

**MINUTES OF MEETING OF THE REGULAR SESSION OF THE
TOWN COUNCIL
OF THE TOWN OF SMYRNA
ON JUNE 10, 2025**

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in regular session at 5:00 p.m. on June 10, 2025, at Town Hall with the Honorable Mayor Mary Esther Reed presiding.

Prior to the calling the meeting to order, Smyrna citizen Claudia Belden expressed her thanks, under public comment, to the Town Council and the Smyrna Police Department for the RAD Program.

Mayor Reed then called the meeting to order at 5:03 p.m. The invocation was led by Smyrna Police Department Chaplain, Tim York, and the Pledge of Allegiance was led by Assistant Town Manager and Finance Director, Rex Gaither.

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

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

Council Member H.G. Cole was not present for the meeting.

4. Approval or Correction of Minutes of the May 13, 2025, special-called meeting and regular meeting of the Town Council, and the May 29, 2025, special-called meeting and workshop meeting of the Town Council.

The Town Council first considered a motion by Council Member Jerome Dempsey to approve the minutes of the May 13, 2025, special-called meeting and regular meeting of the Town Council, and the May 29, 2025, special-called meeting and 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.

At this time, the following awards and recognitions were presented:

- ~ Proclamation for Smyrna citizen, Teresa Bass
- ~ Certificate of Appreciation, Vincent P. Hillesheim
- ~ Proclamation for Finance Director, Rex Gaither

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 lease with Konica Minolta for replacement of the copier at the Court Clerk's office.**
- b. **Approval of the terms of, and authorization for the Mayor to execute, a rental agreement with the Minnesota Science Museum for the Amazing Castles exhibit.**
- c. **Approval of the terms of, and authorization for the Mayor to execute, the material bid tabs for the gas, water and sewer departments for FY2026.**
- d. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with Thomas & Hutton for the design, permitting, easements and construction admin for the Lowry Street bridge area sewer line upgrade.**
- e. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with Thomas & Hutton for the design, bidding and construction admin for gas line relocation within Waldron Road Widening Project in LaVergne.**
- f. **Approval of the terms of, and authorization for the Mayor to execute, a Lease Agreement with Verizon for the Nissan Tank antenna.**
- g. **Approval of the terms of, and authorization for the Mayor to execute, an annual agreement with MR Systems, LLC for preventive maintenance and repair services for the Water Treatment Plant for 2025-2026.**
- h. **Approval of the terms of, and authorization for the Mayor to execute, the 2025-2026 annual bid contracts for chemicals for the Water and Wastewater Treatment Plant.**
- i. **Approval of the terms of, and authorization for the Mayor to execute, the 2025-2026 chemical contract extensions for the Water Treatment Plant.**
- j. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with DRT Biosolids for lagoon sludge removal for the Water Treatment Plant.**
- k. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with IM&E relative to the electrical/mechanical maintenance contract for the Water Plant, Wastewater Plant and distribution/collection systems for 2025-2026.**
- l. **Approval of the terms of, and authorization for the Mayor to execute, an extension of the annual concrete contract with Rollins Excavating Company, LLC.**
- m. **Approval of the terms of, and authorization for the Mayor to execute, an extension agreement for roadway patching with Sessions Paving.**

- n. Approval of the terms of, and authorization for the Mayor to execute an agreement with Roadway Management Technologies to perform continuous data collection on our roadway system to develop a roadway lifecycle management plan.**
- o. Approval of the terms of, and authorization for the Mayor to execute, an agreement with O.R. Colan Associates to acquire right of way along Old Nashville Highway for a sidewalk.**
- p. Approval of the terms of, and authorization for the Mayor to execute, an annual contract with Pope Striping for roadway striping.**
- q. Approval of the terms of, and authorization for the Mayor to execute, a contract extension with Sweeping Corporation of America, LLC for street sweeping.**
- r. Approval of the terms of a Revised Open Door Policy for inclusion in the Town Employee Handbook.**
- s. Approval of the terms of, and authorization for the Mayor to execute, a one-year Professional Services Agreement with Rex Gaither for financial consulting services.**

Following discussion, Consent Agenda Items “g, l, m and r” were pulled for individual discussion and vote. Following further discussion relative to the remaining consent items, Vice-Mayor Marc Adkins 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 “g” was discussed individually. Following discussion, Council Member Jerome Dempsey made a motion to approve and adopt the Consent Agenda Item “g” and to authorize the Mayor to execute said documents. Said motion was seconded by Council Member Racquel Peebles, and after further discussion, approved unanimously.

Next, Consent Agenda Item “l” was discussed individually. Following discussion, Council Member Jerome Dempsey made a motion to approve and adopt the Consent Agenda Item “l” and to authorize the Mayor to execute said documents. Said motion was seconded by Vice-Mayor Marc Adkins, and after further discussion, approved unanimously.

Next, Consent Agenda Item “m” was discussed individually. Following discussion, Council Member Gerry Short made a motion to approve and adopt the Consent Agenda Item “m” and to authorize the Mayor to execute said documents. Said motion was seconded by Council Member Steve Sullivan, and after further discussion, approved unanimously.

