

MINUTES

The White Bluff Town Council met in regular session on Tuesday, May 6, 2025, 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.

1527 Motion to approve minutes of the April 1, 2025, regular meeting:

Motion by Connie Reed, second by Bryan Hill, carried 5-0.

PUBLIC COMMENT:

- Dakota and Amanda Avery, Jordan St., addressed the Council regarding making Jordan St. a one-way street.

PUBLIC HEARINGS:

- A Public Hearing was conducted before the second and final reading of an Ordinance to Amend the Town of White Bluff Zoning Ordinance by Amending Article II: Definitions, Amending Article III: General Provisions, Section 3.100: Accessory Use Regulations, and adding Article IV: Supplementary Provisions Applying to Specific Districts, Section 4.120: Provisions for Conditional Use Accessory Dwelling Units. No one spoke for or against the measure.

COMMUNICATION FROM THE MAYOR:

- Mayor Stephanie Murrell announced that the fiscal year 2025-26 budget would be presented to the Council for first reading consideration at the June Town Council meetings.

BUDGET AND FINANCE:

- Town Recorder Misty Rodgers provided the Council with a copy of the March 2025 financial reports and responded to Council questions.
- Consider on first reading an Ordinance Amending the fiscal year 2024-2025 Town of White Bluff budget (current budget). Town Recorder Misty Rodgers reviewed the budget amendments and responded to questions. After review and discussion;
#1528 Motion to approve on first reading an Ordinance Amending the fiscal year 2024-2025 Town of White Bluff budget (current budget).
Motion by Connie Reed, second by Bryan Hill, carried 5-0.

CODES AND PERMITS:

- Consider on second and final reading an Ordinance to Amend the Town of White Bluff Zoning Ordinance by Amending Article II: Definitions, Amending Article III: General Provisions, Section 3.100: Accessory Use Regulations, and adding Article IV: Supplementary Provisions Applying to Specific Districts, Section 4.120: Provisions for Conditional Use Accessory Dwelling Units. Town Attorney Andrew

Mills reviewed the revised language for Article 4: Supplementary Provisions Applying to Specific Districts, Section 4: Bulk Regulations for Accessory Dwellings, Subsection F: Ownership. The proposed wording states, *"The accessory dwelling unit must be owned by the same person as the main dwelling. Accessory Dwelling Units may not be sold separately from the principal structure. The application for an Accessory Dwelling Unit shall only be approved if the applicant or owner resides on the property, or the applicant or owner intends to reside on the property, as determined by the Board of Zoning Appeals. Further, the application for an Accessory Dwelling Unit shall only be approved if the intended occupant of the Accessory Dwelling Unit is an immediate family member of the owner, being a parent, grandparent, aunt, uncle, child, grandchild, or sibling of the property owner, or such other combination of relationship deemed sufficiently close as to be considered an immediate family member."* After lengthy discussion;

#1529 Motion to approve on second and final reading an Ordinance to Amend the Town of White Bluff Zoning Ordinance by Amending Article II: Definitions, Amending Article III: General Provisions, Section 3.100: Accessory Use Regulations, and adding Article IV: Supplementary Provisions Applying to Specific Districts, Section 4.120: Provisions for Conditional Use Accessory Dwelling Units striking the last sentence of Article 4: Supplementary Provisions Applying to Specific Districts, Section 4: Bulk Regulations for Accessory Dwellings, Subsection F: Ownership. The stricken sentence reads "Further, the application for an Accessory Dwelling Unit shall only be approved if the intended occupant of the Accessory Dwelling Unit is an immediate family member of the owner, being a parent, grandparent, aunt, uncle, child, grandchild, or sibling of the property owner, or such other combination of relationship deemed sufficiently close as to be considered an immediate family member."

Motion by Scott Glover, second by Carl Kincad, carried 3-2, with Connie Reed and Jacob Puckett voting no.

- Public Works Director Jeff Martin reported that the White Bluff Codes Department issued two (2) permits for single family residential homes during the month of April 2025 and responded to Council questions.

