the daily pursuit of excellence in management and delivery of services; while balancing the preservation of our small town atmosphere by nurturing orderly, proactive growth.

ORDINANCE 26-02

AN ORDINANCE TO AMEND THE ZONING MAP FROM ROBERTSON COUNTY AG2 AND NCRPUD NEIGHBORHOOD CENTER PLANNED UNIT DISTRICT TO R-20 LOW DENSITY RESIDENTIAL

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 Municipal Planning Commission on Monday February 9, 2026 reviewed and recommended the rezoning request; and,

NOW, THEREFORE, BE IT ORDNANIED 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 Robertson County Rural Residential and NCRPUD (Neighborhood Center Residential Planned Unit Development) to R-20 (Low Density Residential) for the property included in "Exhibit A" and described as follows.

1.6 acres located at Pinson Lane and South Pinson Drive. Property is referenced as Robertson County Tax Map 095, Parcel 115.00 and Tax Map 095, Parcel 139.06. **"EXHIBIT A"**.

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: March 19, 2026

Second Reading: April 16, 2026

John Corbitt, Mayor

ATTEST:

Derek Watson, City Recorder

Ordinance 26-02
Page 1 of 2

**ORDINANCE 26-02
"EXHIBIT A"**



PURCHASING....



City of White House

Parks, Recreation & Cultural Arts

105-D College Street
White House, TN 37188
Phone: 615.672.4350 x.2114
Fax: 615.616.1057

Kevin Whittaker
Director

Linda Brooks
Office Administrator

Steven Russell
Park Maintenance Supervisor

MEMORANDUM

Date: March 9, 2026

To: Board of Mayor and Aldermen
Gerald Herman, City Administrator

From: Kevin Whittaker, Director of Parks and Recreation

Re: Parks Asphalt Paving

We decided to use this money this year to resurface the two parking lots in the worst shape in our parks system. The first is the parking lot in the back of the soccer complex along McCurdy Road. The second is the parking lot for the James K Polk Trailhead along 31-W. The bid opening for this project took place on March 2nd. We received 8 bids for the project. Crown Paving was the lowest bid. After review, it was determined that the bid was in good order.

As a result, I am recommending approval of the bid from Crown Paving to resurface the back parking lot at the Soccer Complex and James K Polk Trailhead for a price of \$82,000.

Thank You



City of White House
Procurement
 105 D College Street, White House, TN 37188

EVALUATION TABULATION

RFB No. 44740-26-10

Parks Parking Lot Asphalt Resurfacing

RESPONSE DEADLINE: March 2, 2026 at 2:30 pm

Report Generated: Monday, March 2, 2026

AGGREGATE SCORES SUMMARY

Vendor	Price Proposal	License and Limits Verified?
Crown Paving, LLC	\$82,000.00	Yes
Byrne and Jones Construction LLC	\$91,000.00	Yes
Turner Asphalt	\$94,272.00	Yes
AMI Construction, Inc.	\$98,786.33	Yes
Rogers Group	\$103,150.00	Yes
Sessions Paving Company	\$107,959.00	Yes
ADC Contractors, LLC	\$121,858.00	Yes
Valor Contractors LLC	\$123,558.88	Yes
Tugsun Group Inc.	\$140,675.00	Yes
KIPM INC.	\$172,350.00	Yes



City of White House, Tennessee

105 D College Street • White House, TN
37188 www.WhiteHouseTN.gov
Phone (615) 672-4350 • Fax (615) 672-2939
"Valuing our Heritage while Protecting our Future"

Bid Form
CITY OF WHITE HOUSE
REQUEST FOR BID
Parks Parking Lot Asphalt Resurfacing
PURCHASING DEPARTMENT

BID NO. 44740-26-

**BIDS WILL BE RECEIVED UNTIL
2:30 PM ON Monday March 2, 2026.
SEALED BIDS WILL BE READ
PUBLICLY THEREAFTER**

TO BIDDER:

PLEASE QUOTE YOUR LOWEST PRICE, BEST DELIVERY DATE, CASH DISCOUNT TERMS, AND F.O.B. POINT FOR THE FOLLOWING. THE CITY RESERVES THE RIGHT TO REJECT ANY OR ALL QUOTATIONS/BIDS AND TO ACCEPT ANY OR ALL ITEMS AT THE PRICE QUOTED. UNLESS OTHERWISE STATED, ALL QUOTATIONS ARE CONSIDERED TO BE FIRM QUOTATIONS/BIDS FOR A PERIOD OF 30 DAYS FROM DATE OF QUOTATION DUE DATE.

FIRM'S NAME: Crown Paving LLC
ADDRESS: 2349 Industrial Court, Greenbrier TN 37073
TELEPHONE: 615-270-2401 FAX: _____ EMAIL: estimating@crownpave.com
NAME: Jessica Blackburn TITLE: Chief Manager

PROJECT TIMELINE/# OF DAYS TO COMPLETION (IF A/P) 2 Days or Less
LICENSE #: 69941 LICENSE TYPE: TN Contractors EXPIRATION DATE: 05/31/2026
Classifications and Limits: Unlimited; HRA;MU-A;MU-C;MU-D

5% BID BOND INCLUDED IN SUBMITTAL (IF STATED IN BID DOCUMENT):
100% PERFORMANCE BOND INCLUDED (IF STATED IN BID DOCUMENT):

SIGNATURE: Jessica Blackburn DATE: 2/27/2026

GRAND TOTAL OF BID: \$ \$82,000.00



February 27, 2026

CROWN
PAVING

www.crownpave.com

Your
**PAVING
PARTNER**

TN Contractor License # 66941 / Unlimited
Certifying Agencies:

certified
WBENC

ENA
National
Asphalt
Paving
Association

TN **TDOT**
Tennessee
Department
of
Transportation

Parks Parking Lot Asphalt Resurfacing Proposal

Submitted to
 Purchasing Department
 City of White House
 Purchasing@WhiteHouseTN.gov