Next, Consent Agenda Item “r” was discussed individually. Following discussion, Vice-Mayor Marc Adkins made a motion to defer Consent Agenda Item “r” to the next council meeting to allow for additional revision to this item prior to a vote. Said motion to defer was seconded by Council Member Jerome Dempsey, 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 adopting the budget for fiscal year 2025-2026.

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

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No citizens spoke relative to this agenda 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 adopting the budget for fiscal year '25- '26. The motion was duly seconded by Council Member Jerome Dempsey. Following further discussion, the motion 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 #25-14)

b. PUBLIC HEARING: Consideration of an Ordinance adopting the property tax rate for fiscal year 2025-2026.

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

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No citizens 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 adopting the property tax rate for fiscal year 2025-2026. The motion was duly seconded by Council Member Gerry Short. Following further discussion, the motion 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 "3." (Ordinance #25-15)

c. PUBLIC HEARING: Consideration of an Ordinance to approve year-end budget amendments for Fiscal Year 2025.

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

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

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

Following discussion, Council Member Gerry Short made a motion to approve said Ordinance approving year-end budget amendments for Fiscal Year 2025. The motion was duly seconded by Vice-Mayor Marc Adkins. Following further discussion, the motion 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 "4." (Ordinance #25-16)

d. PUBLIC HEARING: Consideration of Resolution for Plan of Services relative to the annexation and R-1 zoning of property on Tax Map 51, Parcel 8.11.

The Town Council next considered a Resolution for Plan of Services relative to the annexation and R-1 zoning of property on Tax Map 51, Parcel 8.11.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No citizens spoke relative to this agenda 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 Resolution for Plan of Services. The motion was duly seconded by Council Member Gerry Short. Following further discussion, the motion was approved 5-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "5." (Resolution #25-9)

- e. **PUBLIC HEARING: 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 second and final 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.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No citizens spoke relative to this agenda 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 Racquel Peebles. Following further discussion, the motion was approved 5-0-1 with Vice-Mayor Marc Adkins abstaining from the vote

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 "6." (Ordinance #25-17)

- f. **Consideration of a Resolution in Memorandum of Ordinance #25-17 relative to the annexation and R-1 zoning of property located on Tax Map 51, Parcel 8.11.**

The Town Council next considered a Resolution in Memorandum of Ordinance #25-17 relative to the annexation and R-1 zoning of property located on Tax Map 51, Parcel 8.11.

Following discussion, Council Member Steve Sullivan made a motion to approve said Resolution. The motion was duly seconded by Council Member Racquel Peebles. Following further discussion, the motion was approved 5-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

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 #25-10)

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 amendment of the approved PRD for Dogwood Villas, formerly known as Stewarts Creek Cottages, requested by Land Solutions Company, LLC on behalf of SC2 Properties, LLC. The property requested to be amended contains .48 acre and is located at 420 Multrees Place.

The Town Council next considered on first reading an Ordinance relative to the amendment of the approved PRD for Dogwood Villas, formerly known as Stewarts Creek Cottages, requested by Land Solutions Company, LLC on behalf of SC2 Properties, LLC. The property requested to be amended contains .48 acre and is located at 420 Multrees Place. 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 to approve the Ordinance on first reading was approved unanimously.

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "8." (Ordinance #25-19)

2. Consideration of a Resolution authorizing the acquisition of easements by negotiation or condemnation for the purpose of carrying out the Stewart Creek Sewer Project.

The Town Council next considered on first reading a Resolution authorizing the acquisition of easements by negotiation or condemnation for the purpose of carrying out the Stewart Creek Sewer Project. The recommendation of the Planning Commission was that the Resolution be approved.

Following discussion, Council Member Steve Sullivan made a motion to approve the Resolution. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, said motion 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 "9." (Resolution #25-11)

3. Consideration and adoption of the update to the Town of Smyrna Major Thoroughfare and Bicycle and Pedestrian Plan, also known as the Smyrna Mobility Plan.

The Town Council next considered adoption of the update to the Town of Smyrna Major Thoroughfare and Bicycle and Pedestrian Plan, also known as the Smyrna Mobility Plan. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Council Member Jerome Dempsey made a motion to adopt the update to the Town of Smyrna Major Thoroughfare and Bicycle and Pedestrian Plan, also known as the

Smyrna Mobility Plan. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, said motion was approved 6-0.

10. Other.

11. Status Reports.

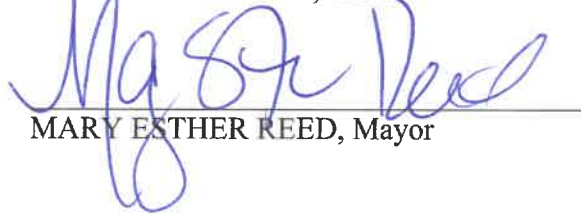
Director of Finance, Rex Gaither, presented Council with May State Shared Tax and May Local Sales Tax numbers.

12. Announcements.

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 6:41 p.m.

TOWN OF SMYRNA, TENNESSEE



MARY ESTHER REED, Mayor

ATTEST:



AMBER HOBBS, Town Clerk