



## TOWN OF SMYRNA

### TOWN COUNCIL MEETING

### AGENDA



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To be placed under Smyrna Town Council Citizen Comments, an individual must fill out the online form, call or email the Town Clerk's office before 4:30 PM on the business day before the Council meeting and request to be placed under Citizen Comments; provide his or her name, address and telephone number; and state the purpose of addressing the Council.

Speakers are limited to 3 minutes. Additional comments may be submitted in writing.

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February 10, 2026

5:00 PM

Smyrna Town Hall

**1. Call to Order**

Prayer: Smyrna Police Department Chaplain, Tim York

Pledge of Allegiance: Assistant Town Manager, Todd Spearman

**2. Roll Call**

**3. Approval or Correction of Minutes**

January 13, 2026, regular meeting, the January 29, 2026, Quarterly Joint meeting of the Planning Commission and Town Council and the January 29, 2026, workshop meeting of the Town Council.

**4. Awards and Recognitions**

**5. Consent Agenda**

Note: Consent Agenda items will be those items determined by the Town Manager to be routine matters not necessitating discussion. All Consent Agenda items may be voted upon simultaneously pursuant to a single motion. There will be no separate discussion of these items unless a member of the Town Council requests that discussion be held, in which case the item will be removed from the Consent Agenda and considered separately. Following passage of the remaining Consent Agenda items, discussion of any items removed from the Consent Agenda shall be held and separate motions and votes shall be taken for each of the items removed.

- a. Approval of the terms of, and authorization for the Mayor to execute, a contract from Gorrie-Regan for a 3-year agreement to use the Attendance on Demand system and to lease time clocks for employee time management.
- b. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Maintain X for a work order software for the Public Works

Department.

- c. Approval of the terms of, and authorization for the Mayor to execute, an application with the Army Corps of Engineers for use of Jefferson Pike for Boat Day on June 6, 2026.
- d. Approval of the terms of, and authorization for the Mayor to execute, the 1st Amended Lease Agreement for the Senior Activity Center.
- e. Approval of the terms of, and authorization for the Mayor to execute, a contract extension with Benchmark, LLC for locating services for gas, water and sewer.
- f. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Aria Filtra Systems Support relative to 24/7 Technical Phone Support for Water Treatment Plant.
- g. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Starpoint Imaging Services to digitize the official records of the Town Clerk, Court Clerk, and Human Resources departments.
- h. Approval of the terms of, and authorization for the Mayor to execute, an agreement with MCCi for Laserfiche Enterprise Content Management (ECM) software for the Town Clerk, Court Clerk and Human Resources departments' records.

## 6. **Old Business**

- a. **PUBLIC HEARING**: Consideration of an Ordinance relative to a Budget Amendment for Fiscal Year 2026.
- b. **PUBLIC HEARING**: Consideration of an Ordinance amending the Smyrna Municipal Code Title 5, Chapter 2 relative to Privilege and Business Taxes.
- c. **PUBLIC HEARING**: Consideration of an Ordinance amending the 2025-2026 Fiscal Year Fee Schedule to add a late penalty for delinquent business privilege taxes.
- d. **PUBLIC HEARING**: Consideration of a Resolution relative to a Plan of Services for property located on Tax Map 35, part of Parcel 81.04.
- e. **PUBLIC HEARING**: Consideration of an Ordinance relative to the annexation and PID zoning of property on Tax Map 35, part of Parcel 81.04 requested by Sonny Patel containing 3.54 acres. The property is located at 8216 Florence Road.
- f. Consideration of a Resolution in Memorandum of Ordinance #26-7 relative to the annexation and PID zoning of property on Tax Map 35, part of Parcel 81.04.
- g. **PUBLIC HEARING**: Consideration of an Ordinance relative to the amendment of the existing PRD of property located on Tax Map 55, Parcel 31.00 owned by Charter Commercial, LLC containing 25 acres. This request is from M2 Group on behalf of the property owners and is located at the end of Antique Avenue.

- h. **PUBLIC HEARING**: Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.010.4.A, Article V, Sections 5.052.2 and 5.052.7, and adding Article VII, Section 7.061.21 regarding climate controlled storage facility requirements in the C-2 and C-5 districts.
- i. **PUBLIC HEARING**: Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II, Section 2.020 regarding solid waste services.
- j. **PUBLIC HEARING**: Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.030.F regarding temporary use regulations for outdoor sales of food or retail merchandise.
- k. **PUBLIC HEARING**: Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II, Section 2.020 and adding Article IV, Section 4.030.H regarding yard sales.

## 7. **New Business**

- a. Planning Commission Report
  - 1. Consideration of an Ordinance relative to the amendment of the existing PRD to PUD for property located on Tax Map 28, Parcels 44.07, 44.26, and 44.32 owned by Vintage Harbor Brook, LLC, Vintage Smyrna Block 1 Owner, LLC, and Vester Waldron Family Limited Partnership, LLC containing 91.66 acres. The properties requested are located on Needham Drive, White Birch Avenue, and Old Nashville Highway.
  - 2. Consideration of an Ordinance relative to the annexation and PRD zoning of property located on Tax Map 54, Parcels 20.00, 20.01, and 3.04 requested by Catalyst Design Group on behalf of the property owners containing 102 acres. The properties are located at 7025 Del Thomas Road.
  - 3. Consideration of an Ordinance relative to the rezoning of Tax Map 51, Parcel 8.26, from PRD to R-3 requested by Hollingshead Land, LLC. The property requested to be rezoned contains approximately 12.94 acres and is located south of Lee Road.
  - 4. Consideration of a Resolution authorizing the acquisition of right-of-way and easements by negotiation or condemnation for the purpose of adding a sidewalk along Old Nashville Highway.
- b. Consideration of an Ordinance amending the Smyrna Municipal Code Title 12 relative to adoption of 2024 Uniform Building Codes.

## 8. **Public Comment**

Note: The Town's Public Comment Period shall be reserved for those citizens that have signed up to address the Town Council, or a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy as outlined above.

**9. Other**

**10. Status Reports**

December State Shared Tax  
December Local Sales Tax

**11. Correspondence & Announcements**

**12. Adjournment**