Contact
 Jonathan Wise
 (615) 946-7887
 jonathan@crownpave.com



Parks Parking Lot Asphalt Resurfacing Proposal

Submitted to
 Purchasing Department
 Purchasing@WhiteHouseTN.gov

Proposal Date 2/27/2026
Project ID 26-0225
Job Site Parks Parking Lot
 Asphalt Resurfacing
 White House, TN 37188

Contact
 Jonathan Wise
 (615) 946-7887
 jonathan@crownpave.com

Services

Parks Parking Lot Asphalt Resurfacing Estimate

Asphalt Overlay 400 Mccurdy (Blue) \$59,108.76
 Asphalt Overlay 3,147 sq yd, to a depth of 2-inches:

- We will clean the existing surface and remove any loose debris.
- The area will be tack coated per TDOT specs
- New asphalt will be placed over existing asphalt area.
- Prior to new asphalt being placed all concrete and adjacent asphalt areas will be prepped for a smooth transition
- New asphalt will be placed by a self-propelled paving machine at the above depth and rolled and compacted to a uniform consistency (multiple lifts may be required). The finished elevation of the new asphalt will match the adjacent pavement surface.
- All new asphalt material will be Department of Transportation approved.
- We will not be responsible for ponding water or poor drainage in areas where grade is less than 2%.
- **The purchaser is responsible for ensuring all vehicles/obstructions are removed (towing if required) from the affected areas 24 hours before work is to begin.**

****This Project will take 1-1.5 days to complete.**

Line Markings 400 Mccurdy \$1,394.70
 Line Markings consists of re-painting per the existing layout

- **Thermoplastic material is not included in our scope of services.**
- Purchaser is required to provide Contractor with a detailed drawing designating exact layout of area to be striped.
- If Purchaser does not provide a detailed striping layout, Contractor will exercise its best effort to re-stripe the area per the existing layout.
- Contractor is not responsible for obtaining current ADA, Federal, State, & Local Parking Lot Stripe Codes and or re-designing existing striping layout.
- All surfaces must be kept clean of debris, dirt, oil, and water prior to line marking installations, this will be the purchasers' responsibilities
- Crown Paving, LLC will perform all line marking and striping according to the layout provided by the Purchaser or, in the absence of a new layout, will follow the existing markings to the best of our ability. Contractor is not responsible for the accuracy, compliance, or suitability of any striping/line marking layout not designed or specifically marked by Crown Paving
- Purchaser is responsible for reviewing and approving all striping/line marking layouts and must communicate any changes or corrections to Crown Paving in writing prior to the start of work.



Parks Parking Lot Asphalt Resurfacing Proposal

Mill and Pave 2950 US 31W (Green)

\$20,746.54

Mill and Pave 1,170 sq yd, to a depth of 2-inches

- This work is performed by milling proposed areas and removing asphalt from the site.
- Should the subgrade be considered unsuitable for paving, it will be necessary to remove the current subgrade and replace it with appropriate material. This task will be carried out at a change order price agreed upon before the excavation of the unsuitable material.
- The milled surfaces will be tack coated using SS1 emulsion.
- New asphalt will then be placed by a self-propelled paving machine at the above depth and rolled and compacted to a uniform consistency (multiple lifts may be required). The finished elevation of the new asphalt will match the adjacent pavement surface.
- All new asphalt materials will be approved by the Department of Transportation.
- We will not be responsible for ponding water or poor drainage in areas where the grade is less than 2%.
- The contractor is not responsible for damage to the existing pavement structure, curb & gutter, all milling transitions, tree damage for equipment access, or dust.
- We recommend that the freshly paved area be kept free of traffic for 12-18 hours to allow the new asphalt to cure.
- **The purchaser is responsible for ensuring all vehicles/obstructions are removed (towing if required) from the affected areas 24 hours before work is to begin.**
- One phase is included in this proposal. (Additional phases will require a change order)
- No concrete milling or drain fixes are included in this proposal.

****This Project will take 1-1.5 days to complete.**

Line Markings 2950 US31W

\$750.00

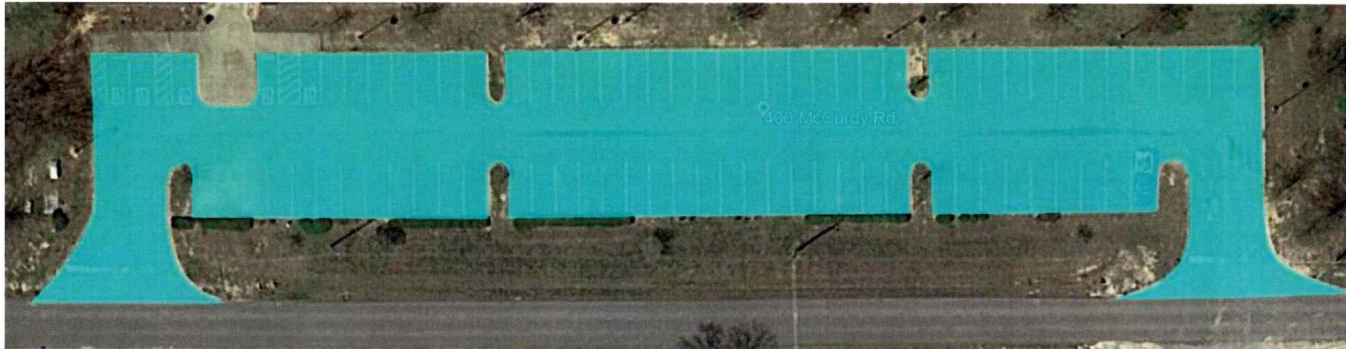
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Total: \$82,000.00



