



TOWN OF SMYRNA

TOWN COUNCIL MEETING

MINUTES



November 13, 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 05:01 PM.

Prayer: Smyrna Police Department Chaplain, Bob Horn

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

Pledge of Allegiance: Smyrna Fire Dept. Chief, Brian Goss

The Pledge of Allegiance was led by Smyrna Fire Department Chief, Brian Goss.

3. Roll Call

The roll was called by the Town Clerk and the following Town Council Members were present: Council Member Gerry Short, Council Member HG Cole, Council Member Jerome Dempsey, Council Member Racquel Peebles, Council Member Steve Sullivan, Vice-Mayor Marc Adkins, and Mayor Mary Esther Reed.

4. Approval or Correction of Minutes

4.a. **October 14, 2025, regular meeting, the October 15, 2025, and October 22, 2025, special-called meeting, the October 30, 2025, quarterly joint meeting between Council and the Planning Commission, and the October 30, 2025, workshop meeting of the Town Council.**

Following a review of the Minutes as stated above, Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Council Member Gerry Short. The motion was approved 7-0.

5. Awards and Recognitions

There were no awards or recognitions at this time.

6. Consent Agenda

The following Consent Agenda items were next presented for consideration by the Town Council. Following discussion, Council Member Steve Sullivan made a motion to approve Consent Agenda items. The motion was duly seconded by Council Member HG Cole and subsequently approved 7-0.

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".

- 6.a. Approval of the terms of, and authorization for the Mayor to execute, a one-year agreement with Thomas and Hutton for sewer flow monitoring.**
- 6.b. Approval of the terms of, and authorization for the Mayor to execute, a contract with Thomas and Hutton for a sewer flow model.**
- 6.c. Approval of the terms of, and authorization for the Mayor to execute, a contract with Thomas and Hutton relative to the Almaville Road (Stewart's Creek Basin) Lift Station Design.**
- 6.d. Approval of the terms of, and authorization for the Mayor to execute, a contract with Calgon Carbon for Powder Activated Carbon for the Water Treatment Plant.**
- 6.e. Approval of the terms of, and authorization for the Mayor to execute, the contract for the Town's Onsite Health Center services to Premise Health.**
- 6.f. Approval of the terms of, and authorization for the Mayor to execute, a contract with BIS Digital for the procurement and installation of a courtroom recording system.**
- 6.g. Approval of the terms of, and authorization for the Mayor to execute, a contract with Recite Me for the procurement and installation of a Website ADA Compliance Tool.**
- 6.h. Approval of the terms of, and authorization for the Mayor to execute, a contract with the State of Tennessee, Department of Finance and Administration, Strategic Technology Solutions to accept the Fiscal Year '23 Cybersecurity Grant.**
- 6.i. Approval of the terms of, and authorization for the Mayor to execute, a contract renewal with the Tennessee Highway Safety Office (THSO) for Fiscal Year '26, in the amount of \$60,000.**
- 6.j. Approval of the terms of, and authorization for the Mayor to execute, a three (3) year contract with Flock Group Inc. for police department flock cameras within town limits.**
- 6.k. Approval of the terms of, and authorization for the Mayor to execute, a contract with The Foundation Specialists (TFS) for foundation repair at the Gregory Mill Park south restroom building.**
- 6.l. Approval of the terms of, and authorization for the Mayor to execute, a contract with Tim Payne Painting for Event Center painting.**
- 6.m. Approval of the terms of, and authorization for the Mayor to execute, a contract with Adams Contracting, LLC for the Rock Springs Road over Rock Springs Branch Bridge Repair.**
- 6.n. Approval of the terms of, and authorization for the Mayor to execute, Amendment No.1 with HMB Professional Engineers, Inc. for Construction**

Engineering and Inspection (CEI) Services for the Rock Springs over Rock Springs Branch Bridge Repair.

- 6.o. **Approval of the terms of, and authorization for the Mayor to execute, a contract with Ragan Smith Associates for the update to the Comprehensive Plan.**
- 7. **Old Business**
- 7.a. **PUBLIC HEARING: Consideration of a Resolution relative to a Plan of Services for property located on Tax Map 50, Parcel 31.00.**

The Town Council next considered a Resolution for Plan of Services for properties located on Tax Map 50, Parcel 31. The recommendation of the Planning Commission was that the Plan of Services 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 Jerome Dempsey made a motion to approve the Resolution for Plan of Services. The motion was duly seconded by Vice-Mayor Marc Adkins. After further discussion, the motion was approved 7-0.

