



TOWN OF SMYRNA
TOWN COUNCIL
MEETING
MINUTES



January 13, 2026

5:00 PM

Smyrna Town Hall

1. Public Comment

The following Rutherford County residents spoke under public comment relative to agenda item 8.b.:

Kelley Butler
Kay Reynolds
Lori Delancey
Brenda Bonadies
Hannah Gary
Eric White
Eric Jackson

There were no further public comments at this time.

2. Call to Order

Mayor Reed called the meeting to order at 05:23 PM.

Prayer: Smyrna Police Department Chaplain Tim York

The Invocation was led by Smyrna Police Department Chaplain, Tim York.

Pledge of Allegiance: Mike Moss, Director of Parks

The Pledge of Allegiance was led by Director of Parks, Mike Moss.

3. Roll Call

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

4. Approval or Correction of Minutes

December 9, 2025, regular meeting and the January 6, 2026, workshop and special-called meetings of the Town Council.

Following a review of the Minutes of the December 9, 2025, regular meeting and the January 6, 2026, special-called and workshop meeting of the Town Council, Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly

seconded by Council Member Steve Sullivan. The motion was approved 7-0.

5. Awards and Recognitions

~ Smyrna/Rutherford County Airport Executive Director, Evan Lester —
The Great Tennessee Airshow Award Recipient

~ Jeff Craig, Human Resources Director — 2025 Wellness Alliance Well
Workplace Bronze Award Recipient

~ Mike Moss, Parks Department Director — Tennessee Recreation &
Parks Association Four Star Facility Award Recipient

After the conclusion of the Awards and Recognitions, Mayor Reed requested that the Council move consideration of Agenda Item 8.f. to this time to allow Smyrna/Rutherford County Airport representatives to not have to stay through discussion of all business items. After discussion, Council Member Jerome Dempsey made a motion to move Agenda Items 8.f. up within the agenda to be considered next. Council Member Racquel Peebles seconded the motion. Said motion was subsequently approved unanimously and Agenda Item 8.f. was considered at this time.

6. Consent Agenda

The following Consent Agenda items were next presented for consideration by the Town Council. Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Consent Agenda items; the motion was duly seconded by Council Member Steve Sullivan. The motion was approved 7-0.

- 6.a. **Approval of the terms of, and authorization for the Mayor to execute, a contract amendment with Thomas and Hutton for permitting services relative to Cedar Stone Park Phase II.**
- 6.b. **Approval of the terms of, and authorization for the Mayor to execute, a Rental Agreement for the "From Here to There" Exhibit for the Smyrna Outdoor Adventure Center.**
- 6.c. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with CBRE relative to the Stewart's Creek Gravity Sewer project re-appraisals.**
- 6.d. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with the City of LaVergne for the Blair Road Gas Relocation Project.**
- 6.e. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with James N. Bush Construction, Inc. relative to the Enon Springs Water Line Replacement project.**
- 6.f. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with Jarrett Builders, Inc. relative to Golf Course Water Line Extension/Connection.**
- 6.g. **Approval of the Fire Department Administrative Policies and Procedures Manual.**
- 6.h. **Approval of the terms of, an authorization for the Mayor to execute, a**

federal contract with the U.S. Department of Housing and Urban Development (HUD) for FY2025 CDBG Entitlement funds for a new playground at Hilltop-Rosenwald Park.

- 6.i. Approval of the terms of, and authorization for the Mayor to execute, Amendment No. 2 with Energy Land and Infrastructure relative to Lee Road Phase 1.**
- 6.j. Approval of the terms of, and authorization for the Mayor to execute, a contract with S&W Contracting Company LLC for construction of pedestrian buttons at the intersection of Old Nashville Highway and Hazelwood Drive.**
- 6.k. Approval of the terms of, and authorization for the Mayor to execute, a quote from CDWG for a 3-year renewal of the Google Workspace agreement.**
- 6.l. Approval of and authorization of a list of items to be auctioned through online surplus sale with GovDeals.**

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 relative to the rezoning of Tax Map 28J, Group A, Parcel 1.00, from R-3 to C-4 requested by Tracye Mayolo. The property requested to be rezoned contains approximately .71 acre and is located at 1191 Rock Springs Road.**

The Town Council next considered on second and final reading an Ordinance relative to the rezoning of Tax Map 28J, Group A, Parcel 1.00, from R-3 to C-4 requested by Tracye Mayolo. The property requested to be rezoned contains approximately .71 acre and is located at 1191 Rock Springs Road. The Planning Commission reviewed and recommended approval of this item.

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 the Ordinance on second and final reading; the motion was duly seconded by Council Member Jerome Dempsey. 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 "2." (Ordinance #26-3)

- 7.b. PUBLIC HEARING: Consideration of an Ordinance amending Title 1 "General Administration" Section 1-104 "Order of Business" of the Municipal Code relative to Public Comment at meetings.**

The Town Council next considered on second and final reading an Ordinance amending Title 1 "General Administration" Section 1-104 "Order of Business" of the Municipal Code relative to Public Comment at meetings.

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 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 #26-1)

8. New Business

8.a. Planning Commission Report

8.a.1. 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.