Parks Parking Lot Asphalt Resurfacing Proposal



2/27/2026

www.crownpave.com

3 of 6



Parks Parking Lot Asphalt Resurfacing Proposal



2/27/2026

www.crownpave.com

4 of 6



City of White House

Parks, Recreation & Cultural Arts

105 College Street
White House, TN 37188
Phone: 615.672.4350 x.2114
Fax: 615.616.1057

Kevin Whittaker
Director

Linda Brooks
Office Administrator

Steven Russell
Park Maintenance Supervisor

MEMORANDUM

Date: March 9, 2026

To: Board of Mayor and Aldermen
Gerald Herman, City Administrator

From: Kevin Whittaker, Director of Parks and Recreation

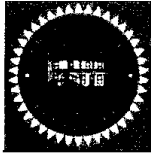
Re: Shade Structure for Tennis Courts

The Parks Department would like to purchase a shade structure for the Tennis Courts. This was originally approved in the February meeting. However, we are no longer able to purchase off Sourcewell for LPRF Grants because it is a National Cooperative. So, we were forced to go out for bid on this project. We had the bid opening on March 2nd and received 8 bids with Custom Recreation being the lowest bid.

This project was included in the grant we received in 2024 to renovate our park which also includes benches for the tennis courts (already installed), a parking lot for the Dog Park (about to begin construction), renovation of the baseball/softball concession stand and a new storage and meeting building for baseball/softball (nearly complete). The bid includes a joined hip structure that is 68' long X 34" wide with 6 posts. The quote also includes installation of the 6 posts which includes digging and pouring footers and installing the shade sail.

Custom Recreation was involved in this project when we originally got the Sourcewell quote from Mid-South Recreation as they were the company they were going to use to install. They are a reputable local company and, as a result, I am recommending approval of the bid from Custom Recreation for the Shade Structure for the Tennis Courts for a price of \$55,671.

Thank You



City of White House

Procurement

105 D College Street, White House, TN 37188

EVALUATION TABULATION

RFB No. 44740-26-09

Tennis Shade Structure

RESPONSE DEADLINE: March 2, 2026 at 2:00 pm

Report Generated: Tuesday, March 3, 2026

SELECTED VENDOR TOTALS

Vendor	Total
Custom Recreation	\$55,671.00
Recreational Concepts	\$66,412.72
Great Southern Recreation	\$73,445.00
Carolina Recreation & Design	\$74,227.80
Bliss Products & Services, Inc.	\$87,959.00
Lanier Plans Inc. dba KorKat	\$89,791.35
PLAYGROUND SOLUTIONS CORPORATION	\$101,098.00
Hughes Construction Company	\$106,758.00



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Bid Form
CITY OF WHITE HOUSE
REQUEST FOR BID
Tennis Shade Structure
PURCHASING DEPARTMENT

BID NO. 44740-26-

**BIDS WILL BE RECEIVED UNTIL
2:00PM CST ON Monday, March 2,
2026. SEALED BIDS WILL BE READ
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FIRM'S NAME: Custom Recreation

ADDRESS: 132 A Commerce Dr.

TELEPHONE: 615-909-1706 FAX: N/A EMAIL: customrecreation@gmail.com

NAME: Dustin Daniels TITLE: President

PROJECT TIMELINE/# OF DAYS TO COMPLETION (IF A/P) 12 weeks

LICENSE #: 22904 LICENSE TYPE: Contractor EXPIRATION DATE: 2-29-28

Classifications and Limits: BC-2, BC-7, BC-11, BC-25, BC-29, BC-30 ; \$500,000

SIGNATURE: [Signature] DATE: 2-26-26

GRAND TOTAL OF BID: \$ 55,671

Custom Recreation
 132 Commerce Dr Ste A
 Hendersonville, TN 37075-6816
 USA
 customrecreation@gmail.com
 CUSTOMRECREATIONTN.COM

Estimate

ADDRESS
 City of White House Tennis Shade
 2026

ESTIMATE #	DATE
1213	03/02/2026

DESCRIPTION	AMOUNT
Custom Recreation agrees to furnish all materials, labor, tools and concrete to install the Shade Structure listed below at the above job site:	55,671.00
Furnish and Install (1) 68' X 34' USA Shade Structure. This includes: Excavating the (6) Footings, Rebar, Concrete, Erection. Note: Dirt out of the footings to be disposed of by the city of White House. Landscaping by owners. If moderate to heavy rock is present, customer will assist or pay to remove. Pricing includes providing a performance and payment bond for the project.	
You now have the ability to pay us directly! Please click the "Review and Pay" button below to pay by ACH through our QuickBooks portal. There are no additional fees for this payment method.	
SUBTOTAL	55,671.00
TAX	0.00
TOTAL	\$55,671.00

Accepted By

Accepted Date



132A Commerce Dr., Hendersonville, TN 37075

O: 615.822.1558

C: 615.969.1206

Bid Overview

Tennis Shade Structure – White House Municipal Park

Submitted by Custom Recreation

Project Overview

Custom Recreation is pleased to submit this proposal in response to the invitation for bid for a tennis shade structure at White House Municipal Park in White House, Tennessee.

We are proposing to furnish and install one (1) **68' x 34' Joined Hipped Shade Structure** manufactured by USA Shade. The structure will be installed over the existing concrete pad adjacent to the tennis courts, as detailed in the attached sales drawings (Configuration #Q-122210).

This shade structure is designed to provide long-term durability, safety, and aesthetic enhancement to the park while offering functional sun protection for players and spectators.