A copy of said Resolution for Plan of Services, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "2."
(Resolution #25-26)

- 7.b. **PUBLIC HEARING: Consideration of an Ordinance relative to the annexation and R-3 zoning of property on Tax Map 50, Parcel 31.00 requested by CLQ Land on behalf of Chao Wen Dong containing 21.7 acres. The property is located at 5198 Lee Road.**

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 50, Parcel 31.00 requested by CLQ Land on behalf of Chao Wen Dong containing 21.7 acres. The property is located at 5198 Lee Road. The Planning Commission reviewed this request and recommended approval.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. Tanya Singleton, 5297 Lee Road, Smyrna, 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 the Ordinance on second and final reading; the motion was duly seconded by Council Member Racquel Peebles. After 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 "3."
(Ordinance #25-32)

7.c. Consideration of a Resolution in memorandum of Ordinance #25-32 relative to the annexation and R-3 zoning of property located on Tax Map 50, Parcel 31.00.

The Town Council next considered a Resolution in Memorandum of Ordinance #25-32 relative to the annexation and R-3 zoning of property located on Tax Map 50, Parcel 31.00.

Following discussion, Council Member HG Cole made a motion to approve the Resolution. The motion was duly seconded by Council Member Steve Sullivan. After further discussion, the motion was approved 7-0.

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 #25-27)

7.d. PUBLIC HEARING: Consideration of an Ordinance relative to the rezoning of property located on Tax Map 55, Parcel 11.12 owned by Unico TN, LLC containing .91 acre from PID to C-2. The property is located west of Almaville Road.

The Town Council next considered on second and final reading an Ordinance relative to the rezoning of property located on Tax Map 55, Parcel 11.12 owned by Unico TN, LLC containing .91 acre from PID to C-2. The property is located west of Almaville Road. The Planning Commission reviewed this request and recommended approval.

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 the Ordinance on second and final reading; the motion was duly seconded by Vice-Mayor Marc Adkins. After 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 "5."
(Ordinance #25-33)

7.e. PUBLIC HEARING: Consideration of an Ordinance amending Smyrna Municipal Code Title 15, Chapter 6, Section 622 relative to Modified Public Transportation Vehicles.

The Town Council next considered on second and final reading an Ordinance amending Smyrna Municipal Code Title 15, Chapter 6, Section 622 relative to Modified Public Transportation Vehicles.

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 the Ordinance on second and final reading; the motion was duly seconded by Council Member Racquel Peebles. After 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 "6." (Ordinance #25-30)

8. New Business

8.a. Planning Commission Report

8.a.1. Consideration of an Ordinance relative to the annexation and PUD zoning of property on Tax Map 11, Parcel 5.00 requested by 452 Properties, LLC containing 225.25 acres. The property is located on Mona Road east of I-840.

The Town Council next considered on first reading an Ordinance relative to the annexation and PUD zoning of property on Tax Map 11, Parcel 5.00 requested by 452 Properties, LLC containing 225.25 acres. The property is located on Mona Road east of I-840. This item had been deferred by the Council from the previous meeting. After the deferral, adjustments to the application were made and said item was resubmitted to the Planning Commission for review and consideration. The Planning Commission recommended approval.

Following discussion, Vice-Mayor Marc Adkins made a motion to defer this matter on first reading to the December Council meeting or to such time that an agreement has been approved with Consolidated Utility District, whichever comes later. The motion was duly seconded by Council Member Racquel Peebles. After further discussion, the motion to defer this item on first reading was approved 7-0. A new Ordinance number will be issued to notate potential approval on second and final reading in calendar year 2026.

A copy of said Ordinance, as deferred on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "7." (Ordinance #26-2)

8.a.2. Consideration of an Ordinance relative to the rezoning of property located on Tax Map 28K, Group A, Parcel 1.00 owned by Arsany Ghobrial containing .28 acre from R-3 to C-4. The property is located at 519 Noel Lane.

