

MINUTES

The White Bluff Town Council met in regular session on Tuesday, January 6, 2026, at White Bluff Town Hall. Present were Council members Stephanie Murrell, Connie Reed, Carl Kincaid, Scott Glover, Bryan Hill, and Jacob Puckett. Also present included Town Recorder Misty Rodgers, Town Attorney Andrew Mills, Projects Administrator and Public Works Director Jeff Martin, Fire Chief Eric Deal, Police Chief Chris Fulcher, Codes Administrator Derrick Long and members of the public.

Mayor Stephanie Murrell called the meeting to order at 7:00 p.m.

The Pledge to the Flag was recited.

1598 Motion to approve minutes of the December 2, 2025, regular meeting:

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

PUBLIC COMMENT:

- Mike McArdle, Diane Loop, discussed the rezoning of Map 096 Parcel 100.27 (Jazz Center) from I-1 (Restrictive Industrial) to R-3 (High-density Residential).
- Janet McArdle, Diane Loop, discussed the rezoning of Map 096I Group C Parcels 005.00 and 005.01 (4441 Hwy 70E and 4445 Hwy 70E) from R-3 (High-density Residential) to C-1 (Central Business District).

PUBLIC HEARINGS:

- None.

COMMUNICATION FROM THE MAYOR:

- Mayor Stephanie Murrell thanked everyone involved in the Town's Holiday festivities.
- Mayor Stephanie Murrell informed the Council that she had been in contact with the Town's Auditor and that the fiscal year 2024-2025 Audit would be available in the next couple of months. Mayor Murrell reported that the audit was good, showing a budget surplus for the year.
- Mayor Stephanie Murrell swore in Police Officers Harris Phillips and Joseph Duncan.

BUDGET AND FINANCE:

- Town Recorder Misty Rodgers provided the Council with a copy of the November 2025 financial reports and responded to Council questions.

CODES AND PERMITS:

- Codes Administrator Derrick Long reported that the White Bluff Codes Department issued ten (10) building permits during the month of December 2025 and responded to Council questions. Codes Administrator Long also reported that the new building permit fees went into effect January 1, 2026.
- Consider on first reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, Tennessee, by rezoning Map 096 Parcel 100.27 (Jazz Center) from I-1 (Restrictive Industrial) to R-3 (High-density Residential). Mayor Stephanie Murrell reviewed the applicant request. Topics raised and debated regarding the rezoning

included: water availability, the need for rental property in the Town, precedence, sprinkler requirements and maximum density. The Council was also reminded that while Staff recommended rezoning, the Planning Commission did not. After lengthy discussion **#1599 Motion to approve on first reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, Tennessee, by rezoning Map 096 Parcel 100.27 (Jazz Center) from I-1 (Restrictive Industrial) to R-3 (High-density Residential).**

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

- Consider on first reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, Tennessee, by rezoning Map 096I Group C Parcels 005.00 and 005.01 (4441 Hwy 70E and 4445 Hwy 70E) between White Bluff Pharmacy and Jordan St. from R-3 (High-density Residential) to C-1 (Central Business District).

Mayor Stephanie Murrell reviewed the applicant request. Topics raised and debated regarding the rezoning included: this rezoning request is in line with the Town's stated vision for the Hwy 70 corridor and the applicant was not in attendance. The Council was also reminded that Staff and the Planning Commission both recommended the rezoning. Council member Bryan Hill disclosed his business relationship with the applicant and stated he had no affiliation with the applicant regarding this matter. After discussion;

#1600 Motion to approve on first reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, Tennessee, by rezoning Map 096I Group C Parcels 005.00 and 005.01 (4441 Hwy 70E and 4445 Hwy 70E) between White Bluff Pharmacy and Jordan St. from R-3 (High-density Residential) to C-1 (Central Business District).

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

PUBLIC SAFETY:

- Police Chief Chris Fulcher reported that the White Bluff Police Department responded to 311 calls during the month of December 2025 and responded to Council questions.
- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 83 calls during the month of December 2025 and responded to Council questions.
- No Court Report was available.

STREETS AND SIDEWALKS:

- Consider on first reading an Ordinance of the Town of White Bluff, Tennessee, reducing the speed limit on Timber Crest Trail (Timber Crest Subdivision, Hwy 47N) from 20 mph to 15mph and to allow for the installation of "No Parking" signs along Timber Crest Trail to restrict on-street parking. Police Chief Chris Fulcher reviewed the request and answered Council questions. After discussion;

#1601 Motion to approve on first reading an Ordinance of the Town of White Bluff, Tennessee, reducing the speed limit on Timber Crest Trail (Timber Crest Subdivision, Hwy 47N) from 20 mph to 15mph and to allow for the installation of "No Parking" signs on both sides of Timber Crest Trail to restrict on-street parking.

