

**MINUTES OF MEETING OF THE REGULAR SESSION OF THE
TOWN COUNCIL
OF THE TOWN OF SMYRNA
ON NOVEMBER 12, 2024**

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in regular session at 5:00 p.m. on November 12, 2024, at Town Hall with the Honorable Mayor Mary Esther Reed presiding.

The following individuals addressed the Council under citizens' comments:

LeAnn Riley- 119 Bonifay Drive, Smyrna "Enon Springs/St. Francis being opened"

Mayor Reed then called the meeting to order at 5:09 p.m. The invocation was led by Smyrna Police Department Chaplain, Bob Horn, and the Pledge of Allegiance was led by Eagle Scout, Braden Mangrum.

The roll was called by the Town Clerk and the following Town Council Members were present:

H.G. Cole
Gerry Short
Steve Sullivan
Racquel Peebles
Vice-Mayor Marc Adkins
Mayor Mary Esther Reed

Council Member Tim Morrell was not present for this meeting.

4. Approval or Correction of Minutes of the October 8, 2024 regular meeting and October 30, 2024 workshop meetings of the Town Council.

The Town Council first considered a motion by Council Member Steve Sullivan to approve the minutes of the October 8, 2024 regular meeting and October 30, 2024 workshop meeting of the Town Council. The motion was duly seconded by Vice-Mayor Marc Adkins. Following discussion, the motion was approved 6-0.

5. Correspondence/Communications.

There were no correspondence/communications to be presented to the Town Council at this time.

6. Awards and Recognitions.

Mayor Mary Esther Reed and Town Manager, David Santucci, presented the following awards and recognitions:

- Recognition of the achievement of Eagle Scout by Smyrna citizen, Braden Mangrum.
- Recognition of Central Magnet student and Smyrna citizen, Rebecca Jerkins, as a National Merit Scholar semi-finalist.
- Recognition of Town of Smyrna Utility Department employees for their assistance with East TN rescue and recovery efforts.
- Congratulations to Director of Finance and Assistant Town Manager, Rex Gaither, for his Government Finance Officers Association Outstanding Public Service Recognition.

7. Consent Agenda.

The following Consent Agenda items were next presented for consideration by the Town Council:

- a. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Presidio to purchase hardware and service to upgrade the Town's phone system.
- b. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Waypoint for Firewall Installation Services
- c. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Waypoint for Firewall Management Services.
- d. Approval and authorization for revisions to Police Department policies pertaining to Appearance, Assigned Vehicles and ITS-CCTV cameras.
- e. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Tennessee Rehabilitation Center relative to recreation field use by the Parks and Recreation Department.
- f. Approval of the terms of, and authorization for the Mayor to execute, the renewal of the Smyrna Greenway Trail lease properties with the U.S. Army Corps of Engineers.
- g. Approval of the terms of, and authorization for the Mayor to execute, Change Order #11 with Cleary Construction for the Genie Lane Extension Project.
- h. Approval of the terms of, and authorization for the Mayor to execute, the proposal with Haworth-Meyer-Boleyn Professional Engineers, LLC for Survey and Design for the Rock Springs Road over Rock Springs Branch Project.
- i. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Neel Schaffer for additional Construction Engineering and Inspection services associated with the ITS Phase 3, 4, 5 project.
- j. Approval of the terms of, and authorization for the Mayor to execute, the bid package for Phase 2 of the Basin A Sewer Rehab.
- k. Approval of the terms of, and authorization for the Mayor to execute, an extension agreement with Thomas and Hutton for an additional year of sewer flow monitoring.

- l. Consideration and authorization of a list of items to be auctioned through online surplus sale with GovDeals.
- m. Approval of the terms of, and authorization for the Mayor to execute, a contract with Greater Nashville Regional Council (GNRC) to conduct verification of the special census.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve and adopt the Consent Agenda items and to authorize the Mayor to execute said documents. Said motion was seconded by Council Member Gerry Short, and after further discussion, approved unanimously.

A copy of said documents referenced on the Consent Agenda are attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "1".

8. Old Business.

- a. **PUBLIC HEARING: Consideration of an Ordinance relative to the rezoning of Tax Map 33, Parcel 73.03, from R-3 with ESO to PRD with ESO requested by Janet Ibrahim Nasef. The property requested to be rezoned contains approximately 2.1 acres and is located on Rocky Fork Road.**

The Town Council next considered on second and final reading an Ordinance relative to the rezoning of Tax Map 33, Parcel 73.03, from R-3 with ESO to PRD with ESO requested by Janet Ibrahim Nasef. The property requested to be rezoned contains approximately 2.1 acres and is located on Rocky Fork Road. The Planning Commission reviewed this request and recommended approval with the condition that the architectural elevations be revised to show brick on the first floor for all four sides of the structure.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No one spoke regarding said item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member H.G. Cole made a motion to approve said Ordinance. The motion was duly seconded by Council Member Steve Sullivan, and following further discussion, was approved 6-0.