PUBLIC SAFETY:

- Police Chief Chris Fulcher reported that the White Bluff Police Department responded to 439 calls during the month of April 2025 and responded to Council questions.
- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 52 calls during the month of April 2025 and responded to Council questions.
- Court Clerk Dixie Kerr reported via printed report that the White Bluff Municipal and General Sessions Court processed 93 cases during the month of April 2025.

STREETS AND SIDEWALKS:

- Consider on first reading an Ordinance Establishing Jordan St. in White Bluff, Tennessee, as a One-Way Street. After review and discussion;
#1530 Motion to approve on first reading an Ordinance Establishing Jordan St. in White Bluff, Tennessee, as a One-Way Street with direction of travel being from the intersection of Hwy 70 / Old Charlotte Rd / Jordan St. northward toward Taylor Town Rd.

Motion by Connie Reed, second by Bryan Hill, carried 5-0.

- Consider Offer of Irrevocable Dedication to accept Timber Crest Trail in the Timber Crest Subdivision as a Town Street. After review and discussion;
#1531 Motion to approve Offer of Irrevocable Dedication to accept Timber Crest Trail in the Timber Crest Subdivision as a Town Street.
Motion by Connie Reed, second by Jacob Puckett, carried 5-0.
- Consider Street Light at 4521 Hwy 47E, Pole #151586. After review and discussion;
#1532 Motion to approve Street Light at 4521 Hwy 47E, Pole #151586.
Motion by Carl Kincaid, second by Scott Glover, carried 5-0.

PARKS AND RECREATION:

- Consider a Resolution Delegating to the Friends of White Bluff, Inc. the Authority to Name Areas of the Bibb-White Bluff Nature Park and/or Interior and Exterior Rooms of the Nature Center. After review and discussion;
#1533 Motion to approve Resolution Delegating to the Friends of White Bluff, Inc. the Authority to Name Areas of the Bibb-White Bluff Nature Park and/or Interior and Exterior Rooms of the Nature Center.
Motion by Carl Kincaid, second by Bryan Hill, carried 5-0.

OLD BUSINESS:

- Consider Commerce Advisory Committee members. Mayor Stephanie Murrell invited a conversation regarding the proposed Commerce Advisory Committee. It is suggested the proposed committee will consist of one (1) Council representative and four (4) local business leaders. Council member Carl Kincaid suggested Bryan Hill as the Council representative and Cindy Dawson, owner of the White Bluff Ace Hardware, as one of the local business leaders. No other suggestions forthcoming, further discussion to be held at a later date.

NEW BUSINESS:

- Consider bids for Mowing Town-owned properties. Projects Administrator Jeff Martin reviewed the bid process and bids received. Four (4) bids were received:

○ Harry Wellman / Pro Lawn and Landscape	\$49,585.00
○ Hunter Hagler / Hagler Land Solutions	\$125,000.00
○ Sturgis Thompson / Green Leaf Landscapes	\$73,625.00
○ Justin Hayes / Hayes Lawncare and Landscape	\$30,000.00

 After review and discussion;
#1534 Motion to approve Justin Hayes / Hayes Lawncare and Landscape's bid of \$30,000.00 annually to mow Town-owned properties.
 Motion by Jacob Puckett, second by Carl Kincaid, carried 5-0.
- Consider a Resolution of the Town of White Bluff, Tennessee, Acknowledging Approval of the Cybersecurity Reimbursement Grant in the amount of \$54,271.92. Town Recorder Misty Rodgers reviewed the grant and the award. After review and discussion;
#1535 Motion to approve Resolution of the Town of White Bluff, Tennessee, Acknowledging Approval of the Cybersecurity Reimbursement Grant in the amount of \$54,271.92.
 Motion by Connie Reed, second by Bryan Hill, carried 5-0.

ADJOURNMENT:

1536 Motion to adjourn at 8:00p.m.:

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



Mayor



Recorder