

MINUTES

The White Bluff Town Council met in regular session Tuesday, March 3, 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, Attorney Jennifer Foster (filling in for Town Attorney Andrew Mills), Projects Administrator and Public Works Director Jeff Martin, Police Chief Chris Fulcher, Fire Chief Eric Deal, Codes Administrator Derrick Long, Municipal Court Clerk Dixie Kerr, Parks Director Jackson Flair 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.

#1689 Motion to approve minutes of the February 3, 2026, regular meeting:

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

#1690 Motion to approve minutes of the February 26, 2026, special-called meeting:

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

PUBLIC COMMENT:

- Ellen Marsh, 119 Enchanted Trail, addressed the Council regarding the following:
 - Rezoning of Map 096 Parcel 100.27 (an individual lot of record within the Jazz Center) from I-1 (Restrictive Industrial) to R-3 (High-density Residential).
 - Rezoning of Map 095 Parcel 072.00 (4145 Hwy 70, across Hwy 70 from the old Hog Heaven Restaurant location) from R-1 (Low-density Residential) to R-3 (High-density Residential).
 - Veterans Memorial Park.
- Janet McArdle, Diane Loop, addressed the Council regarding the Rezoning of Map 095 Parcel 072.00 (4145 Hwy 70, across Hwy 70 from the old Hog Heaven Restaurant location) from R-1 (Low-density Residential) to R-3 (High-density Residential).
- Mike McArdle, Diane Loop, addressed the Council regarding Veterans Memorial Park.

PUBLIC HEARINGS:

- A Public Hearing was conducted before the second and final reading of an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, Tennessee, by rezoning Map 096 Parcel 100.27 (an individual lot of record within the Jazz Center) from I-1 (Restrictive Industrial) to R-3 (High-density Residential). **No one spoke for or against the measure.**
- A Public Hearing was conducted before the second and final reading of 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). **Janet McArdle, Diane Loop, spoke on the measure.**

COMMUNICATION FROM THE MAYOR:

- Mayor Stephanie Murrell announced a grant award for an all-electric vehicle for the Street Department. Electric charging stations are included in the award.

- April 18, 2026, will be a litter clean-up day. Litter will be cleaned up along Hwy 70 from the Hwy 47N intersection to the William James Middle School.

BUDGET AND FINANCE:

- Town Recorder Misty Rodgers provided the Council with a copy of the January 2026 financial reports and responded to Council questions.
- Review the Town of White Bluff, Tennessee Annual Financial Report (Audit) for the Year Ended June 30, 2025.
John Poole, CPA, reviewed the Town of White Bluff, Tennessee Annual Audit Report with the Council. He reported that the Town was in good financial shape and reported no evidence of irregularities.

CODES AND PERMITS

- Consider on second and final reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, Tennessee, by rezoning Map 096 Parcel 100.27 (an individual lot of record within the Jazz Center) from I-1 (Restrictive Industrial) to R-3 (High-density Residential). After review and discussion;
#1691 Motion to approve on second and final reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, Tennessee, by rezoning Map 096 Parcel 100.27 (an individual lot of record within the Jazz Center) from I-1 (Restrictive Industrial) to R-3 (High-density Residential).
Motion by Connie Reed, second by Bryan Hill, carried 5-0.
- Consider on second and final 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 005.11 (4441 Hwy 70E and 4445 Hwy 70E) between White Bluff Pharmacy and Jordan St., from R-3 (High-density Residential) to C-2 (Central Business District). After review and discussion;
#1692 Motion to approve on second and final 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 005.11 (4441 Hwy 70E and 4445 Hwy 70E) between White Bluff Pharmacy and Jordan St., from R-3 (High-density Residential) to C-2 (Central Business District)..
Motion by Carl Kincaid, second by Jacob Puckett, carried 5-0.
- Consider on first reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, Tennessee, by rezoning Map 095 Parcel 072.00 (4145 Hwy 70, across Hwy 70 from the old Hog Heaven Restaurant), from R-1 (Low-density Residential) to R-3 (High-density Residential). After review and lengthy discussion;
#1693 Citing the unanimous negative recommendation to rezone from the Planning Commission, the Planning Commission's and Town Council's desire to see the Hwy 70 corridor develop predominately as a commercial corridor, the requested zoning (R-3 High-density Residential) not allowing for / considering any commercial component and the unanimous denial of this identical request in February of 2025; motion to deny an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, Tennessee, by rezoning Map 095 Parcel 072.00 (4145 Hwy 70, across Hwy 70 from the old Hog Heaven Restaurant), from R-1 (Low-density Residential) to R-3 (High-density Residential).
Motion to deny by Carl Kincaid, second by Connie Reed, carried 5-0.

