

**MINUTES OF MEETING OF THE REGULAR SESSION OF THE
TOWN COUNCIL
OF THE TOWN OF SMYRNA
ON DECEMBER 10, 2024**

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in regular session at 5:00 p.m. on December 10, 2024, at Town Hall with the Honorable Mayor Mary Esther Reed presiding.

There were no citizens comments at this time.

Mayor Reed then called the meeting to order at 5:01 p.m. The invocation was led by Smyrna Police Department Chaplain, Tim York, and the Pledge of Allegiance was led by Town Manager, David Santucci.

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

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

4. Approval or Correction of Minutes of the November 12, 2024 regular meeting and the November 25, 2024 workshop meeting of the Town Council.

The Town Council first considered a motion by Vice-Mayor Marc Adkins to approve the minutes of the November 12, 2024 regular meeting and the November 25, 2024 workshop meeting of the Town Council. The motion was duly seconded by Council Member Steve Sullivan. Following discussion, the motion was approved 7-0.

5. Correspondence/Communications.

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

6. Awards and Recognitions.

There were no awards and recognitions to be presented to the Town Council at this time.

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, a contract with PowerDMS, a software product for the police department's document and policy management.
- b. Approval of the terms of a policy revision to the Smyrna Police Department's Pre-Employment Qualifications.
- c. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Waypoint Business Solutions LLC for the procurement, installation and configuration of two new data storage systems.
- d. Approval of the terms of, and authorization for the Mayor to execute, Change Order #1 with S&W Contracting Company for the Genie Lane Extension Street Lighting.
- e. Approval of the terms of, and authorization for the Mayor to execute, a renewal agreement with CIGNA Healthcare for the Town's Employee Health, Vision, and Dental Plans and Stop Loss coverage for the calendar year 2025.
- f. Approval of the terms of, and authorization for the Mayor to execute, Change Order #4 for the 1R lift station project.
- g. Approval of the terms of, and authorization for the Mayor to execute, a Rental Agreement with the Oregon Museum of Science and Industry for the Happy Brain exhibit.

Following discussion, Council Member Jerome Dempsey requested to pull items “a.” and “d.” for individual discussion and vote. Council Member Gerry Short made a motion to approve and adopt the remainder of the Consent Agenda items and to authorize the Mayor to execute said documents. Said motion was seconded by Council Member H.G. Cole, and after further discussion, approved unanimously.

Next, the Council individually discussed Consent Agenda item “a.” Following discussion, Vice-Mayor Marc Adkins made a motion to approve and adopt this item and to authorize the Mayor to execute the documents. Council Member Steve Sullivan seconded the motion, and after further discussion, Consent Agenda item “a.” was approved 7-0.

Next, the Council individually discussed Consent Agenda item “d.” Following discussion, Council Member Steve Sullivan made a motion to approve and adopt this item and to authorize the Mayor to execute the documents. Vice-Mayor Marc Adkins seconded the motion, and after further discussion, Consent Agenda item “d.” was approved 7-0.

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 amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.070 Planned Development Regulations.**

The Town Council next considered on second and final reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.070 Planned Development Regulations. The Planning Commission reviewed this request and recommended approval.

Town Planner, Kevin Rigsby, made a general presentation to the Council and the public summarizing the compilation of information used to determine proposed changes.

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 Steve Sullivan made a motion to approve said Ordinance on second and final reading. The motion was duly seconded by Council Member H.G. Cole, and following further discussion, was approved 7-0.

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 #24-38)

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, Council Member Steve Sullivan made a motion to approve said Ordinance on first reading. Council Member Gerry Short seconded the motion. Following further discussion, the motion was approved 6-1 with Council Member Jerome Dempsey voting "no" to said motion.

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 "3." (Ordinance #24-37)

2. Consideration of an Ordinance relative to the annexation and R-3 zoning of property on Tax Map 50J, Group E, Parcel 15.00, requested by Proverbs Build Homes containing .89 acre. The property is located at 139 Neal Avenue.

The Town Council next considered on first reading an Ordinance relative to the annexation and R-3 zoning of property on Tax Map 50J, Group E, Parcel 15.00, requested by Proverbs Build Homes containing .89 acre. The property is located at 139 Neal Avenue. 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 was duly seconded by Council Member Jerome Dempsey. 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 "4." (Ordinance #25-2)

3. Consideration of an Ordinance relative to the rezoning of Tax Map 28, Parcel 34.00, from R-4 to PRD requested by Ayoub Eshak. The property requested to be rezoned contains approximately 4.32 acres and is located at 608 Rock Springs Road.

The Town Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 28, Parcel 34.00, from R-4 to PRD requested by Ayoub Eshak. The property requested to be rezoned contains approximately 4.32 acres and is located at 608 Rock Springs Road. The recommendation of the Planning Commission was that the request be approved with the following conditions:

- i. The existing tree canopy is required to be preserved as much as possible in the landscape buffer area with landscaping being added as necessary to be compliant with the Type C buffer requirements.
- ii. The facades of the buildings which have direct visibility from Rock Springs Road are required to have additional brick added to include a minimum of the entirety of the first floor.

Following discussion, Council Member Steve Sullivan made a motion to approve said Ordinance on first reading with the condition that the applicant provide architect drawing(s)/rendering(s) before the item is considered on second reading. The motion was duly seconded by Council Member H.G. Cole. Following further discussion, the motion was approved 5-2 with Council Members Racquel Peebles and Gerry Short voting "no".

