



**CITY OF WHITE HOUSE
BOARD OF MAYOR AND ALDERMEN
STUDY SESSION - WARD 3 INTERVIEWS**

PACKET

JULY 7, 2026

06:00 PM



**CITY OF WHITE HOUSE
BOARD OF MAYOR AND ALDERMEN
STUDY SESSION - WARD 3 INTERVIEWS AGENDA
JULY 7, 2026
06:00 PM**

- 1. Call to Order by the Mayor**
- 2. Roll Call**
- 3. Adoption of the Agenda**
- 4. Public Comment**
- 5. New Business**
 - a. Interview of Applicants for Ward 3**

Attachment: [Agenda Items Applications Ward 3.pdf](#)

 - 1. Keith Futch**
 - 2. Richard Luft**
 - 3. Jerry Napier**
 - 4. Mollie Platt**
 - 5. J. Ritterbeck**
 - 6. Gianni Scramuzza**
- 6. Adjournment**

July 1, 2026

MEMORANDUM

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

From: Derek Watson, Administrative Services Director

Re: Ward 3 Alderman Vacancy Applicant Interviews

The City received a total of eight applications from residents interested in being considered for appointment to the vacant Ward 3 Alderman position. Two applicants have since requested that their names be removed from the applicant pool. The remaining applicants will be interviewed during the public meeting on Tuesday, July 7, 2026, at 6:00 p.m.

Interviews will be conducted in alphabetical order by last name. The applicants scheduled for interview are:

1. Keith Futch
2. Richard Luft, Jr.
3. Jerry Napier
4. Mollie Platt
5. J. Ritterbeck
6. Gianni Scramuzza

All applicants have been notified that this appointment will only fill the vacancy until the official election process is completed. The Ward 3 Alderman position will appear on the November 3, 2026, ballot as an unexpired term.

Applicants were also informed that anyone interested in officially running for the position must pull a petition through the Sumner County Election Commission. The first day to pull a petition was Monday, June 22, 2026, and the qualifying deadline is Thursday, August 20, 2026, at 12:00 noon. Additional election and candidate information is available through the Sumner County Election Commission website at VoteSumnerTN.org.

The Board of Mayor and Aldermen is scheduled to vote on the appointment to fill the Ward 3 vacancy at the regular meeting on Thursday, July 16, 2026.

Please let me know if you have any questions or concerns leading up to the meeting.

Thank you,

Derek Watson

City of White House
Board/Committee Application
Return to Attention: City Administrator's Office
105 College Street
White House, TN 37188
615-672-4350 ext. 2111
Admin@WhiteHouseTN.Gov

Please indicate the Board(s) and/or Committee(s) on which you are interested in serving:

Alderman Ward 3

Name: Keith Futch ☒ Male ☐ Female

Home Phone: _____ Work Phone: Same Occupation: Equipment Operator
Hendersonville Parks

Street Address: Rolling Acres Dr

Mailing Address: Rolling Acres Dr

City, State & Zip: White House TN 37188

Email address, if applicable: _____

Are you a resident of the City of White House? Yes If yes, how long? 29 yrs

Are you a registered voter? Yes If yes, please indicate the year of the last City election in which you voted: 2022

Please answer the following questions:

1. Briefly describe why you wish to be considered for this appointment?

I have Extensive Knowledge of the Community and, I am in good Standing with the Residents my Goal is to listen to their Concerns, and do my best to address them.

2. Describe the qualifications that you possess which would benefit the board and our community.

I have years of Knowledge of how the City operates, having worked within City Government for almost 15 years at some capacity

3. List present & past city boards, commission, or committees (either in White House or other communities) on which you have served or continue to serve and indicate years of service on each.

N/A

4. List civic organizations within the City of White House and/or Robertson or Sumner County of which you are or have been an active participant:

Dixie Youth Baseball + Dixie Youth Umpire
Softball

5. List present and future expectations for the City of White House:

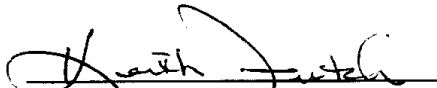
Guide and Monitor future growth and current developments within the City, and hold Contractors responsible according to contract details and City Ordinances

6. The dates of board meetings are listed on the attached committee summary. Will your current employer/occupation allow you the opportunity to attend these meetings on a regular basis?