Scope of Work

Custom Recreation will provide all materials, labor, tools, and equipment necessary to complete the project, including:

- Furnish and install (1) 68' x 34' USA Shade structure
- Excavation of six (6) footings
- Installation of reinforcing steel
- Placement of concrete footings
- Full erection of the steel frame and fabric system
- Site cleanup related to installation

Note:

- Excavated dirt from footings will be disposed of by the City of White House.
- Landscaping restoration will be by the Owner.
- If moderate to heavy rock is encountered during excavation, the Owner will assist with removal or incur additional costs associated with rock removal.

Structural Design & Code Compliance

Upon bid approval, official Tennessee-stamped engineered drawings and structural calculations will be provided.

The proposed structure will meet **IBC 2024** requirements and is designed for:

- **Wind Load:** 115 mph (3-second gust)
- **Snow Load:** 5 psf (with fabric installed)
- **Risk Category II / Exposure C**

The structure complies with applicable International Building Code standards and current structural engineering practices.

Color Selection

Final fabric and frame colors are to be determined (**TBD**) by the Parks Department following bid approval.

Color options are included within the bid packet to provide the City with available selections.

Due to reproduction variations, actual colors may differ slightly from printed representations.

Warranty

- USA Shade provides a **10-year manufacturer's warranty** on the shade structure.
- Custom Recreation provides a **1-year labor warranty** covering workmanship related to installation.

An **Operation and Maintenance Manual** is included and outlines recommended inspection and maintenance procedures for fabric, steel components, and hardware to ensure long-term performance.

Bonding

Custom Recreation will provide a **Performance and Payment Bond** for this project. Bondability is confirmed in the included letter from our insurance provider.

Pricing Overview

Total Base Bid: **\$55,671.00**

Breakdown:

Shade Structure	\$29,000
Installation	\$25,050
Bond	\$ 1,621

This price includes:

- Furnishing the complete 68' x 34' USA Shade structure
- All excavation for six (6) footings

- Reinforcing steel and concrete
- Full erection and installation
- Performance and Payment Bond

Exclusions / Pricing Caveats:

- Disposal of excavated soil (by Owner)
- Landscaping restoration (by Owner)
- Costs associated with moderate to heavy rock excavation (if encountered)
- Any unforeseen subsurface conditions not reasonably detectable prior to excavation

The pricing reflects a turnkey installation under normal soil conditions.

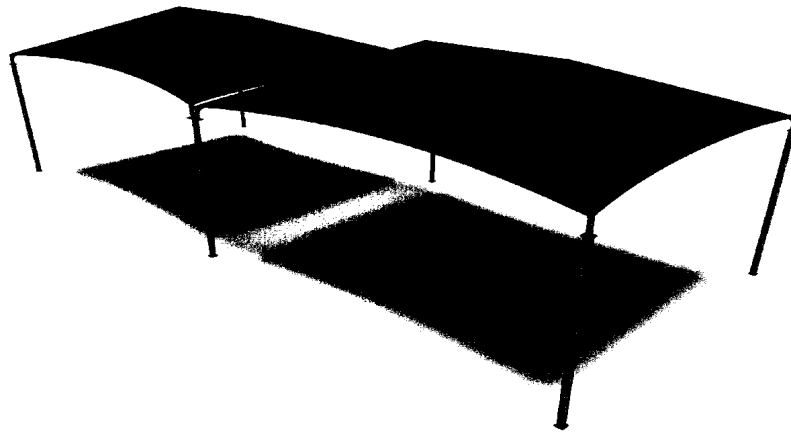
Summary

Custom Recreation is committed to delivering a high-quality, code-compliant shade structure that enhances the functionality and comfort of White House Municipal Park's tennis facilities.

Through our partnership with USA Shade, we provide a durable, engineered solution backed by strong manufacturer and installer warranties.

We appreciate the opportunity to submit this proposal and look forward to working with the City of White House on this project.

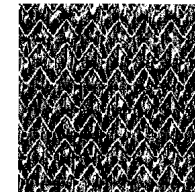
CUSTOMER NAME: White House Parks and Recreation
PROJECT NAME: Bid
LOCATION: White House TN
FIGURATION #: Q-122210



MidSouth
RECREATION

David Jones
Mid-South Recreation
Memphis, TN 38119
davidhilljones@gmail.com
(800) 576-5846

Fabric Color Arizona 200000SAZ



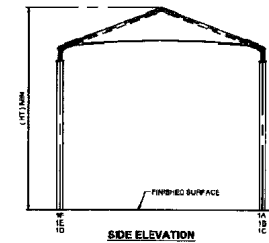
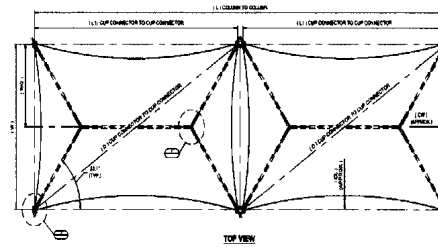
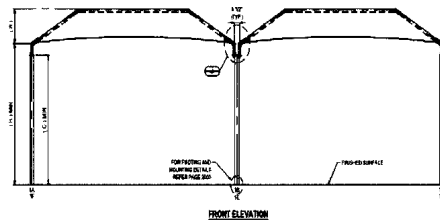
 **USASHADE**

CORPORATE HEADQUARTERS
2580 Esters Blvd, Ste 100
DFW Airport, TX 75261
800-966-5005

- NOT TO SCALE
- NOT FOR CONSTRUCTION OR PERMITS
- DUE TO REPRODUCTION, ACTUAL COLORS MAY
DIFFER FROM REPRESENTATION

These plans and specifications are the property of USA Shade Structures, Inc. and shall not be reproduced without their written permission.

