

**MINUTES OF MEETING OF THE REGULAR SESSION OF THE
TOWN COUNCIL
OF THE TOWN OF SMYRNA
ON MAY 13, 2025**

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in regular session at 5:00 p.m. on May 13, 2025, at Town Hall with the Honorable Mayor Mary Esther Reed presiding.

Prior to the calling the meeting to order, Mayor Reed and the Chairperson of the Capt. Jeff Kuss USMC Memorial Scholarship committee, Kellye Goostree announced the 2025 scholarship recipients and provided an update as to 2024's inaugural recipients.

Next, Evan Lester, Executive Director of the Smyrna/Rutherford County Airport Authority provided council with a presentation on various airport happenings.

There were no public comments at this time.

Mayor Reed then called the meeting to order at 5:32 p.m. The invocation was led by Smyrna Police Department Chaplain, Tim York, and the Pledge of Allegiance was led by Chief of Police, Jason Irvin.

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

- 4. Approval or Correction of Minutes of the April 7, 2025 Council Retreat special-called meeting, the April 8, 2025, regular Council meeting, the April 24, 2025, joint special-called meeting between the Planning Commission & Council, and the April 24, 2025, workshop meeting of the Town Council.**

The Town Council first considered a motion by Vice-Mayor Marc Adkins to approve the minutes of the April 7, 2025 Council Retreat special-called meeting, the April 8, 2025, regular Council meeting, the April 24, 2025, joint special-called meeting between the Planning Commission & Council, and the April 24, 2025, 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 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, the sublease of a portion of Sharp Springs to Greg Rhodes Farms for wildlife and agricultural purposes.**
- b. **Approval of the terms of, and authorization for the Mayor to execute, a contract with Azteca Systems to move the Cityworks application to a hosted platform.**
- c. **Approval of the terms of, and authorization for the Mayor to execute, a purchase of goods and services from Waypoint Business Solutions in support of our grant-funded Multi-Factor Authentication project.**
- d. **Approval of the terms of, and authorization for the Mayor to execute, an extension of the contract with B H Holmes Construction for emergency line repair/replacement in Water Sewer Maintenance.**
- e. **Approval of the terms of, and authorization for the Mayor to execute, a three-year renewal agreement with Rockwell Automation for technical support for the Water Plant.**
- f. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with NAFECO for the purchase of Bunker Boots, Turnout Coats, Turnout Pants, Suspenders and Fire Hoods.**
- g. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with CMS Uniforms for the purchase of fire department uniforms.**
- h. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with Safe Industries for the purchase of Fire Gloves and Fire Helmets**
- i. **Approval of the terms of, and authorization for the Mayor to execute, Supplement No. 1 from Ragan-Smith-Associates, Inc. for Professional Services for the final design of the Lowry Street Phase II Project.**
- j. **Approval of the terms of, and authorization for the Mayor to execute, an extension agreement with Wayne's Pest Control to June 30, 2026.**
- k. **Approval of the terms of, and authorization for the Mayor to execute, a contract extension with Neel Schaffer for additional time on the ITS Phase 3, 4, 5 project.**
- l. **Approval of the terms of, and authorization for the Mayor to execute, a contract with Blankenship CPA Group, PLLC, for audit services for the fiscal year ending June 30, 2025..**

Following discussion, Vice-Mayor Marc Adkins requested that Consent Agenda Item “k” be pulled for individual discussion and vote. Following discussion, Council Member Jerome Dempsey made a motion to approve and adopt the remaining Consent Agenda items. Said motion was seconded by Council Member Steve Sullivan and, upon further discussion, approved unanimously.

Next, Consent Agenda Item “k” was discussed individually. Following discussion, Vice-Mayor Marc Adkins made a motion to approve and adopt the Consent Agenda Item “k” and to authorize the Mayor to execute said documents. Said motion was seconded by Council Member Steve Sullivan, 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 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, Mayor Reed 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:

Frank Mancuso, 401 Wichita Drive, Smyrna (In Opposition)
Dasia Davis, 101 Latimer Drive, Smyrna (In Opposition)
Dan Epright, 114 Seward Street, Smyrna (Neither in Favor or Opposition)
Robin Wright, 414 Wichita Drive, Smyrna (In Opposition)
Tiffany Batey, 415 Wichita Drive, Smyrna (In Opposition)
John Hendricks, Latimer Drive, Smyrna (In Opposition)

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 deny said request for rezoning. Council Member Racquel Peebles seconded the motion to deny. Following further discussion, the motion to deny failed without an affirmative vote at 3-4, with Vice-Mayor Adkins, Mayor Reed and Council Members H.G. Cole and Steve Sullivan voting against the motion to deny.