Yes

7. Please list any other comments or suggestions you'd like to make:

I am a Husband of 42 years. Father of 2 Daughters, and 1 Son, who are productive members of Society. I'm a fair individual with the interest of another's views + opinion


Signature/Date 6-23-26

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Please indicate the Board(s) and/or Committee(s) on which you are interested in serving:

Alderman Ward 3

Name: Richard Luft Jr ☒ Male ☐ Female

Home Phone: _____ Work Phone: Same as Cell Occupation: Plant Manager

Street Address: MEADOW BROOK LN

Mailing Address: As above

City, State & Zip: White House, TN 37188

Email address, if applicable: _____

Are you a resident of the City of White House? yes If yes, how long? 5 years

Are you a registered voter? yes If yes, please indicate the year of the last City election in which you voted: I do not believe I have only Federal and State

Please answer the following questions:

1. Briefly describe why you wish to be considered for this appointment?

I have lived in the City of White House since moving to Tennessee five years ago, and I have had the opportunity to watch our city grow and prosper. I would be honored to be part of its continued growth and success. When I first visited White House, the warmth of the community made me feel that this was a place I could call home, and I want others to experience that same welcoming spirit in this great city of ours

2. Describe the qualifications that you possess which would benefit the board and our community.

My experience as an executive manager for more than 15 years in New York, along with five years at Tate Ornamental, has provided me with valuable insight into handling a wide range of situations and challenges. I have worked with people from many different backgrounds and understand the importance of listening, communicating clearly, and treating others with respect. I am a quick thinker, capable of making sound decisions independently, and I am guided by a strong sense of right and wrong. I consider myself a people person who gets along well with others and is willing to do what it takes to get the job done. My experience as an Executive Manager for over 15 yrs in NY and 5 yrs here @ Tate Ornamental have taught me valuable and enlightening experiences on how to deal with very diverse issues both good and bad, As well as dealing with People in various situations. I am also a very quick thinker and able to make correct decisions on my own. I know what is right and wrong as a great upbringing has taught me. I am a people person and get along with most everyone, Willing to get the job done no matter what it takes.

3. List present & past city boards, commission, or committees (either in White House or other communities) on which you have served or continue to serve and indicate years of service on each.

Although I have not previously served on a government board or commission, I have been actively involved in a variety of leagues, clubs, and committees, including pool, golf, and safety committees, among others. These experiences have provided me with valuable opportunities to collaborate with others, contribute to group decision-making, and support the successful organization and operation of community and workplace activities. I have never served on any boards or commissions involving any government. I have been involved in various Leagues, Clubs, Committees including Pool, Golf, Safety amongst a few as well as many others

4. List civic organizations within the City of White House and/or Robertson or Sumner County of which you are or have been an active participant:

Nothing in this fine City or Respecting Counties

5. List present and future expectations for the City of White House:

I would like to see White House continue to grow in a thoughtful and positive direction by attracting businesses that support our community and enhance the quality of life for residents. My goal is to help make White House a place where people want to live, work, and enjoy spending time. I would love to see WH continue in its growth and bring the businesses to help make WH where people want to live, play and work

6. The dates of board meetings are listed on the attached committee summary. Will your current employer/occupation allow you the opportunity to attend these meetings on a regular basis?

Yes

7. Please list any other comments or suggestions you'd like to make:

I have lived at my current address in the 3rd Ward for two years and eight months. I am engaged to Megan Manning, who has lived in White House for more than 20 years. Her children have attended school here, and she is also very involved in the community through her role as Head Teller at Farmers Bank in White House.

