

**MINUTES OF MEETING OF THE REGULAR SESSION OF THE  
TOWN COUNCIL  
OF THE TOWN OF SMYRNA  
ON APRIL 8, 2025**

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in regular session at 5:00 p.m. on April 8, 2025, at Town Hall with the Honorable Vice-Mayor Marc Adkins presiding.

Prior to the calling the meeting to order, Leo Espelet from Kimley Horn presented the Comprehensive Safety Action Plan to the Council.

There were no public comments at this time.

Vice-Mayor Adkins then called the meeting to order at 5:19 p.m. The invocation was led by Smyrna Police Department Chaplain, Tim York, and the Pledge of Allegiance was led by Utilities Director, Mike Strange.

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

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

Mayor Mary Esther Reed was not present for this meeting.

**4. Approval or Correction of Minutes of the March 11, 2025, regular meeting and the March 27, 2025, workshop meeting of the Town Council.**

The Town Council first considered a motion by Council Member Steve Sullivan to approve the minutes of the March 11, 2025, regular meeting and the March 27, 2025, workshop meeting of the Town Council. The motion was duly seconded by Council Member Gerry Short. 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.**

A Proclamation recognizing the 2025 Senior Citizens Day was presented.

## 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 Lumen to provide Internet with DDOS protection and MPLS services at Fire Hall 4.**
- b. **Approval of the terms of, and authorization for the Mayor to execute, the 2025 Fats, Oils, Grease (FOG) Program Work Proposal with Monitoring & Management Services.**
- c. **Approval of the terms of, and authorization for the Mayor to execute, extension of the existing Phase I sewer rehab contract for CEI services and reimbursable expenses with Thomas & Hutton to include Phase II.**
- d. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with Quanta for the installation of a high-pressure steel service line, metering station, meters, correctors and fittings for large gas load.**
- e. **Approval of the terms of, and authorization for the Mayor to execute, North Lowry Phase 2B Change Order #2 to finish the project.**
- f. **Approval of the terms of, and authorization for the Mayor to execute, extension of the current approved contract pricing for Hawkins & Price to the Front Street water line with additional costs not in the original contract added for traffic control, erosion control and 3/4-inch stone backfill to match the road elevation.**
- g. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with Thomas & Hutton for design, bidding, easement, and construction assistance for upgrading the water line on Enon Springs Road from Old Nashville Hwy to Mason Tucker Drive.**
- h. **Approval of the terms of, and authorization for the Mayor to execute, extension of the existing contract with ESource to include analyzing and completing the required annual TBOUR report to the comptroller's office.**
- i. **Approval of the terms of, and authorization for the Mayor to execute, a Scope and Fee Proposal from Burch Transportation, LLC for Professional Services (Traffic Impact Study) for the 118th Wing Relocation to the Smyrna / Rutherford County Airport.**
- j. **Approval of the terms of, and authorization for the Mayor to execute, a contract with TDOT for the SR-266, (East Sam Ridley Parkway / Jefferson Pike), Intersection at SR-102 (Nissan Drive), LM 5.01 in Smyrna.**
- k. **Approval of the terms of, and authorization for the Mayor to execute, a renewal agreement with the "WeGo Public Transit" for Regional Transportation Authority's 86X Smyrna-LaVergne Express Commuter Bus Service.**

Following discussion, Council Member Jerome Dempsey requested that Consent Agenda Items "c" and "g" be pulled for individual discussion and vote. Following discussion, Council Member Steve Sullivan made a motion to approve and adopt the remaining Consent Agenda items. Said motion was seconded by Council Member H.G. Cole and, upon further discussion, approved unanimously.

Next, Consent Agenda Items “c” and “g” were discussed collectively. Following discussion, Council Member Racquel Peebles made a motion to approve and adopt the Consent Agenda Items “c” and “g” 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.

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 to approve mid-year budget amendments for Fiscal Year 2025.**

The Town Council next considered on second and final reading an Ordinance to approve mid-year budget amendments for Fiscal Year 2025.

At this time, Vice-Mayor Adkins recessed the meeting without objection, and a public hearing was opened related to the agenda item. There was no public comment at this time.

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

Following discussion, Council Member Jerome Dempsey made a motion to approve said Ordinance on second and final reading. 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 on second and final reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit “2.” (Ordinance #25-11)

### b. **PUBLIC HEARING: Consideration of an Ordinance relative to the annexation and R-3 zoning of property on Tax Map 54, part of Parcel 14.03, requested by Robert Tresider containing 1.77 acres. The property is located on Greengate Place.**

The Town Council next considered on second and final reading an Ordinance relative to the annexation and R-3 zoning of property on Tax Map 54, part of Parcel 14.03, requested by Robert Tresider containing 1.77 acres. The property is located on Greengate Place. The recommendation of the Planning Commission was that the request be approved.

