



TOWN OF SMYRNA
TOWN COUNCIL
MEETING
MINUTES



May 12, 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: Smyrna Fire Department Chief, Brian Goss

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

2. Roll Call

The roll was called by the Town Clerk and the following Town Council Members were present: Mayor Mary Esther Reed, Vice-Mayor Marc Adkins, Council Member Racquel Peebles, Council Member Gerry Short, Council Member HG Cole, and Council Member Jerome Dempsey. Council Member Steve Sullivan was not present for this meeting.

3. Approval or Correction of Minutes

The April 14, 2026, regular meeting, the April 28, 2026, special-called meeting, the April 30, 2026, quarterly joint meeting between Town Council and Planning Commission, and the April 30, 2026, workshop meeting of the Town Council.

Following a review of the Minutes of the April 14, 2026, regular meeting, the April 28, 2026, special-called meeting, the April 30, 2026, quarterly joint meeting between Town Council and Planning Commission, and the April 30, 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 HG Cole. The motion was approved 6-0.

4. Awards and Recognitions

**2026 Receptients of Capt. Jeff Kuss USMC Memorial Scholarship
Class of 2026 Citizens Academy Graduates**

The Town Council next recognized the 2026 Receptients of the Capt. Jeff Kuss USMC Memorial Scholarship and the Class of 2026 Citizens Academy Graduates

5. Consent Agenda

The following Consent Agenda items were next presented for consideration by the Town Council. Following discussion, Consent Agenda Item "c" and Consent Agenda Item "d" were pulled for individual discussion and vote. Following further discussion relative to the remaining consent items, Vice-Mayor Marc Adkins 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 6-0.

Next, Consent Agenda Item "c" was discussed individually. Following discussion, Council Member Jerome Dempsey made a motion to approve Consent Agenda Item "c". Said motion was seconded by Council Member Racquel Peebles, and after further discussion, approved 6-0.

Next, Consent Agenda Item "d" was discussed individually. Following discussion, Vice-Mayor Marc Adkins made a motion to approve Consent Agenda Item "d". Said motion was seconded by Council Member Racquel Peebles, and after further discussion, approved 6-0.

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 a professional services agreement with Gallagher Benefit Services, Inc. for employee health plan and benefits consulting services effective January 1, 2026.**
- 5.b. Approval of the terms of, and authorization for the Mayor to execute, a contract with the Department of Commerce and Insurance with the State of Tennessee.**
- 5.c. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Chime Master to replace the clock mechanism for the Town of Smyrna Event Center.**
- 5.d. Approval of the Smyrna Police Department's Standard Operating Policy relative to a Crime Suppression Unit.**
- 5.e. Approval of the terms of, and authorization for the Mayor to execute a biennial contract with Tennessee Department of Transportation (TDOT) for litter pick-up, mowing, street sweeping, and road repairs.**
- 5.f. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Capital City Construction for reconstruction of the retaining wall and guardrail along Industrial Drive.**
- 5.g. Approval of the terms of, and authorization for the Mayor to execute, a contract with Blankenship CPA Group, PLLC, for audit services for the year ending June 30, 2026.**
- 5.h. Approval of the terms of, and authorization for the Mayor to execute, a contract for the purchase of a Pierce custom Enforcer Walk-In Rescue apparatus for the Fire Department.**

5.i. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with Boozer & Company for appraisal services to purchase property around the Water Treatment Plant for a future plant expansion.**

6. **Old Business**

6.a. **PUBLIC HEARING: Consideration of an Ordinance relative to an update to the Sewer Use Ordinance.**

The Town Council next considered on second and final reading an Ordinance relative to an update to the Sewer Use Ordinance.

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 6-0.

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 #26-22)

6.b. **PUBLIC HEARING: Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV Supplementary Provisions Applying to Specific Districts, Section 4.010.2.B regarding parking requirements for elementary and middle schools.**

The Town Council next considered on second and final reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV Supplementary Provisions Applying to Specific Districts, Section 4.010.2.B regarding parking requirements for elementary and middle schools. 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. Smyrna citizen, Dan Epright, posed a question 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 6-0.

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 #26-23)

7. **New Business**

7.a. Planning Commission Report

7.a.1. Consideration of an Ordinance relative to the rezoning of property located on Tax Map 28, part of Parcel 12.02 from C-2 to PCD requested by SEC, Inc. on behalf of CSC Properties, LLC. The property requested to be rezoned contains approximately 2.21 acres and is located on Lee Victory Parkway.