Richard Luft Jr Digitally signed by Richard Luft Jr
Date: 2026.06.16 14:43:21 -05'00'

Signature/Date

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Please indicate the Board(s) and/or Committee(s) on which you are interested in serving:

Alderman Ward 3

Name: Jenny L Napier ☒ Male ☐ Female

Home Phone: _____ Work Phone: N/A Occupation: Retired

Street Address: Highland drive

Mailing Address: Highland drive

City, State & Zip: White house Tenn 37188

Email address, if applicable: _____

Are you a resident of the City of White House? yes If yes, how long? 14 months

Are you a registered voter? yes If yes, please indicate the year of the last City election in which you voted: 2024

Please answer the following questions:

1. Briefly describe why you wish to be considered for this appointment?

To help improve the community we live and work in.

2. Describe the qualifications that you possess which would benefit the board and our community.

Over 40 years of property maintenance and building repairs Experience

3. List present & past city boards, commission, or committees (either in White House or other communities) on which you have served or continue to serve and indicate years of service on each.

I served on safety and First responder committees when working for city of whitehouse and prior maintance positions

4. List civic organizations within the City of White House and/or Robertson or Sumner County of which you are or have been an active participant:

I have not served on committees because of work commitments but I am retired now and can give them 100 percent now

5. List present and future expectations for the City of White House:

to make white house would be a better place to live and improve the neighborhood

6. The dates of board meetings are listed on the attached committee summary. Will your current employer/occupation allow you the opportunity to attend these meetings on a regular basis?

yes I can give 100 percent

7. Please list any other comments or suggestions you'd like to make:

I would like to serve and want to improve the area and infrastructure of the area

Jerry L. Haysen
Signature/Date

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Please indicate the Board(s) and/or Committee(s) on which you are interested in serving:

Alderman District 3 White House Summer Co

Name: Mollie Stokes Platt ☐ Male ☒ Female

Home Phone: _____ Work Phone: _____ Occupation: _____

Street Address: Single Creek DR

Mailing Address: Single Creek DR

City, State & Zip: White House TN 37188

Email address, if applicable: _____

Are you a resident of the City of White House? Yes If yes, how long? 2 years

Are you a registered voter? Yes If yes, please indicate the year of the last City election in which you voted: White House 2024, 2024

Please answer the following questions: see attached for answers
 1. Briefly describe why you wish to be considered for this appointment? (I typed them

2. Describe the qualifications that you possess which would benefit the board and our community.

3. List present & past city boards, commission, or committees (either in White House or other communities) on which you have served or continue to serve and indicate years of service on each.

* See Attached *

4. List civic organizations within the City of White House and/or Robertson or Sumner County of which you are or have been an active participant:

5. List present and future expectations for the City of White House:

6. The dates of board meetings are listed on the attached committee summary. Will your current employer/occupation allow you the opportunity to attend these meetings on a regular basis?

7. Please list any other comments or suggestions you'd like to make:

Signature/Date

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Thank you for your interest in serving the City of White House.

****1. Briefly describe why you wish to be considered for this appointment****

Having recently retired, I now have the time and strong desire to become actively involved in the future of White House. I am eager to serve the residents of our community and contribute to its continued growth and success.

****2. Describe the qualifications that you possess which would benefit the board and our community****

I bring a strong commitment to public service and a genuine desire to serve the people of White House. As a retired Flight Attendant, I developed excellent communication skills and the ability to relate effectively to people from all backgrounds and walks of life.

I am known for approaching issues with fairness, open-mindedness, and a focus on finding balanced solutions that serve the greater good.

****3. List present & past city boards, commissions, or committees (either in White House or other communities) on which you have served or continue to serve, and indicate years of service****

- White House Storm Water Advisory Board Member, September 2025 – Present
- Republican Women of Sumner County Executive Board Member, November 2025 – Present
- Skipper's Scholarship Board Member, January 2026 – Present

****4. List Civic Organizations within the City of White House and/or Robertson or Sumner County of which you are or have been an active participant****

- Republican Women of Sumner County – Social Media Secretary

****5. List Present and Future Expectations for the City of White House****

My husband Jim and I chose to build our home in White House after growing tired of the Arizona heat. Originally from North Carolina, I missed the beauty and charm of the Southeast. We were drawn to White House's small-town feel, scenic landscapes, and convenient location—everything we need is within a 10-mile radius, while we remain close to downtown Nashville and the airport.