Next, Council Member Steve Sullivan made a motion to approve said request incorporating staff recommendations. The motion was duly seconded by Vice-Mayor Marc Adkins, and following further discussion, was approved 4-3, with Council Members Racquel Peebles, Gerry Short and Jerome Dempsey voting "no."

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 #25-12)

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 annexation and C-2, R-3, and I-2 zoning of property on Tax Map 11, Parcel 5.00 and part of Parcel 6.00, requested by Joe Haddix on behalf of Rollins Marital Trust containing 818.3 acres. The annexation would also include portions of the existing public rights-of-way for SR 266/Jefferson Pike, SR 452/Bill France Road, Mona Road, Allen Barrett Road, and Powells Chapel Road.**

The Town Council next considered on first reading an Ordinance relative to the annexation and C-2, R-3, and I-2 zoning of property on Tax Map 11, Parcel 5.00 and part of Parcel 6.00, requested by Joe Haddix on behalf of Rollins Marital Trust containing 818.3 acres. The annexation would also include portions of the existing public rights-of-way for SR 266/Jefferson Pike, SR 452/Bill France Road, Mona Road, Allen Barrett Road, and Powells Chapel Road. The recommendation of the Planning Commission was that the request be DENIED.

Following discussion, Vice-Mayor Marc Adkins made a motion to deny said agenda item on first reading. Council Member Steve Sullivan seconded the motion, and following further discussion, the motion to DENY was approved unanimously.

2. Consideration of an Ordinance relative to the annexation and R-1 zoning of property on Tax Map 51, Parcel 8.11, requested by Weekley Homes, LLC containing 6.04 acres. The property is located at 6304 Lee Road.

The Town Council next considered on first reading an Ordinance relative to the annexation and R-1 zoning of property on Tax Map 51, Parcel 8.11, requested by Weekley Homes, LLC containing 6.04 acres. The property is located at 6304 Lee Road. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Council Member Steve Sullivan made a motion to approve the Ordinance on first reading. Council Member Gerry Short seconded the motion. Following further discussion, said motion was approved 6-0-1, with Vice-Mayor Marc Adkins abstaining from the vote. 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 #25-17)

3. Consideration of an Ordinance relative to the rezoning of Tax Map 28E, Group A, Parcel 19.00, from R-4 to PRD requested by Eric Olsen. The property requested to be rezoned contains 1.28 acres and is located at 570 Rock Springs Road.

The Town Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 28E, Group A, Parcel 19.00, from R-4 to PRD requested by Eric Olsen. The property requested to be rezoned contains 1.28 acres and is located at 570 Rock Springs Road. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Council Member H.G. Cole made a motion to deny the Ordinance on first reading. Council Member Racquel Peebles seconded the motion to deny. Following further discussion, said motion to deny said Ordinance on first reading was approved 7-0.

b. Consideration of an Ordinance adopting the budget for fiscal year 2025-2026.

The Town Council next considered on first reading an Ordinance adopting the budget for fiscal year 2025-2026.

Following discussion, Council Member H.G. Cole made a motion to approve the Ordinance adopting the budget for fiscal year 2025-2026 on first reading. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, said motion was approved 7-0.

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 #25-14)

c. Consideration of an Ordinance adopting the property tax rate for fiscal year 2025-2026.

The Town Council next considered on first reading an Ordinance adopting the property tax rate for fiscal year 2025-2026.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Ordinance adopting the property tax rate for fiscal year 2025-2026 on first reading. Council Member Jerome Dempsey seconded the motion. Following further discussion, said motion was approved 7-0.

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 #25-15)

d. Consideration of an Ordinance to approve year-end budget amendments for Fiscal Year 2025.

The Town Council next considered on first reading an Ordinance to approve year-end budget amendments for Fiscal Year 2025.

Following discussion, Council Member H.G. Cole made a motion to approve the Ordinance approve year-end budget amendments for Fiscal Year 2025 on first reading. Council Member Steve Sullivan seconded the motion. Following further discussion, said motion was approved 7-0.

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 #25-16)

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

10. Other.

11. Status Reports.

Director of Finance, Rex Gaither, presented Council with April State Shared Tax and April Local Sales Tax numbers.

12. Announcements.

Director of Utilities, Michael Strange, made an announcement of an emergency purchase in the amount of \$16,014.44 through Border States for automatic transfer switch replacement at the Mason Tucker Booster station.

Next, Mayor Mary Esther Reed 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 7:10 p.m.

TOWN OF SMYRNA, TENNESSEE

A handwritten signature in blue ink, appearing to read "Mary Esther Reed", written over a horizontal line.

MARY ESTHER REED, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Amber Hobbs", written over a horizontal line.

AMBER HOBBS, Town Clerk