OWNER NAME White House Parks and Recreation
 PROJECT NAME Bid
 LOCATION White House TN
 FIGURATION # Q-122210



GENERAL NOTES

DESIGN LOADS

BUILDING CODE INTERNATIONAL BUILDING CODE
 2018
 LIVE LOADS 5 PSF
 SNOW LOAD 5 PSF
 WIND LOADS 115 MPH*
 3-Sec. Gust, RISK CATEGORY II &
 EXPOSURE C

* 115 MPH ACCORDING TO THE BASIC WIND SPEED MAPS OF
 ASCE 7-16 IS EQUIVALENT TO THE ALLOWABLE STRESS
 DESIGN WIND SPEED OF 90 MPH ACCORDING TO ASCE 7-05
 AND IBC 2018 EQ 16-33.

ESTIMATED STEEL WEIGHT

Total Structure Weight	3177.96 lbs
Single Column Weight	201.2 lbs
Total Upper Frame Weight	1930.8 lbs
Steel Sizes	HSS 5.00 x 5.00 x 0.25

TABLE OF DIMENSIONS

L	W	H	R	HT	D	RL	L1	EL	CL	CL
68' 0"	34' 0"	10' 0"	6' 6"	16' 6"	47' 11"	7' 5"	33' 8 3/4"	21' 4"	2' 1 2/4"	2' 1"



CORPORATE HEADQUARTERS
 2580 Esters Blvd, Ste 100
 DFW Airport, TX 75261
 800-966-5005

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CUSTOMER NAME: White House Parks and Recreation
 PROJECT NAME: Bid
 LOCATION: White House TN
 FIGURATION #: Q-122210

REINFORCED CONCRETE NOTES

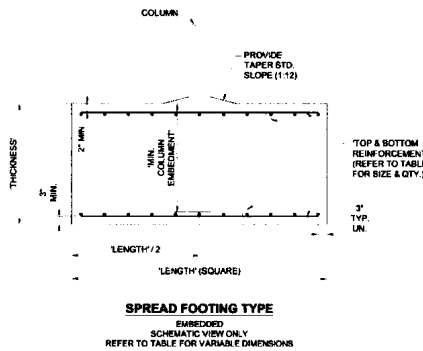
- CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
 - 28 DAY STRENGTH: 2500 PSI
 - SLUMP: 3-6
 - PORTLAND CEMENT SHALL CONFORM TO C-150
 - AGGREGATE SHALL CONFORM TO ASTM C-33
- ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60; AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.
- ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 55 (GALVANIZED).
- ALL NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI, AND SHALL COMPLY THE REQUIREMENTS OF ASTM C109, ASTM C939, ASTM C1090 ASTM C1107, WHEN APPLICABLE.
- SOIL PARAMETERS FOR FOOTING ANALYSIS; TABLE 1808.2, CLASS : 5 - 1500(PSF)
- FOR SPREAD FOOTING, EDGE OF COLUMN OR ANCHOR BOLTS MUST BE SET AT LEAST 12" FROM THE EDGE OF SPREAD FOOTING EDGE.
- SPREAD FOOTING ALLOWED TO BE ROTATED AS REQUIRED.

NOT FOR CONSTRUCTION OR PERMITS

NOTE: ADDITIONAL INSTALLATION COSTS FOR SPREAD FOOTING

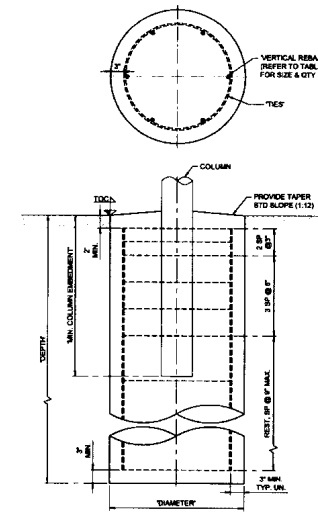
TABLE FOR NON-CONSTRAINED DRILLED PIER FOOTING									
DIAMETER (FT)	DEPTH (FT)	VERTICAL REBAR		TIES		MIN. COLUMN EMBEDMENT (IN)	MIN. ANCHOR EMBEDMENT (RECESS & SURFACE) (IN)		
		QTY.	SIZE	QTY.	Ø LOOP (FT)				
2.00	7.00	8.00	#6	12	1.50	#3	36	19	

TABLE FOR SPREAD FOOTING							
LENGTH (FT)	THICKNESS (FT)	TOP AND BOTTOM REINFORCEMENT			MIN. COLUMN EMBEDMENT (IN)	MIN. ANCHOR EMBEDMENT (RECESS & SURFACE) (IN)	
		QTY.	SIZE	SPACING (IN)			
5.00	3.00	7	#5	@ 8.00	O.C.E.W.	33	19



