



TOWN OF SMYRNA

TOWN COUNCIL MEETING

MINUTES



March 10, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

Mayor Reed called the meeting to order at 05:01 PM.

Prayer: Smyrna Police Department Chaplain, Tim York

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

Pledge of Allegiance: Ms. Mehaffey's 1st grade class (Thurman Francis Arts Academy)

The Pledge of Allegiance was led by Ms. Mehaffey's 1st grade class from Thurman Francis Arts Academy.

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

February 10, 2026, regular meeting, the February 24, 2026 special-called meeting, and the February 26, 2026, workshop meeting of the Town Council.

Following a review of the minutes of the February 10, 2026, regular meeting, the February 24, 2026 special-called meeting, and the February 26, 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 Steve Sullivan. The motion was approved 7-0.

4. Awards and Recognitions

Proclamation in support of First Responder Wellness Week, March 23–27.

Proclamation recognizing Smyrna Housing Authority Chairperson, Tommy Francis.

At this time, the Town Council presented a Proclamation in support of First Responder Wellness Week and a Proclamation recognizing Smyrna Housing Authority

Chairperson, Tommy Francis.

5. Consent Agenda

The following Consent Agenda items were next presented for consideration by the Town Council. Following discussion, Consent Agenda Item "e" was pulled for individual discussion and vote. Following further discussion relative to the remaining consent items, Council Member Steve Sullivan 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.

Next, Consent Agenda Item "e" was discussed individually. Following discussion, Council Member Jerome Dempsey made a motion to approve Consent Agenda Item "e". Said motion was seconded by Council Member Steve Sullivan, and after further discussion, 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, an agreement with Pyrotecnico for the Town's annual Independence Day Celebration firework display.**
- 5.b. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Monitoring & Management Services relative to the Fats, Oils & Grease Program.**
- 5.c. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Barton Lawn Care for mowing of Non-Parks properties within the Town.**
- 5.d. Approval of the terms of, and authorization for the Mayor to execute, a contract extension with TDOT for the Enon Springs Sidewalk Replacement Project.**
- 5.e. Approval of the terms of, and authorization for the Mayor to execute, a contract amendment with Gresham Smith for Roadway and Signal Design services for the Rock Springs Road at Old Nashville Highway intersection improvements.**
- 5.f. Approval of the terms of, and authorization for the Mayor to execute, an amendment to the Lease with Rutherford County, Tennessee for property located at 440 Enon Springs Road East.**
- 5.g. Approval of the terms of, and authorization for the Mayor to execute, an agreement with the Tennessee Rehab Center allowing the Parks Department to use the recreation field area.**
- 5.h. Approval of the terms of, and authorization for the Mayor to execute, an agreement for the Smyrna Outdoor Adventure Center Fall Exhibit, "Sonic Sensation."**
- 5.i. Consideration and approval of the Smyrna Parks and Recreation 5-Year**

Master Plan.

6. Old Business

- 6.a. PUBLIC HEARING: 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 second and final 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 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 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 "2." (Ordinance #26-14)

- 6.b. PUBLIC HEARING: 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 second and final 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 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 "3." (Ordinance #26-16)

6.c. PUBLIC HEARING: 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 second and final reading an Ordinance amending the Smyrna Municipal Code Title 12 relative to adoption of 2024 Uniform Building Codes. 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 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 "4." (Ordinance #26-13)

7. New Business

7.a. Planning Commission Report

7.a.1. 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, Vice-Mayor Marc Adkins made a motion to defer the Ordinance on first reading to the April regular meeting. The motion was duly seconded by Council Member Steve Sullivan. After further discussion, 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 "5." (Ordinance #26-15)

- 7.a.2. Consideration of an Ordinance relative to the rezoning of Tax Map 27, Parcel 11.00 and part of Parcel 14.00, from R-1, C-2, and P&O-1 to PID, owned by Gilsville Family Center, Inc. and requested by Thomas and Hutton on behalf of KBC Advisors. The properties requested to be rezoned contain approximately 28.3 acres and are located on Nissan Drive and Jefferson Pike.**

This application was withdrawn at the request of the applicant. No further action was necessary at this time.