I believe strongly in thoughtful, managed growth. We must preserve the small-town character and quality of life that makes White House special while ensuring responsible prosperity. I understand the importance of maintaining strong infrastructure and addressing flooding issues—challenges created by overly rapid growth in the past that the city is now working to correct. I would be

honored to help protect White House's integrity while supporting sustainable progress.

****6. The dates of board meetings are listed on the attached committee summary. Will your current employer/occupation allow you the opportunity to attend the meetings on a regular basis?****

Yes.

****7. Please list any other comments or suggestions you'd like to make****

I have always taken a deep interest in my community. My father owned a construction company in Durham, North Carolina, and was actively involved in revitalizing downtown Durham, including the vision and construction of the Durham Bulls Ballpark. Watching his commitment to community improvement left a lasting impression on me.

It would be an honor to serve as Alderman and help protect the unique charm of White House while ensuring our city continues to thrive. I believe it is essential to listen to the needs and desires of our citizens and to prioritize their interests above those of outside developers. I am fully committed to doing what is right for the residents of District 3 and the City of White House.

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Please indicate the Board(s) and/or Committee(s) on which you are interested in serving:

Board of Mayor & Aldermen

Name: J. Ritterbeck ☒ Male ☐ Female

Home Phone: _____ Work Phone: _____ Occupation: Economic Development

Street Address: Lola Lane

Mailing Address: Lola Lane, Cottontown, TN 37048

City, State & Zip: White House, TN

Email address, if applicable: _____

Are you a resident of the City of White House? Yes If yes, how long? 3 years

Are you a registered voter? Yes If yes, please indicate the year of the last City election in which you voted: 2026

Please answer the following questions:

1. Briefly describe why you wish to be considered for this appointment?

I am seeking appointment to the Board of Mayor & Aldermen because I am deeply committed to public service and want to contribute my extensive professional expertise in urban planning, economic development, and community growth to help guide White House's future. Having spent over two decades in municipal and county planning roles, including my current position as Economic Development & Community Planner for the City of Hendersonville, I am passionate about fostering sustainable, well planned communities that balance growth with quality of life. White House's rapid development and vibrant future align perfectly with my skills and experience.

2. Describe the qualifications that you possess which would benefit the board and our community.

My qualifications include advanced degrees in Geography with an Urban Planning concentration and over 20 years of progressive experience in municipal planning, zoning, economic development, and grant administration. Key strengths I would bring to the Board include:

1. Extensive experience reviewing complex projects for zoning compliance, CEQA/NEPA equivalents, General Plan maintenance, and writing new zoning ordinances (e.g., leading the City of Goleta's new Zoning Ordinance)
2. Currently serving as liaison to commercial, retail, and industrial operations in Hendersonville, researching/applying for grants, and administering business grants to stimulate local economy.
3. Managing consultant contracts, inter-agency reviews, airport/oil & gas projects, and special studies on affordable housing, cannabis impacts, and hazards.
4. Proven track record coordinating with agencies, businesses, civic groups, and the public, plus extensive leadership in volunteer and professional organizations.

3. List present & past city boards, commission, or committees (either in White House or other communities) on which you have served or continue to serve and indicate years of service on each.

Hendersonville Area Chamber of Commerce Board of Directors (2026 2028)
 Leadership Summer 2026 2027 Co Chair and Board of Directors
 Sumner County Joint Economic & Community Development Board (2024 Present)
 National Chair of the USA Triathlon Collegiate Committee (2011 2012)
 USA Triathlon Collegiate Commissioner Southwest Region (2008 2010)

4. List civic organizations within the City of White House and/or Robertson or Sumner County of which you are or have been an active participant:

I am relatively new to the immediate White House/Hendersonville area but have been actively engaged in the broader Sumner County region through my current role. I continue to build connections with local businesses and stakeholders as the City of Hendersonville's liaison for commercial, retail, and industrial operations.