SPREAD FOOTING TYPE

EMBEDDED SCHEMATIC VIEW ONLY REFER TO TABLE FOR VARIABLE DIMENSIONS



DRILLED PIER FOOTING TYPE

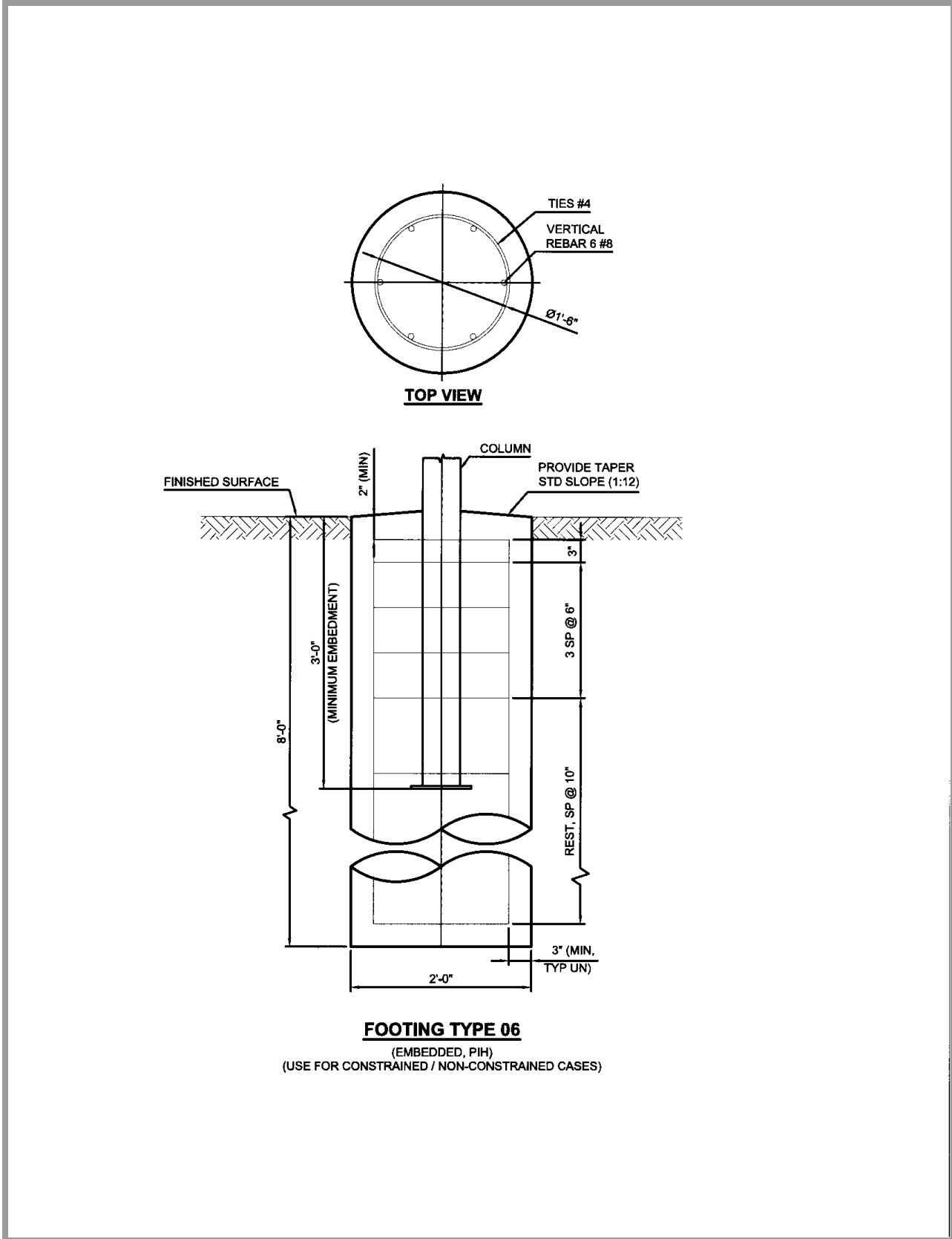
EMBEDDED SCHEMATIC VIEW ONLY REFER TO TABLE FOR VARIABLE DIMENSIONS & QTY.



CORPORATE HEADQUARTERS
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 800-966-5005

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City of White House

Parks, Recreation & Cultural Arts

105 College Street
White House, TN 37188
Phone: 615.672.4350 x.2114
Fax: 615.616.1057

Kevin Whittaker
Director

Linda Brooks
Office Administrator

Steven Russell
Park Maintenance Supervisor

MEMORANDUM

Date: March 9, 2026

To: Board of Mayor and Aldermen
Gerald Herman, City Administrator

From: Kevin Whittaker, Director of Parks and Recreation

Re: Design Work for Pickleball Courts

CSR Engineering has offered its services to design the Pickleball Courts at Municipal Park for a cost of \$117,500. This project is part of a 50/50 grant, so we will be able to re-coup half of that cost.

This quote includes three phases. Phase 1 includes survey work, design, and construction plans. Phase 2 includes putting together a bid package, meetings with the contractor and City of White House, permits and general assistance. Phase 3 will include construction administration.

The city and myself have worked with CSR Engineering on numerous projects and feel comfortable with their level of expertise and guidance. Having them helping with a grant funded project will be additionally helpful as they are aware of all the intricacies that come with an LPRF Grant funded project.

As a result, I am recommending approval to enter into contract with CSR Engineering Inc. for the purpose of designing our Pickleball Courts for a cost of \$117,500.

Thank You



CSR Engineering Inc.
2010 Hwy 49E
Pleasant View, TN 37146
Phone: (615) 212-2389
Fax: (615) 246-3815
www.csrengineers.com

July 9, 2025
CSR Engineering Proposal No. 2026-18

Mr. Kevin Whittaker
105D College St.
White House, TN 37188

RE: PROPOSAL FOR ENGINEERING DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR PICKLEBALL COURT PROJECT (LPRF GRANT) – CITY OF WHITE HOUSE, ROBERTSON COUNTY, TENNESSEE

Kevin,

CSR Engineering, Inc. is pleased to offer our professional services associated with your Pickleball Court Project as part of the LPRF Grant award. Given the accumulation of previous work, background information, recent consultations, and TDEC LPRF requirements, we propose a three-phased approach to assist you with Design, Bidding, and Construction. Please accept this Letter Agreement as our proposal for these engineering and related services. The professional services provided by CSR under this Agreement are limited to the **General Scope of Work**.

