

MINUTES

The White Bluff Town Council met in regular session on Tuesday, April 1, 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 Roy Frizsell and members of the public.

Mayor Stephanie Murrell called the meeting to order at 7:04 p.m.

The Pledge to the Flag was recited.

1513 Motion to approve minutes of the March 4, 2025, regular meeting:

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

PUBLIC COMMENT:

- None.

PUBLIC HEARINGS:

- A Public Hearing was conducted before the second and final reading of a Rezoning Request for DAWKS, LLC parcel, unaddressed Hwy 70 / Bell Circle (Map 096 Parcel 016.06) from R-1 (Low-density Residential) to R-3 (High-density Residential). **Mr. Daniel Terrell, DAWKS, LLC, addressed the Council regarding his request.**
- A Public Hearing was conducted before the second and final reading of an Ordinance to Amend Section 3.110.1(4), Native & Drought Tolerant Vegetation of Article III, Section 3.110, Landscaping, Screening, and Buffering Requirements of the White Bluff Zoning Ordinance, and to Repeal any Ordinance or Parts of Ordinances in Conflict Herewith. **No one spoke for or against the measure.**

COMMUNICATION FROM THE MAYOR:

- Judge Leonard Belmares swore in new Police Officers Molly Adams and Michael Quigley.
- Mayor Stephanie Murrell reminded the Council of the Dickson County Cancer Auction during April of 2025. Wednesday, April 2, 2025, will be White Bluff Day and the Mayor encouraged everyone to get involved in this worthy cause.
- Mayor Stephanie Murrell announced a Saturday, April 12, 2025, Easter-themed festival at Veterans Memorial Park. The all-day event is coordinated by the White Bluff Bombers and the White Bluff Little League.

BUDGET AND FINANCE:

- Town Recorder Misty Rodgers provided the Council with a copy of the February 2025 financial reports and responded to Council questions.
- Consider a Resolution Adopting the Records Retention Manual approved by the Municipal Technical Advisory Service as the Official Records Retention Schedule of the Town of White Bluff. After review and discussion;
#1514 Motion to approve a Resolution Adopting the Records Retention Manual approved by the Municipal Technical Advisory Service as the Official Records Retention Schedule of the Town of White Bluff.
Motion by Bryan Hill, second by Connie Reed, carried 5-0.

- Consider making the Drug Fund Account an interest-bearing account. After discussion;
#1515 Motion to approve making the Drug Fund Account an interest-bearing account.
Motion by Carl Kincaid, second by Jacob Puckett, carried 5-0.
- Consider a Resolution declaring Town of White Bluff Administrative Department Equipment surplus property. After review and discussion;
#1516 Motion to approve a Resolution declaring Town of White Bluff Administrative Department Equipment surplus property.
Motion by Carl Kincaid, second by Scott Glover, carried 5-0.
- Acknowledge Receipt of Report on Debt Obligation for the purchase of a Fire Department vehicle. After review and discussion;
#1517 Motion to acknowledge receipt of the Report on Debt Obligation for the purchase of a Fire Department vehicle.
Motion by Connie Reed, second by Jacob Puckett, carried 5-0.

CODES AND PERMITS:

- Consider on second and final reading an Ordinance to Amend the Town of White Bluff Zoning Map by rezoning Map 096 Parcel 016.06 (current owner - DAWKS, LLC), located on unaddressed Hwy 70E and Bell Circle, from R-1 (Low-density Residential) to R-3 (High-density Residential). After discussion;
#1518 Motion to approve on second and final reading an Ordinance to Amend the Town of White Bluff Zoning Map by rezoning Map 096 Parcel 016.06 (current owner - DAWKS, LLC), located on unaddressed Hwy 70E and Bell Circle, from R-1 (Low-density Residential) to R-3 (High-density Residential).
Motion by Bryan Hill, second by Connie Reed, carried 5-0.
- Consider on second and final reading an Ordinance to Amend Section 3.110.1(4), Native & Drought Tolerant Vegetation of Article III, Section 3.110, Landscaping, Screening and Buffering Requirements of the White Bluff Zoning Ordinance, and to Repeal any Ordinance or Parts of Ordinances in Conflict Herewith. After discussion;
#1519 Motion to approve on second and final reading an Ordinance to Amend Section 3.110.1(4), Native & Drought Tolerant Vegetation of Article III, Section 3.110, Landscaping, Screening and Buffering Requirements of the White Bluff Zoning Ordinance, and to Repeal any Ordinance or Parts of Ordinances in Conflict Herewith.
Motion by Carl Kincaid, second by Scott Glover, carried 5-0.
- Consider on first 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. After lengthy discussion;
#1520 Motion to approve on first 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.
Motion by Connie Reed, second by Carl Kincaid, additional discussion ensued;
#1521 Motion to Amend Article 4: Supplementary Provisions Applying to Specific Districts, Section 4: Bulk Regulations for Accessory Dwellings,

Subsection F: Ownership as follows: "The accessory dwelling must be owned by the same person as the main dwelling. Accessory Dwelling Units may not be sold separately from the principal unit." NOTE: Exact revised language will be reviewed and proposed by the Town Attorney for discussion before second and final reading of the Ordinance.

