



**TOWN OF SMYRNA**  
**TOWN COUNCIL**  
**MEETING**  
**MINUTES**



**August 12, 2025**

**5:00 PM**

**Smyrna Town Hall**

**1. Public Comment**

There were no public comments at this time.

**2. Call to Order**

Mayor Reed called the meeting to order at 5:03 p.m.

**Prayer: Smyrna Police Department Chaplain Bob Horn**

The invocation was led by Smyrna Police Department Chaplain, Bob Horn.

**Pledge of Allegiance: Town Manager, David Santucci**

The Pledge of Allegiance was led by Town Manager, David Santucci.

**3. Roll Call**

The roll was called by the Town Clerk and the following Town Council Members were present: Mayor Mary Esther Reed, Vice-Mayor Marc Adkins, and Council Members Gerry Short, HG Cole, Jerome Dempsey, Racquel Peebles and Steve Sullivan. Council Member Racquel Peebles had to leave the meeting during discussion of Item "6.k." due to a family matter and therefore did not partake in votes beyond said agenda item.

**4. Approval or Correction of Minutes**

**4.a. Approval or Correction of the minutes of the July 8, 2025, Regular Meeting, the July 31, 2025, Joint Workshop between the Town Council and the Planning Commission, and the July 31, 2025, Workshop Meeting of the Town Council.**

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said meeting minutes. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

**5. Awards and Recognitions**

**~ Lori Cutler (AVP of TN Business Development/ Community Relations)  
RedStone Federal Credit Union "Acts of Brightness."**

**~ Sister City Committee Presentation**

**6. Consent Agenda**

The following Consent Agenda items were next presented for consideration by the Town Council. Following discussion, Consent Agenda Item “k” was pulled for individual discussion and vote. Following further discussion relative to the remaining consent items, Council Member Gerry Short 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 7-0.

At this time, Council Member Racquel Peebles had to excuse herself from the meeting because of a family matter. All remaining votes will reflect her absence.

Next, Consent Agenda Item “k” was discussed individually. Following discussion, Council Member H.G. Cole made a motion to defer Consent Agenda Item “k” for one month for further negotiations and information gathering with the vendor. Said motion was seconded by Council Member Gerry Short, and after further discussion, approved 6-0.

- 6.a. Approval of the terms of, and authorization for the Mayor to execute, an engagement agreement with Davenport & Company LLC for financial advisory services.**
- 6.b. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Sherwood Shoes dba Red Wing Shoes for safety footwear.**
- 6.c. Approval of the terms of, and authorization for the Mayor to execute, an Agreement with Thomas and Hutton for design services for the Lee Victory Recreation Park Softball Concession and Restroom Improvements.**
- 6.d. Approval of the terms of and authorization for the Mayor to execute, an agreement with threatER to renew the Town's edge security hardware and software support for the next year.**
- 6.e. Approval of the terms of and authorization for the Mayor to execute, an agreement with Wiregrass Construction as the Primary Contractor and an agreement with Vulcan Materials as the Secondary Contractor for the Milling and Resurfacing Contract.**
- 6.f. Approval of the terms of, and authorization for the Mayor to execute, a contract with S&W Contracting Co, LLC. for Yellow Turn Arrow installation and Traffic Signal Back Plate Installation.**
- 6.g. Approval of the terms of, and authorization for the Mayor to execute a contract with CMT to design a sidewalk along Pioneer Drive from Old Nashville Highway to Pioneer Park.**
- 6.h. Approval of the terms of, and authorization for the Mayor to execute, the ESource System Leak Survey & Annual Information Report.**

- 6.i. **Approval of the terms of, and authorization for the Mayor to execute, Sewer Rehab Phase I ARP Project Final Change Order #3.**
- 6.j. **Approval of the terms of, and authorization for the Mayor to execute, a contract extension amendment for the Water Treatment Plant capacity analysis with SSR.**
- 6.k. **Approval of the terms of and authorization for the Mayor to execute, an agreement with National Sign Plazas, INC for the installation and maintenance of the directional sign program.**
- 6.l. **Approval of the terms of, and authorization for the Mayor to execute, a contract with WaterstoneTitle, LLC to provide acquisition services related to the Lynwood/Stewarts Creek sewer line project.**
- 6.m. **Approval of the terms of, and authorization for the Mayor to execute, a contract with Joshua Title, LLC to provide acquisition services related to the Lynwood/Stewarts Creek sewer line project.**

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".

## **7. Old Business**

- 7.a. **PUBLIC HEARING: 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 second and final 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 second and final reading. Council Member Jerome Dempsey seconded the motion. Following further discussion, the motion was approved 6-0.