General Scope of Work

- Preparation of exhibit(s) for any public input meetings, plus attend meeting in support of City Staff
- Survey, Design and Construction Plans for the Pickleball Court Improvements in accordance with the submitted Grant scope of work with major features noted below:
 - 3 parallel pickleball courts (access, aisles, parking lot connection)
 - Lighting
 - Drainage and Stormwater Features
 - ADA accommodations
 - Landscaping Amenities
 - All related plans, details, notes and documents required for construction
- Develop, submit and obtain necessary construction permits required by TDEC (if required)
- Develop bid package items to assist the City with advertisement and bidding purposes and attend the pre-bid meeting (design-bid-build format)
- Construction Administration Services
 - Review/verify pay requests, and assist the Parks and Recreation Director with any project RFI's
 - Resolve any issue of non-compliance with material specifications, which have been uncovered during inspection of the work
 - Any required monthly meetings for coordination with the contractor

Mr. Kevin Whittaker
 February 5, 2026
 Page 2

- o Prepare and distribute any amendments to design work due to bid proceedings
- o Develop stakeholder requirements for the construction phase, attend and lead discussion during a Pre-Construction meeting using City of White House facilities as scheduled by City personnel
- o Receive, review and respond to change orders and notices of potential claim
- o Maintain records of all communication between construction contractor and construction administration forces
- o Prepare and submit all projects documents in hard copy and digital copy for project closeout with TDEC

The fee for these services will be a lump sum of \$117,500 phased as follows:

Phase I –Survey, Design, Construction Plans	\$	67,000
Phase II – Bid Package, Meetings, Permits and Assistance	\$	5,500
<u>Phase III – Construction Administration</u>	<u>\$</u>	<u>45,000</u>
	\$	117,500

Services provided will be limited to the specific scope of work defined above. Any subsequent engineering services determined will be included in later proposals. CSR’s engineering services will be subject to the CSR’s Terms and Conditions previously submitted to the City on similar contracts (included herein by reference). We will bill by percentage complete at the end of each month. The fee quoted includes compensation for basic services, check prints for your review and digital copy of all project documents to the City of White House. We will begin work immediately as per our discussion and will work on a reasonable schedule to submit documents according to your grant contract agreement and associated timeline.

March 10, 2026

MEMORANDUM

To: Board of Mayor and Aldermen
From: Gerald Herman, City Administrator
Re: Proposals for City Administrator Executive Recruitment Services

The City issued a Request for Proposals seeking professional services to assist the City in the recruitment and selection of the next City Administrator. The solicitation closed with a total of ten (10) proposals received from firms specializing in executive recruitment services for local governments.

An evaluation committee consisting of members of the Board of Mayor and Aldermen reviewed and scored each proposal based on the criteria established in the RFP. Following the evaluation process, the proposals were scored and tabulated. The results of the evaluation are summarized in the attached Evaluation Tabulation.

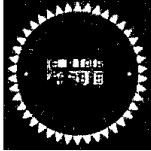
The highest scoring firms were:

1. Sumter Local Government Consulting – 92.8
2. MGT Impact Solutions, LLC – 88.8
3. Colin Baenziger & Associates – 85.0
4. S. Renee Narloch & Associates – 83.8

A study session will be held with the Board of Mayor and Aldermen to review the evaluation results and discuss the proposals received for recruitment services. No formal action will be taken during the study session.

Based on the Board's discussion and direction, staff placed an item on the agenda for the regular meeting to consider approval of a professional services agreement with the selected recruitment firm.

Please review the attached evaluation tabulation prior to the meeting, and let me know if additional information is needed prior to consideration by the Board.



City of White House
Procurement

105 College Street, White House, TN 37188
(615) 672-4350

EVALUATION TABULATION
RFP No. 26-0004ADMIN
City Administrator Executive Recruitment Services

RESPONSE DEADLINE: February 19, 2026 at 3:00 pm

EVALUATORS

Name	Title
John Corbitt	Mayor
Sam Matthews	Alderman
Jeremy Sisk	Alderman
Jana Spicer	Vice Mayor
Mike Wall	Alderman

Vendor	Total Score (Max Score 100)
Sumter Local Government Consulting	92.8
MGT Impact Solutions, LLC	88.8
Colin Baenziger & Associates	85
S. Renee Narloch & Associates	83.8
WBCP, Inc.	70
EverStrive Solutions	68.2
Arndt Municipal Support, Inc	66.8
Operation Hired	55
Central Business Solutions Inc	47
Octagon IT LLC	33.2

OTHER BUSINESS...

March 11, 2026

MEMORANDUM

To: Board of Mayor and Aldermen
Gerald Herman, City Administrator

From: Derek Watson, Administrative Services Director

Re: Certificate of Compliance for Cider Grove Wine and Spirits

On May 15, 2025, the Board of Mayor and Aldermen approved a Retail Package Liquor Store permit for a third store for Cider Grove Wine and Spirits, LLC. The owner is now ready to obtain a liquor permit from the Tennessee Alcoholic Beverage Commission (ABC) to sell liquor at their new liquor store located at 2931 Hwy 31 W.

As required by the Tennessee ABC, the City of White House must issue a Certificate of Compliance, certifying that the applicant meets the following criteria:

- The applicant(s) have not been convicted of a felony within the past ten years.
- The applicant(s) have secured a business location that complies with all local zoning laws, ordinances, or resolutions.
- The applicant(s) have complied with all local laws regulating the number of retail licenses permitted within the City of White House.

The Board of Mayor and Aldermen must review and either approve or deny the issuance of the Certificate of Compliance for Cider Grove Wine and Spirits.

If you have any questions or concerns, please do not hesitate to contact me at 672-4350, option 4.



City of White House, Tennessee

105-D College Street • White House, TN 37188
 www.whitehousetn.gov
 Phone (615) 672-4350 Fax (615) 672-2939
 "Valuing our Future while Protecting our Heritage"

CERTIFICATE OF COMPLIANCE

Applicant name: Grishma H. Patel
 Address of applicant: 2931 Hwy 31W, White House, TN 37188
 Date of Liquor Store Permit Approval: May 15, 2025
 Date of Beer Permit Approval: March 3, 2026
 Store Name: Cider Grove Wine and Spirits, LLC
 Owner Name: Grishma H. Patel
 Owner Address: 2931 Hwy 31W, White House, TN 37188

As a condition precedent to the issuance of a license under Tennessee Code Annotated §57-3-204, every applicant for a license under that section shall submit with the application to the commission a certificate signed by the Mayor of the City of White House.