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "2." (Ordinance #24-35)

- b. **PUBLIC HEARING: Consideration of an Ordinance relative to the rezoning of Tax Map 49G, Group F, Parcels 1.00, 2.00, 3.00, 4.00, 5.00, and 6.00, from R-1 to R-4 requested by Josh Newman. The properties requested to be rezoned contain approximately 5 acres and are located at 308-330 Chicken Pike.**

The Town Council next considered on second and final reading of an Ordinance relative to the rezoning of Tax Map 49G, Group F, Parcels 1.00, 2.00, 3.00, 4.00, 5.00, and 6.00, from R-1 to R-4 requested by Josh Newman. The properties requested to be rezoned contain approximately 5 acres and are located at 308-330 Chicken Pike. The Planning Commission reviewed this request and recommended approval.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. Smyrna citizen, Dan Epright, 114 Seward Street spoke relative to this agenda item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Ordinance on second and final reading. The motion was duly seconded by Council Member Gerry Short, and following further discussion, was approved 6-0.

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "3." (Ordinance #24-36)

c. PUBLIC HEARING: Consideration of an Ordinance to amend Municipal Code Title 12, Building and Utility Codes, Chapter 4 Mechanical Code.

The Town Council next considered on second and final reading an Ordinance to amend Municipal Code Title 12, Building and Utility Codes, Chapter 4 Mechanical Code.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No one spoke regarding said item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Ordinance. The motion was duly seconded by Council Member Racquel Peebles, and following further discussion, was approved 6-0.

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "4." (Ordinance #24-34)

There were no further old business items for the Town Council to consider at this time.

9. New Business:

a. Planning Commission Report:

- 1. Consideration of an Ordinance relative to the annexation and PRD zoning of property located on Tax Map 54, Parcel 18.00, requested by**

Jared Cunningham with Catalyst Design Group on behalf of the Rose C. Neal Revocable Trust containing 29.79 acres. The property is located on Rocky Fork Almaville Road.

The Town Council next considered on first reading an Ordinance relative to the annexation and PRD zoning of property located on Tax Map 54, Parcel 18.00, requested by Jared Cunningham with Catalyst Design Group on behalf of the Rose C. Neal Revocable Trust containing 29.79 acres. The property is located on Rocky Fork Almaville Road. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Ordinance on first reading. The motion died due to lack of a second. Council Member Gerry Short next made a motion to deny said Ordinance on first reading stating issue with the size of the homes proposed within this development in comparison to the surrounding area. Council Member Steve Sullivan seconded the motion to deny. At this time, Council requested that the developer be allowed to address the council and respond to various questions. Jared Cunningham with Catalyst Design Group spoke relative to the agenda item.

Following further discussion, both Council Members Short and Sullivan requested to withdraw their motion to deny and second. Council Member Steve Sullivan next made a motion to defer this agenda item for one month to allow the developer the opportunity to revise the development's proposed plans based upon council feedback. Council Member Racquel Peebles seconded the motion to defer. Following discussion, the motion to defer said agenda item for one month was approved 5-1 with Vice-Mayor Marc Adkins voting against the deferral.

A copy of said Ordinance, as deferred on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "5." (Ordinance #24-37)

2. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.070 Planned development regulations.

The Town Council next considered on first reading of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.070 Planned development regulations. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Council Member H.G. Cole made a motion to approve said Ordinance on first reading. The motion was duly seconded by Council Member Steve Sullivan. Following further discussion, the motion was approved unanimously.

A copy of said Ordinance, as approved on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "6." (Ordinance #24-38)

b. Consideration of a Resolution setting dates and times for Town Council meetings for calendar year 2025.

The Town Council next considered a Resolution setting dates and times for Town Council meetings for calendar year 2025.

Following discussion, Council Member Steve Sullivan made a motion to approve said Resolution setting dates and times for Town Council meetings for calendar year 2025. The motion was duly seconded by Council Member Racquel Peebles, and following further discussion, was approved 6-0.

A copy of said Resolution, as approved is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "6." (Resolution #24-17)

c. Consideration of the appointment of one (1) member to the Board of Zoning Appeals to serve an unexpired term ending in 2025.

The Town Council next considered the appointment of one member to the Board of Zoning Appeals to serve an unexpired term ending in 2025.

Following discussion, Council Member Steve Sullivan nominated applicant Ken Hill to serve the unexpired term ending in 2025. There being no other nominations, said appointment was confirmed unanimously.

There were no further New Business items to be considered by the Town Council.

10. Other.

11. Status Reports.

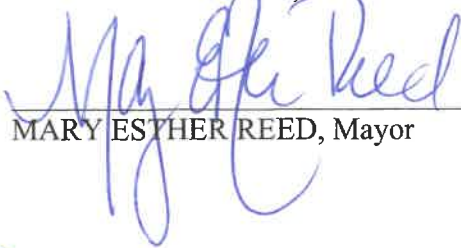
Director of Finance and Assistant Town Manager, Rex Gaither, presented Council with October State Shared Tax and October Local Sales Tax numbers.

12. Announcements.

Mayor Reed and other Council members, as well as Town Manager, David Santucci, recognized various Town employees for a job well done; spoke of attendance at various community events and also extended well wishes, congratulations and condolences to various individuals.

Without objection, the meeting was adjourned at 7:14p.m.

TOWN OF SMYRNA, TENNESSEE



MARY ESTHER REED, Mayor

ATTEST:



AMBER HOBBS, Town Clerk