- Consider on first reading an Ordinance of the Town of White Bluff, Tennessee, amending the Zoning Ordinance to Incorporate the Design Review Manual as a Supplemental Regulatory Document. Town Planner Amanda Harrington reviewed the proposed amendment and answered Council questions. After review and discussion;
#1694 Motion to approve on first reading an Ordinance of the Town of White Bluff, Tennessee, amending the Zoning Ordinance to Incorporate the revised Design Review Manual as a Supplemental Regulatory Document.
Motion by Jacob Puckett, second by Carl Kincaid, carried 5-0.
- Consider on first reading an Ordinance of the Town of White Bluff, Tennessee, amending the Zoning Ordinance regarding the following:
 1. Traffic Impact Study Guidelines
 2. Rezoning of Property Procedures
 3. Substantial Compliance Definition
 After review and discussion;
#1695 Motion to approve on first reading an Ordinance of the Town of White Bluff, Tennessee, amending the Zoning Ordinance regarding (1) Traffic Impact Study Guidelines, (2) Rezoning of Property Procedures, and (3) Substantial Compliance Definition.
Motion by Connie Reed, second by Jacob Puckett, carried 5-0.
- Codes Administrator Derrick Long reported that the White Bluff Codes Department issued three (3) building permits – two (2) single family homes and one (1) pool permit – during the month of February 2026 and answered Council questions.

PUBLIC SAFETY:

- Police chief Chris Fulcher reported that the White Bluff Police Department responded to 289 calls during the month of February 2026 and responded to Council questions.
- Consider resolution declaring Police Department equipment surplus
Police Chief Fulcher reviewed the list of equipment to be declared surplus. Included in the list were the old service revolvers of the Police Officers. Chief Fulcher suggested that the Council consider giving the revolvers to the Police Officer as a show of appreciation once declared surplus.
#1696 Motion to declare Police Department equipment surplus and authorize Chief Fulcher to give the officers their old service revolvers.
Motion by Jacob Puckett, second by Bryan Hill, carried 5-0.
- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 78 calls during the month of February 2026 and responded to Council questions.
- Mayor Stephanie Murrell and Fire Chief Eric Deal updated the Council regarding the Fire Chief's truck. During the recent ice storm, Chief Deal was dispatched to help remove a tree that had fallen across the road. While clearing the tree, another tree fell onto the Chief's truck causing considerable damage. Insurance totaled the vehicle and submitted a reimbursement check to the Town. Chief Deal presented three (3) bids for different truck models under the State contract. During discussion, the Council asked Chief Deal which vehicle he preferred. He stated he would be fine with the Dodge 1500, the vehicle with the lowest bid under State Contract. After discussion;

#1697 Motion to approve the purchase of a new 4WD Dodge 1500 truck under State Contract for Fire Chief Eric Deal.

Motion by Carl Kincaid, second by Scott Glover, carried 5-0.

NOTE: Usable equipment (emergency lights, roll-out tray, etc.) from the totaled truck to be transferred to the new truck.

- Municipal and General Sessions Court Clerk Dixie Kerr reported that the White Bluff Municipal and General Sessions Court heard 54 cases during the month of February 2026.

STREETS AND SIDEWALKS:

PARKS AND RECREATION:

- New Parks Director Jackson Flair gave a report on parks activities for the month of February 2026.
- **Veterans Memorial Park update.**
Mayor Stephanie Murrell informed the Council that Benchmark would be on site at Veterans Memorial Park to begin the process of removing the smoldering mulch within the next two (2) weeks. The process of removal is expected to take approximately two (2) weeks once they are on site. The Mayor cautioned the Council, Little League as well as the public that the problem may get worse temporarily once removal starts. The Mayor also mentioned that Benchmark is hopeful that the total amount of tipping fees originally discussed (40K – 50K) may be less than anticipated.

OLD BUSINESS:

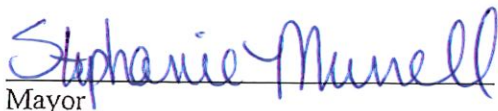
NEW BUSINESS:

- Consider a Resolution Setting Dates for the 2026 Local Elections. After review and discussion;
#1698 Motion to approve Resolution Setting Dates for the 2026 Local Elections.
Motion by Jacob Puckett, second by Carl Kincaid, carried 5-0.
- Consider a Resolution of the Town of White Bluff, Tennessee, adopting a Take-Home Vehicle Policy. Town Recorder Misty Rodgers explained that the proposed policy was necessary to improve the Town's Insurance Rates. After discussion;
#1699 Motion to approve the Vehicle Take-Home Policy as presented.
Motion by Connie Reed, second by Bryan Hill, carried 5-0.

ADJOURNMENT:

#1700 Motion to adjourn at 8:20 p.m.:

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


Mayor


Recorder