Compliance Checklist
Yes or No

Yes	The applicant or applicants who are in charge of the business have not been convicted of a felony within a ten-year period immediately preceding the date of application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application; and further, that in the official's opinion the applicant will not violate any of the provisions of Tennessee Code Annotated §57-3-208
Yes	The applicant or applicants have secured a location for the business which complies with all restrictions of any local law, ordinances, or resolution, duly adopted by the City of White House (Municipal Code Title 8).
Yes	The applicant or applicants have complied with any local law, ordinance or resolution duly adopted by the local authorities regulating the number of retail licenses to be issued within the City of White House.

On Thursday, March 19th, 2026, the Board of Mayor, and Aldermen granted the Certificate of Compliance for Cider Grove Wine and Spirits, LLC. The location of said business complies with all restrictions of local law, ordinance or resolution, duly adopted by the Board of Mayor and Aldermen.

The applicant has the right to seek review of any denial of a certificate by instituting an action in the chancery court having jurisdiction over the municipality or county within sixty (60) days of the denial. A failure on the part of the issuing authority to grant or deny the certificate within sixty (60) days of the written application for such shall be deemed a granting of the certificate. The requirement imposed by this section to submit a certificate shall not be applicable to any applicant if:

1. The authority of the City of White House charged with the responsibility to issue the certificate required herein shall have failed to grant or deny the certificate within sixty (60) days after written application for such certificate is failed; or
2. The applicant submits a final order of a court holding that the denial of the required certificate was unreasonable.

The content in this certificate is based on information located in the Tennessee Code Annotated §57-3-208.

 John Corbitt, Mayor

 Date

cc: Alcoholic Beverage Commission

The City of White House is working towards the daily pursuit of excellence in management and delivery of services; while balancing the preservation of our small town atmosphere by nurturing orderly, proactive growth.

MEMORANDUM

To: Board of Mayor and Aldermen
CC: Gerald Herman, City Administrator
From: Ceagus Clark, Planning and Codes Director
Re: Subdivision infrastructure and Street Acceptance, Fields at Oakwood Phase 5
Date: March 9, 2026

The White House Planning Commission on March 9, 2026 recommended acceptance of the improvements in **Fields at Oakwood Phase 5** All plats for this phase have been recorded at the Robertson County Register of Deeds office.

Subdivision regulations require that all public infrastructure improvements be completed and inspected prior to acceptance by the City. Public Services has reviewed the installed improvements for Fields at Oakwood Phase 5 and has confirmed the infrastructure is acceptable for dedication to the City. Once the governing body accepts the improvements, the development will transition from the construction bond phase to the one year maintenance period. During this time the developer remains responsible for maintaining the improvements to ensure they remain in satisfactory condition. Subdivision regulations require a maintenance bond in an amount not less than ten percent of the total value of the improvements to guarantee the condition of the infrastructure during the one year maintenance period.

The requested Letter of Credit amount of \$37,251.87 reflects ten percent of the total infrastructure cost and satisfies the maintenance bond requirement.

Staff finds the improvements have been constructed in accordance with City standards and are ready for acceptance.

3-101.7 Acceptance of Dedication Offers

Acceptance of formal offers of dedication of public ways, easements, and parks shall be by formal action of the governing body or other agency ultimately responsible for acceptance of the facilities. Such action shall be in the form of a resolution recommended by the Planning Commission to the accepting body. The approval by the Planning Commission of a subdivision plat shall not be deemed to constitute or imply an acceptance by the local government or other agency ultimately responsible for acceptance of the facilities of any public way, easement, or other ground shown on the plat. The Planning Commission may require the plat to be endorsed with appropriate notes to this effect.

Ceagus

Ceagus Clark, GISP
Director, Planning and Codes
Email: cclark@cityofwhitehouse.com
615-672-4350 ext. *2119

RESOLUTION 26-05

A RESOLUTION TO ANNEX CERTAIN TERRITORIES AND INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF WHITE HOUSE, TENNESSEE.

WHEREAS, a public hearing before this body will be held the 16th day of April 2026, and notice thereof published in the White House Connection on April 7th, 2026; and,

WHEREAS, application from the property owner to annex the below mentioned territories into the City limits which is adjacent to the current city limits; and,

WHEREAS, a Plan of Services for such territory will be duly adopted by the City of White House Board of Mayor and Aldermen; and,

WHEREAS, the annexation completed per provisions of TCA 6-5-104 of such territories is deemed reasonable for the overall well-being of the community and the annexation is necessary for the health, safety, and welfare of the property owner and future citizens with the residential development of the annexed territories thereof and of the City as a whole;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of White House, Tennessee that the territories described below be annexed and incorporated within the corporate boundaries of the City of White House:

1.3 ACRES ARE REFERENCED AS PART OF ROBERTSON COUNTY TAX MAP 095, PARCELS 115. PROPERTY IS LOCATED ON PINSON LANE/OLD PINSON LANE. "EXHIBIT A".

SECTION 1. That the Board of Mayor and Aldermen of the City of White House, Tennessee, hereby certify that this Resolution 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 Resolution shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

First Reading: March 19, 2026

Second Reading: April 16, 2026

John Corbitt, Mayor

ATTEST:

Derek Watson, City Recorder

**RESOLUTION 26-05
"EXHIBIT A"**



Resolution 26-05
Page 2 of 2

DISCUSSION ITEMS...

OTHER INFORMATION....