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 "5" (Ordinance #25-3)

4. Consideration of an Ordinance relative to the rezoning of tax Map 27P, Group C, part of Parcel 4.00, from C-2 to PRD requested by House on Rock, LLC. The property requested to be rezoned contains 4.52 acres and is located on Enon Springs Road, West.

The Town Council next considered on first reading an Ordinance relative to the rezoning of tax Map 27P, Group C, part of Parcel 4.00, from C-2 to PRD requested by House on Rock, LLC. The property requested to be rezoned contains 4.52 acres and is located on Enon Springs Road, West. The recommendation of the Planning Commission was that the request be DENIED.

Prior to the regular council meeting, the applicant requested that this agenda item be withdrawn from consideration. The withdrawal was announced during the meeting by Mayor Reed.

5. Consideration of an Ordinance relative to the rezoning of Tax Map 28, Parcel 72.00, from PCD to C-2 requested by JLJ Strategic Realty. The property requested to be rezoned contains .69 acre and is located at the corner of Isabella Lane and President Place.

The Town Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 28, Parcel 72.00, from PCD to C-2 requested by JLJ Strategic Realty. The property requested to be rezoned contains .69 acre and is located at the corner of Isabella Lane and President Place. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Council Member Gerry Short made a motion to approve said Ordinance on first reading. The motion was duly seconded by Council Member Racquel Peebles. 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 #25-4)

6. Consideration of an Ordinance relative to the amendment of the existing PRD for Tax Map 54, Parcels 41.00 and 44.00 requested by Blakeney General Partners. The property requested to be amended contains 38.89 acres and is located at 8613 and 8675 Rocky Fork Almaville Road.

The Town Council next considered on first reading an Ordinance relative to the amendment of the existing PRD for Tax Map 54, Parcels 41.00 and 44.00 requested by Blakeney General Partners. The property requested to be amended contains 38.89 acres and is located at 8613 and 8675 Rocky Fork Almaville Road. The recommendation of the Planning Commission was that the request be approved with the following conditions:

- i. Add additional brick or stone on all housing options. This is especially important for houses with direct visibility from Rocky Fork Almaville Road.
- ii. Show the proposed improvements for the common open space next to Lot 37 and along Kenwyn Pass.

At this time, Nathan Quinn, representing Blakeney Partners spoke relative to the agenda item and answered various questions relative to the development.

Following discussion, Council Member Steve Sullivan made a motion to approve said Ordinance on first reading. The motion was duly seconded by Vice-Mayor Marc Adkins. Following further discussion, the motion was approved 6-1 with Council Member Jerome Dempsey voting “no” to said motion.

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 “7.” (Ordinance #25-5)

b. Approval of the terms of, and authorization for the Mayor to execute, an agreement with TDOT for intersection improvements at Lowry Street and Sam Ridley Parkway.

The Town Council next considered an agreement with TDOT for intersection improvements at Lowry Street and Sam Ridley Parkway.

Following discussion, Council Member Jerome Dempsey made a motion to approve said agreement and authorize the Mayor to sign. The motion was duly seconded by Council Member Steve Sullivan, and following further discussion, was approved unanimously.

A copy of said agreement, as approved is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit “8.”

c. Consideration of the appointment of one (1) member to the Historic Zoning Commission to serve an unexpired term ending in 2027.

The Town Council next considered the appointment of one member to the Historic Zoning Commission to serve an unexpired term ending in 2027.

Following discussion, Mayor Mary Esther Reed nominated applicant Nathan Hudson to serve the unexpired term ending in 2027. There being no other nominations, said appointment was confirmed unanimously.

d. Consideration of the appointment of a Council Member to serve as Council representative on the Planning Commission.

The Town Council next considered the appointment of a Council Member to serve as Council representative on the Planning Commission.

Following discussion, Council Member H.G. Cole nominated Council Member Steve Sullivan to serve as the Council Representative on the Planning Commission for the length of his term in office. There being no other nominations, said appointment was confirmed unanimously.

e. Consideration of the appointment of one (1) citizen member to the Planning Commission to serve an unexpired term ending in 2025.

The Town Council next considered the appointment of one (1) citizen member to the Planning Commission to serve an unexpired term ending in 2025.

Following discussion, Mayor Mary Esther Reed appointed applicant Tim Morrell to serve the unexpired term ending in 2025.

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

10. Other.

With his appointment as Council Representative on the Town's Planning Commission, Council Member Steve Sullivan requested to resign his position on the Board of Zoning Appeals effective January 1, 2025. After discussion, Council Member Steve Sullivan nominated Council Member Jerome Dempsey to serve the remainder of the unexpired term ending in 2027. Vice-Mayor Marc Adkins seconded the motion. Upon further discussion, the nomination was confirmed unanimously.

Director of Utilities, Michael Strange, announced an emergency purchase in the amount of \$32,500.00.

11. Status Reports.

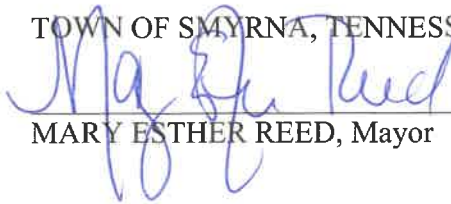
Director of Finance and Assistant Town Manager, Rex Gaither, presented Council with November State Shared Tax and November Local Sales Tax numbers.

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 7:33p.m.

TOWN OF SMYRNA, TENNESSEE


MARY ESTHER REED, Mayor

ATTEST:


AMBER HOBBS, Town Clerk