

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

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in regular session at 5:00 p.m. on July 8, 2025, at Town Hall with the Honorable Mayor Mary Esther Reed presiding.

Mayor Reed 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 Assistant Town Manager Todd Spearman.

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

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

4. Approval or Correction of Minutes of the June 10, 2025 regular meeting and June 26, 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 June 10, 2025 regular meeting and June 26, 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.

At this time, Smyrna Fire Department Chief Brian Goss provided Council with an update relative to the department's structural changes and operational enhancements.

6. Awards and Recognitions.

There were no awards or recognitions 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 change order with KCI Technologies to provide Configuration, Training, Documentation and Go-Live support for the transition from Cityworks on premise to Cityworks Online.**
- b. **Approval of the terms of, and authorization for the Mayor to execute, a lease agreement with the Rutherford County Board of Education for the practice field area behind Smyrna Elementary School.**
- c. **Approval of the terms of, and authorization for the Mayor to execute, the Rockwell Automation Contract Renewal (FY'26-'28) for the Water Plant.**
- d. **Approval of the terms of, and authorization for the Mayor to execute, an annual agreement with Black Pearl Automation, LLC for controls engineering and troubleshooting support for the Water and Wastewater Treatment Plants.**
- e. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with Experitec, Inc. for annual software support, technical support and troubleshooting for the utilities department.**
- f. **Approval of the terms of, and authorization for the Mayor to execute, the Highland Avenue Phase I (Imperial Blvd) water model project with PCS of TN.**
- g. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with Koorsen Fire & Safety for fire extinguisher services.**
- h. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with T-Mobile to provide Cradlepoints for Police vehicles for data connection.**
- i. **Approval of the terms of, and authorization for the Mayor to execute, the annual agreement with Motorola to provide service for the Department's radio and dispatch services.**
- j. **Approval of the terms of, and authorization for the Mayor to execute, a contract with Versaterm Public Safety US, Inc.**
- k. **Approval of the terms of, and authorization for the Mayor to execute, the COPS Hiring Grant FY2025 application for the police department.**
- l. **Approval of the terms of, and authorization for the Mayor to execute, the annual agreement with TDOT for litter pickup, mowing, and maintenance of state right of way in Town limits.**
- m. **Approval of the terms of, and authorization for the Mayor to execute, a contract amendment with TDOT for PIN 129828 (Florence Road Sidewalk Project).**
- n. **Approval of the terms of, and authorization for the Mayor to execute, the Scope and Fee Proposal from Sain Associates for Professional Services (Traffic Impact Study Review) for the Lifepoint, Queencliff, Briley Downs, and Lyndwood Residential Developments.**
- o. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with Redwood Toxicology Laboratory, Inc. for the drug testing services for Town of Smyrna Court Probation.**
- p. **Approval of the terms of, and authorization for the Mayor to execute, agreements with Brenda Walsh, Boozer & Company, P.C. and CBRE for acquisition and appraisal services for the Stewart's Creek Sewer Trunk Line Project.**
- q. **Consideration and authorization of a list of items to be auctioned through online surplus sale with GovDeals.**

Following discussion, Consent Agenda Items “b, l, and n” were pulled for individual discussion and vote. Following further discussion relative to the remaining consent items, Council Member Steve Sullivan made a motion to approve and adopt the remaining Consent Agenda items. Said motion was seconded by Council Member Jerome Dempsey and, upon further discussion, approved unanimously.

Next, Consent Agenda Item “b” was discussed individually. Following discussion, Council Member H.G. Cole made a motion to approve and adopt the Consent Agenda Item “b” 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 “l” was discussed individually. Following discussion, Council Member H.G. Cole 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 Council Member Racquel Peebles, and after further discussion, approved unanimously.

Next, Consent Agenda Item “n” was discussed individually. Following discussion, Council Member Jerome Dempsey made a motion to approve and adopt the Consent Agenda Item “n” 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 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 second and final 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.

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 amending the approved PRD for Dogwood Villas. The motion was duly seconded by Council Member Steve Sullivan. Following further discussion, the motion was approved 7-0.

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 #25-19)

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 an Ordinance relative to the annexation and C-2 and I-1 zoning of property on Tax Map 20, Parcels 61.01 and 61.03, and Tax Map 26, Parcels 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01 requested by Hamilton Development, LLC on behalf of Hollingshead Land, LLC containing 178.6 acres. The properties are located south of W. Jefferson Pike/SR 266.**

The Town Council next considered on first reading an Ordinance relative to the annexation and C-2 and I-1 zoning of property on Tax Map 20, Parcels 61.01 and 61.03, and Tax Map 26, Parcels 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01 requested by Hamilton Development, LLC on behalf of Hollingshead Land, LLC containing 178.6 acres. The properties are located south of W. Jefferson Pike/SR 266. 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. Council Member Steve Sullivan 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 "3." (Ordinance #25-21)

- 2. Consideration of an Ordinance relative to the annexation and I-3 zoning of properties referenced by Tax Map 20, Parcels 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, and 42.00, and the annexation and C-2 zoning of properties referenced by Tax Map 26, Parcels 21.00 and 27.00, requested by Hollingshead Land, LLC containing 70.06 acres. The properties are located on W. Jefferson Pike/SR 266 and Hickory Grove Road. The request would also include the annexation of the existing right-of-way of Hickory Grove Road from the existing Town limits approximately 1.1 miles northward as well as an existing abandoned right-of-way from Hickory Grove Road eastward approximately 674 linear feet.**