- 7.a.3. Consideration of an Ordinance relative to the rezoning of property located on Tax Map 34I, Group F, Parcel 18.00 owned by Armia Saber and Meriana Messiha Saber containing .54 acre from R-2 to C-2. The property is located at 11264 Old Nashville Highway.**

The Town Council next considered on first reading an Ordinance relative to the rezoning of property located on Tax Map 34I, Group F, Parcel 18.00 owned by Armia Saber and Meriana Messiha Saber containing .54 acre from R-2 to C-2. The property is located at 11264 Old Nashville Highway. The recommendation of the Planning Commission was that the request be denied.

Following discussion, Council Member Steve Sullivan made a motion to deny the Ordinance on first reading. The motion to deny was duly seconded by Council Member HG Cole. After further discussion, the motion to deny this Ordinance on first reading was approved 7-0.

- 7.a.4. Consideration of a Resolution authorizing the acquisition of right-of-way and easements by negotiation or condemnation for the purpose of a sewer line project along Morton Lane.**

The Town Council next considered a Resolution authorizing the acquisition of right-of-way and easements by negotiation or condemnation for the purpose of a sewer line project along Morton Lane.

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 "6." (Resolution #26-9)

- 7.a.5. Consideration of an Ordinance amending the text of the Smyrna Sign Ordinance Chapter 3 General Provisions, Sections D and E, and Chapter 7 Temporary Sign Provisions, Sections A, B, and C.**

The Town Council next considered on first reading an Ordinance amending the text of

the Smyrna Sign Ordinance Chapter 3 General Provisions, Sections D and E, and Chapter 7 Temporary Sign Provisions, Sections A, B, and C. 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 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 "7." (Ordinance #26-18)

7.a.6. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article V Zoning Districts, Section 5.051.4.C regarding accessory apartments in the R-4 Medium Density Residential District.

The Town Council next considered on first reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article V Zoning Districts, Section 5.051.4.C regarding accessory apartments in the R-4 Medium Density Residential District. 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 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 #26-19)

7.a.7. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II, Definitions, Sections 2.020 and 2.036.12 and Article V Zoning Districts, Sections 5.052.1, 5.052.2, 5.052.4, and 5.052.6 regarding bail bond agency requirements.

The Town Council next considered on first reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II, Definitions, Sections 2.020 and 2.036.12 and Article V Zoning Districts, Sections 5.052.1, 5.052.2, 5.052.4, and 5.052.6 regarding bail bond agency requirements. 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 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 "9." (Ordinance #26-20)

7.a.8. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II Definitions, Sections 2.020, 2.036.14, and 2.036.23, Article IV Supplementary Provisions Applying to Specific Districts adding Section 4.210, and Article V Zoning Districts, Sections 5.052.7, 5.053.1, and 5.053.2 regarding tobacco, vape, and cannabinoid retailers.

The Town Council next considered on first reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II Definitions, Sections 2.020, 2.036.14, and 2.036.23, Article IV Supplementary Provisions Applying to Specific Districts adding Section 4.210, and Article V Zoning Districts, Sections 5.052.7, 5.053.1, and 5.053.2 regarding tobacco, vape, and cannabinoid retailers. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Council Member HG Cole 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 "10." (Ordinance #26-21)

7.b. Consideration of an Ordinance amending the Smyrna Municipal Code Title 7 relative to the adoption of the 2024 International Fire Code.

The Town Council next considered on first reading an Ordinance amending the Smyrna Municipal Code Title 7 relative to the adoption of the 2024 International Fire Code. 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 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 #26-17)

7.c. Consideration of a Resolution in support of Parks and Recreation's FY2026 \$3,000,000 application to the Local Parks and Recreation Fund by the Tennessee Department of Environment and Conservation.

