



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



**February 10, 2026**

**5:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

Mayor Reed called the meeting to order at 05:03 PM.

**Prayer: Smyrna Police Department Chaplain, Tim York**

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

**Pledge of Allegiance: Assistant Town Manager, Todd Spearman**

The Pledge of Allegiance was led by Assistant Town Manager, Todd Spearman.

**2. 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.

**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.**

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

**4. Awards and Recognitions**

There were no awards and recognitions at this time.

**5. 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 Gerry Short. The motion was 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."

- 5.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.**
- 5.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.**
- 5.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.**
- 5.d. **Approval of the terms of, and authorization for the Mayor to execute, the 1st Amended Lease Agreement for the Senior Activity Center.**
- 5.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.**
- 5.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.**
- 5.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.**
- 5.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**
- 6.a. **PUBLIC HEARING: Consideration of an Ordinance relative to a Budget Amendment for Fiscal Year 2026.**

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

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 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 “2.”  
(Ordinance #26-6)

**6.b. PUBLIC HEARING: 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 second and final reading an Ordinance amending the Smyrna Municipal Code Title 5, Chapter 2 relative to Privilege and Business Taxes.

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 #26-4)

**6.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.**

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

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 “4.”  
(Ordinance #26-5)

**6.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.**

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

located on Tax Map 35, part of Parcel 81.04. 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, Vice-Mayor Marc Adkins made a motion to approve the Resolution for Plan of Services. The motion was duly seconded by Council Member Steve Sullivan. 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 "5."  
(Resolution #26-2)

**6.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.**

The Town Council next considered on second and final 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 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 Gerry Short made a motion to approve the Ordinance on second and final reading; the motion was duly seconded by Council Member Steve Sullivan. After further discussion, the motion was approved 5-2, with Council Members HG Cole and Racquel Peebles voting "no."

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 #26-7)

**6.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.**

The Town Council next considered 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.

Following discussion, Vice-Mayor Marc Adkins 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 "7." (Resolution #26-4)

- 6.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.**

The Town Council next considered on second and final 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 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 Gerry Short. 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 second and final reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "8." (Ordinance #26-8)

- 6.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.**

The Town Council next considered on second and final 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 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 Gerry Short made a motion to approve the Ordinance on second and final reading; the motion was duly seconded by Council Member HG Cole. 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 "9." (Ordinance #26-9)

**6.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.**

The Town Council next considered on second and final reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II, Section 2.020 regarding solid waste services. 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 HG Cole 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 "10." (Ordinance #26-10)

**6.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.**

The Town Council next considered on second and final 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 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, Vice-Mayor Marc Adkins made a motion to approve the Ordinance on second and final 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 second and final reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "11." (Ordinance #26-11)

**6.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.**

The Town Council next considered on second and final 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 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 Jerome Dempsey made a motion to approve the Ordinance on second and final 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 second and final reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "12." (Ordinance #26-12)

**7. New Business**

**7.a. Planning Commission Report**

**7.a.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.**

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

1. Allowing up to ten (10) office suites for each phase.
2. The minimum building separation would be 20' instead of 30'.
3. Each phase is responsible for the maintenance of the common areas and common space in lieu of an owners' association.
4. The common park would be owned and maintained by the Town instead of being owned and maintained by all four phases.

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 "13." (Ordinance #26-14)

**7.a.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.**

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

Following discussion, the Council suspended the rules for the developer's representative to speak. At this time, Chris Smith from Goodall Homes spoke. After further discussion, Council Member Jerome Dempsey made a motion to defer the Ordinance on first reading to the March 2026 meeting. The motion to defer was duly seconded by Council Member Racquel Peebles. The motion to defer was approved 7-0.

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 "14." (Ordinance #26-15)

**7.a.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.**

The Town Council next considered on first reading 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. 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 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 "15." (Ordinance #26-16)

**7.a.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.**

The Town Council next considered 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.

Following discussion, Vice-Mayor Marc Adkins 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 "16." (Resolution #26-1)

**7.b. Consideration of an Ordinance amending the Smyrna Municipal Code Title 12 relative to adoption of 2024 Uniform Building Codes.**

The Town Council next considered on first reading an Ordinance amending the Smyrna Municipal Code Title 12 relative to adoption of 2024 Uniform Building Codes.

Following discussion, Council Member Racquel Peebles 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 "17." (Ordinance #26-13)

**8. Public Comment**

There were no public comments at this time.

**9. Other**

At this time, Director of Parks, Mike Moss, made an announcement relative to an emergency repair purchase due to a pipe burst at Volunteer Park during the ice storm.

**10. Status Reports**

**December State Shared Tax  
December Local Sales Tax**

Director of Finance, Sierra Lowry, presented Council with December State Shared Tax and December 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 6:59 p.m.

Attest:

  
Amber Hobbs, Town Clerk

Town of Smyrna, Tennessee

  
Mary Esther Reed, Mayor