Motion by Connie Reed, second by Jason Puckett, carried 5-0.

- Consider Major Thoroughfare Plan proposal (LJA) and authorize the Mayor to sign. Attorney Andrew Mills reviewed the proposal including project timeline, project components and project costs. After discussion;

#1602 Motion to approve Major Thoroughfare Plan proposal (LJA), authorize the Town Attorney to draft a contract and authorize the Mayor to sign associated documents.

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

PARKS AND RECREATION:

- **Interim Parks Manager Recommendation.** Mayor Stephanie Murrell reviewed the advertising process – newspaper, social media, website, indeed.com, etc. – and the interviewing process – the Mayor and the Park Board conducted the interviews – to arrive at a recommendation for the position. The consensus recommendation for the Interim Parks Manager position is Mr. Jackson Flair. While the Council offered their appreciation for the process and the efforts to date, they requested the opportunity to discuss the position with the top three (3) candidates as well. After lengthy discussion;

#1603 Motion to approve Mr. Jackson Flair as the Interim Parks Manager.

Motion by Scott Glover, second by Carl Kincaid, with voice call voting as follows: Reed, Kincaid, Puckett and Hill voting no; Glover voting yes, motion failed.

Mayor Stephanie Murrell asked how the Council would like to proceed. The Council requested resumes and contact information for the top three (3) candidates as determined by the Mayor and Parks Board. The Council to do their due diligence and be prepared to discuss again at the February Town Council meeting.

#1604 Motion to table Interim Parks Manager Recommendation until the February meeting to give the Council time to ask questions of the top three (3) candidates.

Motion by Carl Kincaid, second by Jacob Puckett, carried 4-1 with Scott Glover voting no.

- **Veterans Memorial Park update.** Mayor Stephanie Murrell notified the Council that TDEC had given the Town thirty (30) days in which to formulate a plan to have the smoldering mulch removed from the park. She notified the Council that she and Attorney Andrew Mills were working on that plan and would update as necessary. Mayor Murrell also notified the Council that cameras had been placed at the park and that anyone illegally dumping would be prosecuted.
- **Consider a Resolution of the Town of White Bluff, Tennessee, Approving the Submission of an Application for a 2026 Local Parks and Recreation Fund (LPRF) Grant, Committing to provide the required local match and Authorizing the Mayor to sign required documents.** Projects Administrator Jeff Martin reviewed the request and informed the Council of a project plan to install an all-inclusive, nature-based playground at the Bibb-White Bluff Nature Park. This plan would provide an additional playground for White Bluff residents and visitors. This project plan would also not leave the Town without a playground when / if the Field of Dreams playground needs to be replaced in the upcoming years. Proposed project costs and grant match amount were also discussed. After discussion;

#1605 Motion to approve a Resolution of the Town of White Bluff, Tennessee, Approving the Submission of an Application for a 2026 Local Parks and Recreation Fund (LPRF) Grant, Committing to provide the required local match and Authorizing the Mayor to sign required documents.

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

OLD BUSINESS:

NEW BUSINESS:

- **Consider a Resolution declaring Jennie Woodworth Library equipment surplus.**
After review and discussion;
#1606 Motion to approve a Resolution declaring Jennie Woodworth Library equipment surplus.
Motion by Jacob Puckett, second by Connie Reed, carried 5-0.
- **Report on Debt Obligation.** Town Recorder Misty Rodgers provided the Council with a Report on Debt Obligation for the two million dollar (\$2,000,000.00) debt to be repaid by Mr. Richard Bibb for the construction of Phase I of the Bibb-White Bluff Nature Park.
After review and discussion;
#1607 Motion to acknowledge receipt of the Report on Debt Obligation for two million dollars (\$2,000,000.00) for the construction of Phase I of the Bibb-White Bluff Nature Park.
Motion by Carl Kincaid, second by Connie Reed, carried 5-0.
- Council member Connie Reed requested that a discussion making Charlton St. a one-way street be added to the February meeting agendas. **No objection was expressed.**

ADJOURNMENT:

1608 Motion to adjourn at 9:02 p.m.:

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


Mayor


Recorder