The Town Council next considered a Resolution in support of Parks and Recreation's FY2026 \$3,000,000 application to the Local Parks and Recreation Fund by the Tennessee Department of Environment and Conservation.

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 "12." (Resolution #26-8)

7.d. Consideration of a Resolution to request unclaimed balance of accounts remitted to State Treasurer under Unclaimed Property Act.

The Town Council next considered a Resolution to request an unclaimed balance of accounts remitted to State Treasurer under Unclaimed Property Act.

Following discussion, Council Member Jerome Dempsey made a motion to approve the Resolution. The motion was duly seconded by Council Member H.G. Cole. 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 #26-7)

8. Board & Committee Appointments

8.a. Consideration of the appointment of one (1) member to the Stormwater Advisory Board to serve an unexpired term ending in 2027.

At this time, the Town Council considered the appointment of one (1) member to the Stormwater Advisory Board to serve an unexpired term ending in 2027. Being there was only one applicant, the Town Council unanimously appointed Matthew Ford to serve the unexpired term on the Stormwater Advisory Board ending in 2027.

8.b. Consideration of the appointment of two (2) members to the Project Assistance Board; one (1) to serve an unexpired term ending in 2028 and one (1) to serve a term ending in 2029.

The Town Council next considered the appointment of two (2) members to the Project Assistance Board; one (1) to serve an unexpired term ending in 2028 and one (1) to serve a term ending in 2029. Following discussion, Council Member Steve Sullivan nominated applicant, Donald Merritt, to serve the unexpired term ending in 2028 and applicant, Wendy Lloyd, to serve the term ending in 2029. There being no other nominations, said appointments were confirmed unanimously by the Council.

8.c. Consideration of the appointment of one (1) member to the Smyrna Housing Authority to serve a term ending in 2031.

The Town Council next considered the appointment of one (1) member to the Smyrna Housing Authority to serve a term ending in 2031. Mayor Reed appointed applicant, Jason Surratt, to serve a term on the Smyrna Housing Authority ending in 2031.

8.d. Consideration of the appointment of two (2) members to the Planning Commission to serve terms ending in 2028.

The Town Council next considered the appointment of two (2) members to the Planning Commission to serve terms ending in 2028. Mayor Reed reappointed applicant, Vanessa Haley, and appointed applicant Scott Demonbreun to serve the terms ending in 2028.

8.e. Consideration of the appointment of two (2) members to the Historic Zoning Commission; one (1) to serve an unexpired term ending in 2029 and one (1) to serve a term ending in 2031.

The Town Council next considered the appointment of two (2) members to the Historic Zoning Commission; one (1) to serve an unexpired term ending in 2029 and one (1) to serve a term ending in 2031. Mayor Reed nominated applicants Nikki Sasser to serve the term ending in 2031 and Patricia Thurmon to serve the term ending in 2029 on the Historic Zoning Commission. Said nominations were confirmed unanimously.

8.f. Consideration of the appointment of two (2) members to the Board of Zoning Appeals to serve terms ending in 2029.

The Town Council next considered the appointment of two (2) members to the Board of Zoning Appeals to serve terms ending in 2029. Applicant Tyler Short was nominated for reappointment at this time by Vice-Mayor Marc Adkins. Gregory Creasey was also nominated by the Vice-Mayor. There being no other nominations, both applicants were confirmed unanimously to serve a term on the Board of Zoning Appeals ending in 2029.

8.g. Consideration of the appointment of three (3) members to the Sister City Relations Committee to serve terms ending in 2029.

The Town Council next considered the appointment of three (3) members to the Sister City Relations Committee to serve terms ending in 2029. Mayor Reed nominated applicants Melody Villalobos, Barbara Ibarra and Marc Michaelson were each reappointed to serve terms ending in 2029. In addition, because Gregory Creasey was appointed to serve on the Board of Zoning Appeals, his seat became vacant as an unexpired term ending in 2028. At this time, Mayor Reed nominated applicant, Samantha Minoski to fill the unexpired term of Mr. Creasey ending in 2028. There being no other nominations, the appointments were confirmed unanimously.