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 #25-20)

- 7.b. **PUBLIC HEARING: Consideration of a Resolution relative to a Plan of Services for properties located on Tax Map 20, Parcels 45.00, 61.01, 61.02, and 61.03, and Tax Map 26, Parcels 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01.**

The Town Council next considered a Resolution for Plan of Services 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.

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 HG Cole made a motion to defer this item for one month in order to allow the Planning Commission to review and make recommendations on recent changes to the application. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**7.c. PUBLIC HEARING: Consideration of 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 second 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.

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 defer this item for one month in order to allow the Planning Commission to review and make recommendations on recent changes to the application, at which time this item will come back before the council for second reading. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**7.d. Consideration of a Resolution in Memorandum of Ordinance #25-21 relative to the annexation and C-2 and I-1 zoning of property requested by Hamilton Development, LLC on behalf of Hollingshead Land, LLC containing 178.6 acres.**

The Town Council next considered a Resolution in Memorandum of Ordinance #25-21 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 recommendation of the Planning Commission was

that the request be approved.

Following discussion, Vice-Mayor Marc Adkins made a motion to defer this item for one month in order to allow the Planning Commission to review and make recommendations on recent changes to the application, at which time this item will come back before the council for second reading. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**7.e. PUBLIC HEARING: Consideration of a Resolution relative to a Plan of Services for properties located on Tax Map 20, Parcels 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, and 42.00, and Tax Map 26, Parcels 21.00 and 27.00.**

The Town Council next considered a Resolution relative to a Plan of services for properties located on Tax Map 20, Parcels 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, and 42.00, and Tax Map 26, Parcels 21.00 and 27.00. 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 Resolution for Plan of Services. Council Member H.G. Cole seconded the motion. Following further discussion, the motion to approve the Resolution for Plan of Services 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 "3." (Resolution #25-15)

**7.f. PUBLIC HEARING: 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 second and final 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.

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. Council Member H.G. Cole seconded the motion. Following further discussion, the motion to approve the Ordinance 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)

**7.g. Consideration of a Resolution in Memorandum of Ordinance #25-22 relative to the annexation of certain properties requested by Hollingshead Land, LLC containing 70.06 acres.**

The Town Council next considered a Resolution in Memorandum of Ordinance #25-22 relative to the annexation of certain properties requested by Hollingshead Land, LLC containing 70.06 acres.

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 Resolution in Memorandum of Ordinance #25-22. Council Member Gerry Short seconded the motion. Following further discussion, the motion to approve the Resolution in Memorandum of Ordinance #25-22 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 "5." (Resolution #25-16)

**7.h. PUBLIC HEARING: 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 second and final 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.

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 on second and final reading. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion to approve the Ordinance 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 #25-23)

**7.i. PUBLIC HEARING: 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 second and final 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.

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 on second and final reading. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion to approve the Ordinance 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 "7." (Ordinance #25-24)

**7.j. PUBLIC HEARING: 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 second and final 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.

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 on second and final reading. Council Member H.G. Cole seconded the motion. Following further discussion, the motion to approve the Ordinance was approved 5-1 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 "8." (Ordinance #25-25)

## **8. New Business**

### **8.a. Planning Commission Report**

#### **8.a.1. Consideration of an ordinance relative to the amendment of the existing PRD of properties located on Tax Map 54, Parcel 57.02 and Tax Map 73, Parcels 13.00, 13.01, 13.03, 13.04, and 16.00 owned by Southcoast DFH Nashville LLC containing 67.68 acres, and the rezoning of Tax Map 54, part of Parcel 57.00, owned by SCollins 2 Properties, LLC from R-3 to PRD containing .31 acre. The request is from Gamble Design Collaborative on behalf of the property owners and is located along Rocky Fork Almaville Road and Briley Road.**

The Town Council next considered on first reading an Ordinance relative to the amendment of the existing PRD of properties located on Tax Map 54, Parcel 57.02 and Tax Map 73, Parcels 13.00, 13.01, 13.03, 13.04, and 16.00 owned by Southcoast DFH Nashville LLC containing 67.68 acres, and the rezoning of Tax Map 54, part of Parcel 57.00, owned by SCollins 2 Properties, LLC from R-3 to PRD containing .31 acre. The request is from Gamble Design Collaborative on behalf of the property owners and is located along Rocky Fork Almaville Road and Briley 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 HG Cole seconded the motion. Following further discussion, the motion was approved 4-1-1 with Jerome Dempsey voting "no" and Vice-Mayor 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 "9." (Ordinance #25-26)