The Town Council next considered on first reading an Ordinance relative to the rezoning of property located on Tax Map 28K, Group A, Parcel 1.00 owned by Arsany Ghobrial containing .28 acre from R-3 to C-4. The property is located at 519 Noel

Lane. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Council Member Jerome Dempsey made a motion to deny the Ordinance on first reading. The motion to deny was duly seconded by Council Member Gerry Short. After further discussion, the motion to deny was approved 7-0.

A copy of said Ordinance, as denied on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "8."
(Ordinance #25-34)

8.a.3. Consideration of an Ordinance relative to the rezoning of Tax Map 28J, Group A, Parcel 2.00, from R-3 to C-4 requested by James and Angela Schmidt. The property requested to be rezoned contains approximately .72 acre and is located at 1205 Rock Springs Road.

The Town Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 28J, Group A, Parcel 2.00, from R-3 to C-4 requested by James and Angela Schmidt. The property requested to be rezoned contains approximately .72 acre and is located at 1205 Rock Springs 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. The motion was duly seconded by Council Member Racquel Peebles. After further discussion, the 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 "9."
(Ordinance #25-35)

8.a.4. Consideration regarding the acceptance of two tracts of land to be donated to the Town by Drapac for use as a fire station and a public park.

The Town Council next considered a Resolution relative to the mandatory referral and acceptance of two tracts of land to be donated to the Town by Drapac for use as a fire station and public park.

Following discussion, Council Member Steve Sullivan made a motion to approve the Resolution. The motion was duly seconded by Council Member HG Cole. After further discussion, the motion was approved 6-1, with Council Member Jerome Dempsey voting against said item.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "10" (Resolution #25-25)

8.b. Consideration and authorization for the Mayor to execute an agreement between the Town of Smyrna and Stars and Stripes 3H, 3L and 30 relative to Lyndwood.

Next, the Town Council considered an agreement between the Town of Smyrna and Stars and Stripes 3H, 3L and 3O relative to Lyndwood. Following discussion, Vice-Mayor Marc Adkins made a motion to the agreement and to authorize the Mayor to sign; the motion was duly seconded by Council Member Steve Sullivan. The motion was approved 6-1, with Council Member Jerome Dempsey voting against said agenda item.

A copy of said agreement is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "11".

8.c. Consideration of a Resolution adopting the Town of Smyrna Logo, Branding Guidelines and proposed Usage Agreement for outside entities.

The Town Council next considered a Resolution relative to adopting the Town of Smyrna Logo, Branding Guidelines and proposed Usage Agreement for outside entities. Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Resolution. The motion was duly seconded by Council Member Jerome Dempsey. After further discussion, the motion was approved 7-0.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "12." (Resolution #25-24)

8.d. Consideration of a Resolution establishing the dates, times and place of the regular meetings and work sessions of the Town Council for calendar year 2026.

The Town Council next considered a Resolution establishing the dates, times and place of the regular meetings and work sessions of the Town Council for calendar year 2026. Following discussion, Council Member Steve Sullivan made a motion to approve the Resolution. The motion was duly seconded by Vice-Mayor Marc Adkins. After further discussion, the motion was approved 7-0.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "13." (Resolution #25-23)

8.e. Consideration of the appointment of one (1) member to serve on the Planning Commission for an unexpired term ending in 2026.

At this time, Mayor Reed appointed applicant Vanessa Haley to the Planning Commission to serve an unexpired term ending in 2026.

8.f. Consideration of the appointment of one (1) member to the Linebaugh Library Board of Directors to serve an unexpired term ending in 2027.

At this time, Council Member Steve Sullivan made a nomination that applicant Angela Frederick be appointed to the Linebaugh Library Board of Directors to serve an unexpired term ending in 2027. There were no other nominations. Angela Frederick's nomination was confirmed unanimously by Council.

- 8.g. Consideration of the appointment of three (3) members to serve on the Municipal Industrial Development Board; one (1) member to serve an unexpired term ending in 2027, one (1) member to serve a term ending in 2030, and one (1) member to serve a term ending in 2031.**

There were no applicants to consider at this time.

9. Other

There was no other business to be considered at this time.

10. Status Reports

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

September State Shared tax & September 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 6:37 p.m.

Attest:



Amber Hobbs, Town Clerk

Town of Smyrna, Tennessee



Mary Esther Reed, Mayor