At this time, Vice-Mayor Adkins recessed the meeting without objection, and a public hearing was opened related to the agenda item. The following citizens spoke relative to this agenda item:

George Crenshaw (representing the Westover HOA)- 1548 Repton Road, Smyrna

The current property owner, Robert Tresider and his wife, Cindy Tresider, 4356 Morton Lane, also spoke and answered various questions.

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 incorporating the deed restrictions drafted by the property owner and included in the packet. 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 on second reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "3." (Ordinance #25-6)

**c. Consideration of a Resolution in memorandum of Ordinance #25-6 relative to the annexation and R-3 zoning of property located on Tax Map 54, Parcel 14.03.**

The Town Council next considered a Resolution in memorandum of Ordinance #25-6 relative to the annexation and R-3 zoning of property located on Tax Map 54, Parcel 14.03.

Following discussion, Council Member Steve Sullivan made a motion to approve said Resolution. 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 "4." (Resolution #25-6)

**d. PUBLIC HEARING: Consideration of an ordinance relative to the rezoning of Tax Map 34G, Group A, Parcel 1.00, from PRD with LSO to PID with LSO requested by Robert Latimer. The property requested to be rezoned contains approximately 1.45 acres and is located at the intersection of S. Lowry Street and Stewart Drive.**

The Town Council next considered on second and final reading an Ordinance relative to the rezoning of Tax Map 34G, Group A, Parcel 1.00, from PRD with LSO to PID with LSO requested by Robert Latimer. The property requested to be rezoned contains approximately 1.45 acres and is located at the intersection of S. Lowry Street and Stewart Drive. The recommendation of the Planning Commission was that the request be approved with the following conditions:

- i. The required minimum number of parking spaces per the Zoning Ordinance is 26. The developer has requested an exception to allow for 22 spaces.

- ii. The minimum building setback along S. Lowry Street is 40' per requirements of the Lowry Street Overlay (LSO). The developer has requested an exception to allow for a 25' front setback.
- iii. The LSO requires awnings/canopies to be at least 9' above finished grade and to extend at least 6' from the building face. The developer has requested an exception to have the awnings be approved as submitted.
- iv. The landscaping requirements of the LSO will apply and be reviewed in detail with the site plan if the rezoning is approved. The developer has requested an exception to the requirements for the type and size of street trees and frontage trees along S. Lowry due to utility conflicts and to modify the required Type "D" buffer along the northeastern side of the site.
- v. Provide a sidewalk along S. Lowry Street.

At this time, Vice-Mayor Adkins recessed the meeting without objection, and a public hearing was opened related to the agenda item. The following citizens spoke relative to this agenda item:

Zachary Alford, 103 Latimer Drive, Smyrna (In Opposition)  
 Dasia Davis, 101 Latimer Drive, Smyrna (In Opposition)  
 Rob Molchan, SEC, Inc. in representation of property owner.

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 defer consideration of said Ordinance on second and final reading for thirty (30) days, upon request of the applicant. The motion was duly seconded by Council Member H.G. Cole, and following further discussion, was approved 4-2, with Council Members Racquel Peebles and Jerome Dempsey voting "no."

A copy of said Ordinance, as DEFERRED on second and final reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "5." (Ordinance #25-12)

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 rezoning of Tax Map 35, Parcel 88.00, from R-1 to PCD requested by Andrew Tarsi on behalf of Amba Builders Inc. The property requested to be rezoned contains approximately 4.04 acres and is located at the corner of Florence Road and Rebel Road.**

The Town Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 35, Parcel 88.00, from R-1 to PCD requested by Andrew Tarsi on behalf of Amba Builders Inc. The property requested to be rezoned contains approximately 4.04 acres and is

located at the corner of Florence Road and Rebel Road. The recommendation of the Planning Commission was that the request be DENIED.

Following discussion, Staff announced that the applicant requested to withdraw this agenda item. A copy of said Ordinance, as WITHDRAWN on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "6." (Ordinance #25-13)

**b. Approval of the terms of, and authorization for the Mayor to execute, a Resolution adopting the Town of Smyrna Comprehensive Safety Action Plan.**

The Town Council next considered a Resolution adopting the Town of Smyrna Comprehensive Safety Action Plan. Following discussion, Council Member Jerome Dempsey made a motion to approve said Resolution. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved unanimously.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "7." (Resolution #25-8)

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

**10. Other.**

**11. Status Reports.**

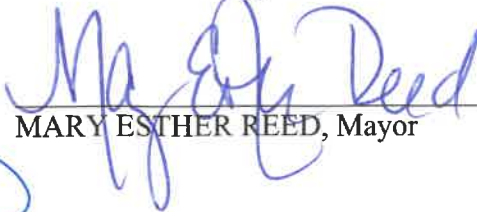
Assistant Director of Finance, Sierra Lowry, presented Council with March State Shared Tax and March Local Sales Tax numbers.

**12. Announcements.**

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

Without objection, the meeting was adjourned at 7:04 p.m.

TOWN OF SMYRNA, TENNESSEE

  
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MARY ESTHER REED, Mayor

ATTEST.

  
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AMBER HOBBS, Town Clerk