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

Being no further amendments proposed, the original motion – Motion #1520 – was considered. **#1520 Motion to approve on first 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 as amended above.**

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

- Public Works Director Jeff Martin reported that the White Bluff Codes Department issued four (4) total permits – one (1) doublewide, two (2) accessory structures and one (1) pool permit - during the month of March 2025 and responded to Council questions.

PUBLIC SAFETY:

- Police Chief Chris Fulcher reported that the White Bluff Police Department responded to 372 calls during the month of March 2025 and responded to Council questions.
- **Consider a Resolution declaring Town of White Bluff Police Department Equipment surplus property.** Mayor Murrell reviewed the Resolution with Exhibit A listing the Police Department Equipment to be declared surplus. After discussion;
#1522 Motion to approve a Resolution declaring the listed (Exhibit A) Town of White Bluff Police Department Equipment surplus property.
Motion by Jacob Puckett, second by Scott Glover, carried 5-0.

- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 79 calls during the month of March 2025 and responded to Council questions.
- Court Clerk Dixie Kerr reported via printed report that the White Bluff Municipal and General Sessions Court processed 70 cases during the month of March 2025.

STREETS AND SIDEWALKS:

PARKS AND RECREATION:

- **Consider Agreement for Use of Veterans Memorial Park.** Mayor Stephanie Murrell and Town Attorney Andrew Mills reviewed the Agreement with the Council. After discussion;
#1523 Motion to approve Agreement for Use of Veterans Memorial Park.
Motion by Connie Reed, second by Carl Kincaid, carried 5-0.
- **Parks and Recreation Board Discussion.** The Council discussed the idea of compensating the Parks and Recreation Board in the future as Board responsibilities grow. It was decided to table the discussion for now and continue discussions during future budget cycles.

OLD BUSINESS:

NEW BUSINESS:

- **Consider Judge Appointment.** Attorney Andrew Mills reviewed the recent Tennessee State Supreme Court case McNabb C. Harrison clarifying the residency requirement for elected municipal judges. The law mandates that judges must reside in the municipality they serve. Since Town of White Bluff Judge Smithson does not reside in the corporate limits of the Town of White Bluff, she is disqualified from continuing to serve as the elected judge. After lengthy discussion, Mayor Stephanie Murrell asked for nominations for Town Judge that meet the new residency requirement to serve until an election can be held in 2026. Council member Carl Kincaid nominated Leonard Belmares. No additional nominations forthcoming, the Mayor asked for a vote on Leonard Belmares to serve as Town of White Bluff Judge.

#1524 Motion to approve Leonard Belmares as Town of White Bluff Judge.

Motion carried 5-0.

- **Litter Discussion.** Mayor Stephanie Murrell suggested to the Council that we align with the State's "Nobody Trashes Tennessee" litter campaign. She also suggested a litter clean-up day in April or May. Council member Jacob Puckett suggested we involve students from the William James Middle School. After discussion;

#1525 Motion for Council to determine a litter clean up date during the May Town Council meeting.

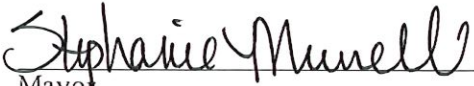
Motion by Scott Glover, second by Bryan Hill, carried 5-0.

- **Discuss Town of White Bluff Commerce Advisory Committee.** Mayor Stephanie Murrell proposed a Town of White Bluff Commerce Advisory Committee to be comprised of one (1) Town Council member and four (4) local business owners. The Mayor asked that the Council give consideration to this Committee and come to the May Council meetings with suggestions.
- **Council member Carl Kincaid mentioned issues including Term Limits, Home Rule and the possibility of voting if you own real property in the Town of White Bluff but do not live in White Bluff.** Town Attorney Andrew Mills to gather information for the Council to consider at an upcoming meeting.

ADJOURNMENT:

1526 Motion to adjourn at 8:39p.m.:

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


Mayor


Recorder