8.h. Consideration of the appointment of one (1) member to the Beer Board to serve a term ending in 2029.

The Town Council next considered the appointment of one (1) member to the Beer Board to serve a term ending in 2029. Vice-Mayor Marc Adkins nominated Jesse Bobick to serve the term ending in 2029. In addition, because current Board Member Jason Surratt was appointed to the Smyrna Housing Authority, his seat on the Beer Board became vacant to be filled as an unexpired term. Vice-Mayor Marc Adkins nominated the applicant, Eric Duchanin, to serve the unexpired term ending in 2027. There being no other nominations, the applicants were confirmed unanimously.

8.i. Consideration of the appointment of three (3) members to the Industrial Development Board; one (1) to serve an unexpired term ending in 2027, one (1) to serve an unexpired term ending in 2030, and one (1) to serve an unexpired term ending in 2031.

The Town Council next considered the appointment of three (3) members to the Industrial Development Board; one (1) to serve an unexpired term ending in 2027, one (1) to serve an unexpired term ending in 2030, and one (1) to serve an unexpired term ending in 2031. There only being one applicant at this time, Kenneth Chunn was

unanimously appointed to serve the unexpired term ending in 2031. Mayor Reed announced that we will continue accepting applications until all vacancies have been filled.

8.j. Consideration of the appointment of one (1) member to the Packaged Liquor Board to serve a term ending in 2029.

The Town Council next considered the appointment of one (1) member to the Packaged Liquor Board to serve a term ending in 2029. There being no applicants at this time, Mayor Reed announced that we will continue accepting applications until the vacancy is filled.

8.k. Consideration of the appointment of two (2) members to the Board of Adjustment & Appeals; one (1) to serve an unexpired term ending in 2028 and one (1) to serve a term ending in 2029.

The Town Council next considered the appointment of two (2) members to the Board of Adjustment & Appeals; one (1) to serve an unexpired term ending in 2028 and one (1) to serve a term ending in 2029. Upon the recommendation of the Town Manager and Town Planner, applicant Mike Allen was reappointed to serve a term ending in 2029. The unexpired term will remain open until such time it is filled.

8.l. Consideration of the appointment of one (1) Council Representative to serve a term on the Smyrna Charity Assistance Board ending in 2027.

The Town Council next considered the appointment of one (1) Council Representative to serve a term on the Smyrna Charity Assistance Board ending in 2027. Following discussion, Council Member Racquel Peebles self-nominated and was unanimously confirmed to serve an additional term as Council Representative on the Smyrna Charity Assistance Board ending in 2027.

8.m. Consideration of the appointment of one (1) Council Representative to serve a term on the Kuss Memorial Funding Sub-Committee ending in 2030.

The Town Council next considered the appointment of one (1) Council Representative to serve a term on the Kuss Memorial Funding Subcommittee ending in 2030. Following discussion, Council Member Steve Sullivan self-nominated and was unanimously confirmed to serve an additional term as Council Representative on the Kuss Memorial Funding Subcommittee ending in 2030.

8.n. Consideration of the appointment of one (1) Council Representative to serve a term on the Sister City Funding Sub-Committee ending in 2028.

The Town Council next considered the appointment of one (1) Council Representative to serve a term on the Sister City Funding Sub-Committee ending in 2028. Following discussion, Council Member Gerry Short self-nominated and was unanimously confirmed to serve an additional term as Council Representative on the Sister City Funding Sub-Committee ending in 2028.

9. Public Comment

There were no public comments at this time.

10. Other

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

11. Status Reports

January 2026 State Shared and Local Sales tax.

Director of Finance, Sierra Lowry, presented Council with January 2026 State Shared Tax and Local Sales Tax numbers.

12. 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.

13. Adjournment

Without objection, the meeting was adjourned at 6:55p.m.

Attest:


Amber Hobbs, Town Clerk

Town of Smyrna, Tennessee


Mary Esther Reed, Mayor