5. List present and future expectations for the City of White House:

White House is experiencing exciting, rapid growth with significant population increases, residential and commercial development, and infrastructure needs. I expect the City to continue thriving as a desirable, family-oriented community in the Nashville region by:

1. Managing sustainable growth: Implementing thoughtful land use policies, updating zoning and development regulations, and ensuring new development aligns with the community's character.
2. Strengthening economic vitality: Attracting quality commercial/retail/industrial opportunities and supporting small businesses to enhance the local economy and tax base.
3. Improving infrastructure & quality of life: Prioritizing traffic improvements, parks/recreation, public facilities, and services.
4. Promoting livability and sustainability: Focusing on affordable housing strategies, environmental considerations, and community engagement to create a prosperous, well-planned city for current and future residents.

6. The dates of board meetings are listed on the attached committee summary. Will your current employer/occupation allow you the opportunity to attend these meetings on a regular basis?

Yes. My role as ECD with the City of Hendersonville provides flexibility to attend evening BOMA meetings

7. Please list any other comments or suggestions you'd like to make:

Thank you for the opportunity to apply. I am enthusiastic about bringing my deep planning expertise, project management skills, and passion for community development to the Board of Mayor & Aldermen. I am dedicated to transparent, collaborative governance and look forward to helping shape a bright future for White House. I am available for an interview at your convenience and can provide additional references upon request.

J. Ritterbeck

Digitally signed by J. Ritterbeck
 Date: 2026.06.04 10:28:55
 -05'00'

Signature/Date

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Please indicate the Board(s) and/or Committee(s) on which you are interested in serving:

Alderman Ward 3, Planning Commission, Industrial Revenue Board, Leisure Board

Name: Gianni Scramuzza ☒ Male ☐ Female

Home Phone: _____ Work Phone: _____ Occupation: _____

Street Address: Cambria Dr

Mailing Address: _____

City, State & Zip: White House TN 37188

Email address, if applicable: _____

Are you a resident of the City of White House? Yes If yes, how long? 5 years

Are you a registered voter? Yes If yes, please indicate the year of the last City election in which you voted: N/A

Please answer the following questions:

1. Briefly describe why you wish to be considered for this appointment?

I am interested in serving as Ward 3 alderman because I care about the future of White House and want to help our community grow responsibly. As a local business owner, I understand the importance of planning, communication, and decisions that support both residents and businesses. I would bring a fresh perspective, strong work ethic, and a genuine desire to serve.

2. Describe the qualifications that you possess which would benefit the board and our community.

I own and operate Precision Exterior Cleaning, Precision Holiday Lighting, and Social Indoor. Through those businesses, I have experience with leadership, customer service, problem-solving, and managing employees. I also serve as treasurer on the Cheatham County Chamber of Commerce Board, where I help with budgeting, revenue development, and community events..

3. List present & past city boards, commission, or committees (either in White House or other communities) on which you have served or continue to serve and indicate years of service on each.

None at this time.

4. List civic organizations within the City of White House and/or Robertson or Sumner County of which you are or have been an active participant.

White House Area Chamber of Commerce Ñ Active member
North Nash Young Professionals Ñ Active participant

5. List present and future expectations for the City of White House:

I expect White House to continue growing, and I believe that growth should be handled with thoughtful planning. I would like to see continued focus on infrastructure, traffic, public services, responsible development, business retention, and strong communication between city leadership, residents, and local businesses.

6. The dates of board meetings are listed on the attached committee summary. Will your current employer/occupation allow you the opportunity to attend these meetings on a regular basis?

Yes, I am flexible.

7. Please list any other comments or suggestions you'd like to make:

While I have not previously served on a city board, I see this as an important opportunity to become more involved in the community I care about. I would bring a willingness to listen, a strong work ethic, and a commitment to helping White House grow in a thoughtful and positive direction.

 6/13/26
Signature/Date

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