**8.a.2. Consideration of an Ordinance relative to the rezoning of Tax Map 18, part of Parcel 10.01, from C-2 to PUD, and for the amendment of the existing PUD on Tax Map 18, part of Parcel 10.01 as well as Parcels 10.02, 10.03, 10.04, and 10.05, and Tax Map 28, Parcels 44.29, 44.30, and 44.31, owned and requested by Sewarts Landing LP. The property requested to be rezoned from C-2 to PUD contains approximately 3 acres, and the parcels requested to have the PUD amended contain approximately 37.94 acres for a total of 40.94 acres. Properties are located on Sam Ridley Parkway, West and Motlow College Boulevard.**

The Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 18, part of Parcel 10.01, from C-2 to PUD, and for the amendment of the existing PUD on Tax Map 18, part of Parcel 10.01 as well as Parcels 10.02, 10.03, 10.04, and 10.05, and Tax Map 28, Parcels 44.29, 44.30, and 44.31, owned and requested by Sewarts Landing LP. The property requested to be rezoned from C-2 to PUD contains approximately 3 acres, and the parcels requested to have the PUD amended contain approximately 37.94 acres for a total of 40.94 acres. Properties are located on Sam Ridley Parkway, West and Motlow College Boulevard. The Planning Commission recommended approval 7 for, 0 against, with the following conditions:

1. Provide details for the proposed recreational amenities for the plazas/parks.
2. Provide a signage plan as required by the Sign Ordinance.
3. Nonresidential buildings will be required to meet the requirements of Design Review, including 75% brick/stone/glass for any elevation visible from a public street. Residential buildings and mixed use buildings will be required to meet the requirements of Design Review for residential buildings, and the first floor of mixed-use buildings will be required to meet the nonresidential requirements.

At this time, the Council suspended the rules of the meeting to allow Land Deleot with Equitable Property Company to speak relative to questions from the Council. Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Ordinance on first reading. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 5-1 with Jerome Dempsey 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 "10."  
(Ordinance #25-27)

**8.a.3. Consideration of a Resolution authorizing the acquisition of easements by negotiation or condemnation for the purpose of carrying out the Imperial Boulevard Water Project.**

The Town Council next considered a Resolution authorizing the acquisition of easements by negotiation or condemnation for the purpose of carrying out the Imperial Boulevard Water Project..

Following discussion, Council Member Steve Sullivan made a motion to approve said Resolution. Council Member Jerome Dempsey 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 "11" (Resolution #25-19)

**8.a.4. Consideration of a Resolution regarding the disposition of a portion of public right-of-way of Milesdale Lane to the Homeowner's Association of The Preserve at Stewart's Creek.**

The Town Council next considered a Resolution regarding the disposition of a portion of public right-of-way of Milesdale Lane to the Homeowner's Association of The Preserve at Stewart's Creek.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Resolution. Council Member Steve Sullivan 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 "12" (Resolution #25-20)

**8.b. Consideration of a Resolution to join the State of Tennessee and other local governments in amending the Tennessee State-Subdivision Opioid Abatement Agreement and approving the related settlement agreements.**

The Town Council next considered a Resolution to join the State of Tennessee and other local governments in amending the Tennessee State-Subdivision Opioid Abatement Agreement and approving the related settlement agreements.

Following discussion, Council Member Steve Sullivan made a motion to approve said Resolution. Council Member Jerome Dempsey 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 "13" (Resolution #25-17)

**8.c. Consideration of a Resolution for the Fiscal Year 2025 Community Development Block Entitlement Grant.**

The Town Council next considered a Resolution for the Fiscal Year 2025 Community Development Block Entitlement Grant.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Resolution. Council Member Jerome Dempsey 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 "14" (Resolution #25-18)

**9. Other**

At this time, the utilities department made the following emergency purchase announcements:

1. Emergency purchase for repair kit for centrifuge at WWTP dewatering.

To: Andritz

Amount: \$21,901.99

For: Repair of centrifuge in dewatering at WWTP

2. Contingent Emergency Purchase for mobile centrifuge at WWTP.

To: Andritz

Amount: \$52,200 to mobilize and for first month, then \$24,700 per month after

For: Mr. Santucci signed the agreement to place the unit on hold just in case the centrifuge went out prior to repairs being made. This is essential to remove solids from the plant. No charges will be made unless we have to get the mobile centrifuge delivered.

#### 10. Status Reports

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

**June State Shared Tax.**

**June Local Sales Tax.**

#### 11. Correspondence & 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.

#### 12. Adjournment

Without objection, the meeting was adjourned at 7:56 p.m.

Attest:

  
Amber Hobbs, Town Clerk

Town of Smyrna, Tennessee

  
Mary Esther Reed, Mayor