



TOWN OF SMYRNA
TOWN COUNCIL
MEETING
MINUTES



June 9, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

Mayor Reed called the meeting to order at 05:12 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 Gerry Short, Council Member Racquel Peebles, Council Member Steve Sullivan, Council Member HG Cole, Council Member Jerome Dempsey, Vice-Mayor Marc Adkins, and Mayor Mary Esther Reed.

3. Approval or Correction of Minutes

May 12, 2026, regular meeting and the May 28, 2026, workshop meeting of the Town Council.

Following a review of the minutes of the May 12, 2026, regular meeting and the May 28, 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

There were no awards or recognitions at this time.

5. Consent Agenda

The following Consent Agenda items were next presented for consideration by the Town Council. Following discussion, it was requested that Item "j" be pulled and discussed individually. Mayor Reed pulled Item "j" and a motion was made by Vice-Mayor Marc Adkins to approve the remaining Consent Agenda items. Council Member Steve Sullivan seconded the motion to approve the remaining Consent Agenda items. Said motion was approved 7-0.

Consent Agenda item "j" was discussed individually. Following discussion, Council

Member Steve Sullivan made a motion to approve said item. Council Member Gerry Short seconded the motion. Said motion to approve Consent Agenda item "j" was approved 5-2, with Council Members Jerome Dempsey and Racquel Peebles voting against Consent Agenda item "j."

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 with the Tennessee Department of Finance and Administration, Strategic Technology Solutions Division (STS) to accept the Fiscal Year 2024 (Year 3) DHS State and Local Cybersecurity Grant Award.**
- 5.b. Approval of the terms of, and authorization for the Mayor to execute, a contract with Leidos Dynetics, Defense Sensors, the State of Tennessee approved vendor for Network Penetration Testing Services.**
- 5.c. Approval of the terms of, and authorization for the Mayor to execute, a contract with S2K Consulting for telephone line audit services.**
- 5.d. Approval of the terms of, and authorization for the Mayor to execute, a contract with Turner Security for the purchase and installation of security cameras at Lee Victory Park.**
- 5.e. Approval of the terms of, and authorization for the Mayor to execute, a contract with Chris Whitaker Construction to replace the metal roof and add wood decking to the Hilltop-Rosenwald Park picnic shelter.**
- 5.f. Approval of the terms of, and authorization for the Mayor to execute, an annual contract with Rollins Excavating for concrete work.**
- 5.g. Approval of the terms of, and authorization for the Mayor to execute, a contract with S&W Contracting to replace the existing traffic cabinet at the intersection of Sam Ridley and Weakly Lane.**
- 5.h. Approval of the terms of, and authorization for the Mayor to execute, a time extension with TDOT for PIN 125507 (ITS Phases 3, 4, 5) to February 28, 2027, to complete the project and submit all close-out documentation.**
- 5.i. Approval of the terms of, and authorization for the Mayor to execute, a contract with TLC Pro Roofing to install a spray on rubber membrane over the existing roof at the Building and Grounds Maintenance Shop.**
- 5.j. Approval of the terms of and authorization for the Mayor to approve the purchase of two single-person brush trucks.**
- 5.k. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Bush Construction relative to gas construction.**
- 5.l. Approval of the terms of, and authorization for the Mayor to execute, an agreement with BH Holmes relative to the Emergency Water Line Replacement contract.**
- 5.m. Approval of the terms of, and authorization for the Mayor to execute, a contract with Industrial Facilities Solutions to conduct work needed by**

the Water Plant and Wastewater Plant.

- 5.n. Approval of the terms of, and authorization for the Mayor to execute, the water treatment chemical contracts for the Water Plant for fiscal 2026-2027.**
- 5.o. Approval of the contract terms of, and authorization for the Mayor to execute, a contract extension with DRT for lagoon sludge removal at the Water Plant.**
- 5.p. Approval of the terms of, and authorization for the Mayor to execute, a contract extension with chemical vendors for the Water and Wastewater Treatment Plants for fiscal year 2026-2027.**
- 5.q. Approval of the terms of, and authorization for the Mayor to execute, a contract with Safe Industries for the Fire Department Apparatus service.**
- 6. Old Business**
- 6.a. PUBLIC HEARING: 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 second and final reading an Ordinance updating Municipal Code Title 7: Fire Protection and Fireworks, Chapter 5: Open Burning, Subsections 7-501—7-509.