The Town Council next considered on first reading an Ordinance relative to the rezoning of property located on Tax Map 28, part of Parcel 12.02 from C-2 to PCD requested by SEC, Inc. on behalf of CSC Properties, LLC. The property requested to be rezoned contains approximately 2.21 acres and is located on Lee Victory Parkway. The recommendation of the Planning Commission was that the request be approved with the following three (3) conditions:

1. The proposed building elevation on Lot 1 does not meet design review and is required to be revised to meet design review.
2. The entire property is in a 100-year floodplain. A floodplain development permit application is required to be submitted as a part of the grading permit application.
3. The signal warrant analysis shows that a traffic signal is warranted at the intersection of the private drive and Lee Victory Parkway. The signal is required to be installed, pending approval by TDOT.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Ordinance on first reading incorporating staff recommendations. The motion was duly seconded by Council Member Gerry Short. After further discussion, the motion was approved 5-1, with Council Member Racquel Peebles voting against said agenda 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 "4." (Ordinance #26-15)

7.a.2. Consideration of an Ordinance relative to the annexation and I-2 zoning of property on Tax Map 50, Parcel 13.02 requested by Smyrna River of Life Assembly of God containing 54.5 acres. The property is located at 8200 Safari Drive.

The Town Council next considered on first reading an Ordinance relative to the annexation and I-2 zoning of property on Tax Map 50, Parcel 13.02 requested by Smyrna River of Life Assembly of God containing 54.5 acres. The property is located at 8200 Safari Drive. 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 6-0.

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 "5."

(Ordinance #26-29)

7.a.3. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article III, Section 3.180 regarding fences in residential districts.

The Town Council next considered on first reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article III, Section 3.180 regarding fences in residential districts. 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 6-0.

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 #26-30)

7.a.4. Consideration of a recommendation from the Planning Commission to call the money held in escrow for Elite Development Partnership for Section I, Phase I of the Rooker's Bend development.

The Town Council next considered a recommendation from the Planning Commission to call the money held in escrow for Elite Development Partnership for Section I, Phase I of the Rooker's Bend development. Following discussion, Council Member HG Cole made a motion to approve the Planning Commission to call the money held in escrow as discussed; the motion was duly seconded by Vice-Mayor Marc Adkins. The motion was approved 6-0.

7.b. Consideration of an Ordinance adopting the budget for fiscal year 2026-2027.

The Town Council next considered on first reading an Ordinance adopting the budget for fiscal year 2026-2027.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the budget for fiscal year 2026-2027 on first reading. The motion was duly seconded by Council Member Jerome Dempsey. After further discussion, the motion was approved 6-0.

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 #26-26)

7.c. Consideration of an Ordinance to approve year-end budget amendments for Fiscal Year 2026.

The Town Council next considered on first reading an Ordinance to approve year-end budget amendments for Fiscal Year 2026.

Following discussion, Council Member Gerry Short made a motion to approve the Ordinance on first reading. The motion was duly seconded by Council Member Jerome Dempsey. After further discussion, the motion was approved 6-0.

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 #26-25)

7.d. Consideration of an Ordinance adopting the property tax rate for fiscal year 2026-2027.

The Town Council next considered on first reading an Ordinance adopting the property tax rate for fiscal year 2026-2027.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Ordinance on first reading with a tax rate of .5257, pending the certified tax rate from the comptroller's office. The motion was duly seconded by Council Member Jerome Dempsey. After further discussion, the motion was approved 6-0.

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 #26-27)

7.e. Consideration of an Ordinance adjusting the pay for the Town Court Clerk.

The Town Council next considered on first reading an Ordinance adjusting the pay for the Town Court Clerk.

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 6-0.

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 #26-28)

7.f. Consideration of an Ordinance updating Municipal Code Title 7: Fire Protection and Fireworks, Chapter 5: Open Burning, Subsections 7-501—7-509.

The Town Council next considered on first reading an Ordinance updating Municipal Code Title 7: Fire Protection and Fireworks, Chapter 5: Open Burning, Subsections 7-501—7-509.

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 6-0.

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 #26-24)

7.g. Consideration of an Employment Agreement with Kyle Evans for the Town Attorney position.

The Town Council next considered an Employment Agreement with Kyle Evans for the Town Attorney position. Following discussion, Council Member Jerome Dempsey made a motion to approve. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

A copy of said agreement, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "12."

8. Public Comment

There were no public comments at this time.

9. Other

Approval of Settlement Terms in Town of Smyrna v. Keller North America, Inc. ("Keller")

The Town Council next considered approval of Settlement Terms in Town of Smyrna v. Keller North America, Inc. ("Keller"). Following discussion, Vice-Mayor Marc Adkins made a motion to approve. Council Member HG Cole seconded the motion. Following further discussion, the motion was approved 6-0.

A copy of said settlement agreement, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "13."

10. Status Reports

March State Shared and Local Sales Tax.

Director of Finance, Sierra Lowry, presented Council with March State Shared Tax and March 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 6:53 PM.

Attest:



Amber Hobbs, Town Clerk



Mary Esther Reed, Mayor