The Town Council next considered on first reading an Ordinance relative to the annexation and I-3 zoning of properties referenced by Tax Map 20, Parcels 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, and 42.00, and the annexation and C-2 zoning of properties referenced by Tax Map 26, Parcels 21.00 and 27.00, requested by Hollingshead Land, LLC containing 70.06 acres. The properties are located on W. Jefferson Pike/SR 266 and Hickory Grove Road. The request would also include the annexation of the existing right-of-way of Hickory Grove Road from the existing Town limits approximately 1.1 miles northward as well as an existing abandoned right-of-way from Hickory Grove Road eastward approximately 674 linear feet. 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 incorporating staff comments. 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 "4." (Ordinance #25-22)

3. Consideration of an Ordinance relative to the amendment of the approved PRD for Gambill Oaks, requested by Delta Civil Engineering, PLLC on behalf of Viking Companies. The property requested to be amended contains 7.13 acres and is located on Gambill Lane.

The Town Council next considered on first reading an Ordinance relative to the amendment of the approved PRD for Gambill Oaks, requested by Delta Civil Engineering, PLLC on behalf of Viking Companies. The property requested to be amended contains 7.13 acres and is located on Gambill Lane. 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. Council Member Steve Sullivan 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 "5." (Ordinance #25-23)

4. Consideration of an Ordinance relative to the rezoning of Tax Map 28, Parcel 75.00, from PCD to C-2 requested by MDT Construction. The property requested to be rezoned contains 1.63 and is located at 1170 Rock Springs Road.

The Town Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 28, Parcel 75.00, from PCD to C-2 requested by MDT Construction. The property requested to be rezoned contains 1.63 and is located at 1170 Rock Springs 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 incorporating staff comments. Council Member Steve Sullivan 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 "6." (Ordinance #25-24)

5. Consideration of an Ordinance relative to the rezoning of Tax Map 50, Parcel 14.00, from C-2 to I-2 requested by Madison Jones with Platform Real Estate Group. The property requested to be rezoned contains approximately 9.88 acres and is located at the corner of Tridon Drive and Safari Drive

The Town Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 50, Parcel 14.00, from C-2 to I-2 requested by Madison Jones with Platform Real Estate Group. The property requested to be rezoned contains approximately 9.88 acres and is located at the corner of Tridon Drive and Safari Drive. 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 H.G. Cole seconded the motion. Following further discussion, the motion to approve the Ordinance on first reading was approved 6-1 with Council Member Jerome Dempsey voting against said rezoning.

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

b. Consideration of an Ordinance amending Town of Smyrna Municipal Code Title 9: "Business, Peddlers, Solicitors, and the Like"; specifically, Chapter 1 "Peddlers" relative to transient vendor permits and the addition of Chapter 6 relative to "Door-To-Door Solicitation."

The Town Council next considered on first reading an Ordinance amending Town of Smyrna Municipal Code Title 9: "Business, Peddlers, Solicitors, and the Like"; specifically, Chapter 1 "Peddlers" relative to transient vendor permits and the addition of Chapter 6 relative to "Door-To-Door Solicitation."

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Ordinance on first reading. Council Member Racquel Peebles 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 #25-20)

c. Consideration of a Resolution to approve funding for non-profit organizations for fiscal year 2026.

The Town Council next considered a Resolution to approve funding for non-profit organizations for fiscal year 2026.

Following discussion, Jerome Dempsey made a motion to approve said Resolution. Council Member Racquel Peebles seconded the motion. Following further discussion, the motion to approve the Resolution 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 "9." (Resolution #25-12)

d. Approval of the terms of a Revised Open-Door Policy for inclusion in the Town Employee Handbook.

The Town Council next considered a Revised Open-Door Policy for inclusion in the Town Employee Handbook.

Following discussion, Council Member Jerome Dempsey made a motion to approve the Revised Open-Door Policy for inclusion in the Town Employee Handbook. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion approving the Revised Open-Door Policy was approved unanimously.

A copy of said Policy, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "10."

e. Consideration of the appointment of one (1) member to the Historic Zoning Commission to serve an unexpired term ending in 2028.

The Town Council next considered the appointment of one (1) member to the Historic Zoning Commission to serve an unexpired term ending in 2028. This appointment was made by the Mayor's nomination with majority council confirmation.

At this time, Mayor Reed nominated applicant Jeana Edwards to fulfill the unexpired term ending in 2028. This nomination received unanimous Council confirmation.

There was no other new business before the Council at this time.

10. Other.

Streets Engineer, Charles King, made the announcement of emergency purchases for guardrail repairs in the amount of \$9,925.00 and \$12,225.00.

11. Status Reports.

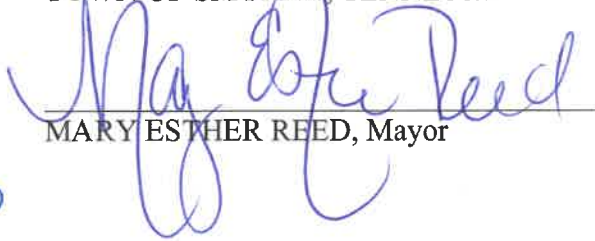
Director of Finance, Sierra Lowry, presented Council with June State Shared Tax and June Local Sales Tax numbers.

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 7:45 p.m.

TOWN OF SMYRNA, TENNESSEE



MARY ESTHER REED, Mayor

ATTEST



AMBER HOBBS, Town Clerk