The Town Council next considered on first reading 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. 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 Vice-Mayor Marc Adkins. After further discussion, the motion was approved 7-0.

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 "4." (Ordinance #26-7)

8.a.2. 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.

The Town Council next considered on first reading 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. 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 HG Cole. 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 "5." (Ordinance #26-8)

8.a.3. 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.

The Town Council next considered on first reading 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. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Ordinance on first reading. The motion was duly seconded by Council Member Gerry Short. After further discussion, the motion was approved 7-0.

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 "6." (Ordinance #26-9)

8.a.4. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II, Section 2.020 regarding solid waste services.

The Town Council next considered on first reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II, Section 2.020 regarding solid waste services. 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 HG Cole. After further discussion, the motion was approved 6-1 with Council Member Jerome Dempsey voting against said item.

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 "7." (Ordinance #26-10)

8.a.5. 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.

The Town Council next considered on first reading 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. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Ordinance on first reading. The motion was duly seconded by Council Member Steve Sullivan. After further discussion, the motion was approved 7-0.

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 "8 ." (Ordinance #26-11)

8.a.6. 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.

The Town Council next considered on first reading 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. The recommendation of the Planning Commission was that the request be approved.

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

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 #26-12)

8.b. Consideration of an Ordinance relative to the annexation and PUD zoning of property on Tax Map 11, Parcel 5.00 requested by Fall Creek Commerce, 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 Fall Creek Commerce, LLC containing 225.25 acres. The property is located on Mona Road east of I-840. The recommendation of the Planning Commission was that the request be approved with three conditions:

1. No truck traffic shall enter Mona Road south of the development.
2. The interior roadway parallel to I-840 and the roadway providing access off of Mona Road is to be completed prior to obtaining permits for Phase 3. These two roads shall connect together.

3. Adding a landscape buffer of 100 feet along the edges of the property for any boundary where an existing residence is within 1,000 feet of the property boundary.

At this time, Paul Reinke and Kurt Nelson from Hillwood, 6410 Poplar Avenue, Memphis, spoke relative to the project and the traffic study.

Following discussion, Council Member Steve Sullivan made a motion to approve the Ordinance on first reading. The Motion did not receive a second, and after further discussion, the motion failed due to a lack of a second. At this time, Council Member Gerry Short made a motion to DENY the Ordinance on first reading due to requested zoning. Council Member Jerome Dempsey seconded the motion to DENY. After a roll call vote, each Council Member voted individually in support of the motion to DENY. Said motion to DENY was passed unanimously.

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 #26-2)

8.c. Consideration of an Ordinance relative to a Budget Amendment for Fiscal Year 2026.

The Town Council next considered on first reading an Ordinance relative to a Budget Amendment for Fiscal Year 2026.

Following discussion, Vice-Mayor Marc Adkins 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 7-0.

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 "11." (Ordinance #26-6)

8.d. Consideration of an Ordinance amending the Smyrna Municipal Code Title 5, Chapter 2 relative to Privilege and Business Taxes.

The Town Council next considered on first reading an Ordinance amending the Smyrna Municipal Code Title 5, Chapter 2 relative to Privilege and Business Taxes.

Following discussion, Council Member Jerome Dempsey 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 7-0.

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 "12." (Ordinance #26-4)

8.e. Consideration of an Ordinance amending the 2025-2026 Fiscal Year Fee Schedule to add a late penalty for delinquent business privilege taxes.

The Town Council next considered on first reading an Ordinance amending the 2025-2026 Fiscal Year Fee Schedule to add a late penalty for delinquent business privilege taxes.

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 7-0.

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 "13." (Ordinance #26-5)

8.f. Consideration of a Resolution in support of a new Air Traffic Control Tower at Smyrna Airport.

The Town Council next considered a Resolution in support of a new Air Traffic Control Tower at Smyrna Airport.

Following discussion, Council Member Gerry Short made a motion to approve the Resolution. The motion was duly seconded by Council Member Racquel Peebles. 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 "14." (Resolution #26-3)

8.g. Consideration of an amendment to the By-Laws of the Sister City Relations Committee.

The Town Council next considered an amendment to the By-Laws of the Sister City Relations Committee.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the By-Law amendments. The motion was duly seconded by Council Member Jerome Dempsey. After further discussion, the motion was approved 7-0.

9. Other

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

10. Status Reports

November State Shared & Local Sales Tax.

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

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

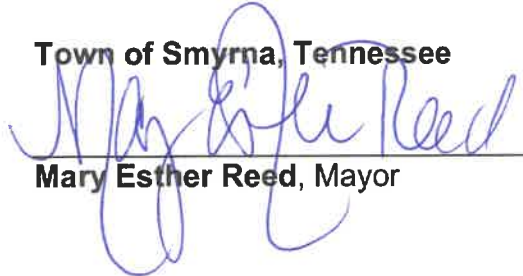
Without objection, the meeting was adjourned at 8:21 p.m.

Attest:



Amber Hobbs, Town Clerk

Town of Smyrna, Tennessee



Mary Esther Reed, Mayor