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 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 "2." (Ordinance #26-24)

- 6.b. PUBLIC HEARING: Consideration of an Ordinance adopting the budget for fiscal year 2026-2027.**

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

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 "3." (Ordinance #26-26)

6.c. PUBLIC HEARING: Consideration of an Ordinance adopting the property tax rate for fiscal year 2026-2027.

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

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, addressed the council 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 setting the property tax rate at .5257 on second and final reading with the caveat that there may be an amendment warranted once the final number is received from the State Board of Equalization office, in order to adjust the town's rate to be revenue neutral; the motion was duly seconded by Council Member Jerome Dempsey. After further discussion, the motion was approved 7-0. A special-called meeting will be held on June 25, 2026, prior to the workshop, in order to make any necessary amendments to the property tax rate Ordinance as approved.

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 #26-27)

6.d. PUBLIC HEARING: Consideration of an Ordinance adjusting the pay for the Town Court Clerk.

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

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 "5."

(Ordinance #26-28)

6.e. PUBLIC HEARING: 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 second and final reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article III, Section 3.180 regarding fences in residential 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 Steve Sullivan 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 "6." (Ordinance #26-30)

6.f. PUBLIC HEARING: 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 second and final 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 Planning Commission reviewed and recommended approval of this item with three 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 the 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. This signal is required to be installed, pending approval by TDOT.

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 6-1, with Council Member Racquel Peebles voting against said item.

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 "7." (Ordinance #26-15)

6.g. PUBLIC HEARING: Consideration of a Resolution relative to a Plan of Services for property located on Tax Map 50, Parcel 13.02.

The Town Council next considered a Resolution for Plan of Services for properties located on Tax Map 50, Parcel 13.02. 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, Council Member Steve Sullivan made a motion to approve the Resolution for Plan of Services. The motion was duly seconded by Vice-Mayor Marc Adkins. 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 "8." (Resolution #26-5)

6.h. PUBLIC HEARING: 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 second and final 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 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. Citizen, Lee Chaffin, 907 Avery Valley Drive, addressed the council 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 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 "9." (Ordinance #26-29)

6.i. Consideration of a Resolution in Memorandum of Ordinance #26-29 relative to the annexation and I-2 zoning of property located on Tax Map 50, Parcel 13.02.

The Town Council next considered a Resolution in Memorandum of Ordinance #26-29 relative to the annexation and I-2 zoning of property located on Tax Map 50, Parcel 13.02. Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Resolution. The motion was duly seconded by Council Member Gerry Short. 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 "10." (Resolution #26-6)

7. New Business

7.a. Planning Commission Report:

7.a.1. Consideration of an Ordinance relative to the annexation and C-2 and I-1 zoning of properties located on Tax Map 26, Parcels 31.00 and 32.00 requested by Hollingshead Land, LLC containing 70.08 acres. The properties are located at 4657 and 4665 W. Jefferson Pike. The request would include the annexation of the existing right-of-way of W. Jefferson Pike/S.R. 266 from the existing Town limits eastward approximately 2,998 linear feet, as well as the existing right-of-way of McCormick Court from W. Jefferson Pike/S.R. 266 southward approximately 475 linear feet.

The Town Council next considered on first reading an Ordinance relative to the annexation and C-2 and I-1 zoning of properties located on Tax Map 26, Parcels 31.00 and 32.00 requested by Hollingshead Land, LLC containing 70.08 acres. The properties are located at 4657 and 4665 W. Jefferson Pike. The request would include the annexation of the existing right-of-way of W. Jefferson Pike/S.R. 266 from the existing Town limits eastward approximately 2,998 linear feet, as well as the existing right-of-way of McCormick Court from W. Jefferson Pike/S.R. 266 southward approximately 475 linear feet. The recommendation of the Planning Commission was that the request be approved with the requirement that truck traffic utilize McCormick Court for ingress/egress.

At this time, Council requested to hear from a representative of the property owners. Chris McGuire from Huddleston Steele addressed the council relative to the project.

Following discussion, Council Member Steve Sullivan made a motion to approve the Ordinance on first reading incorporating planning commission staff comments and including a request of the developer to provide certain information prior to the second and final reading, including but not limited to, elevations, line of sight, and traffic

improvement plans to include a potential deceleration lane. The motion was duly seconded by Vice-Mayor Marc Adkins. After further discussion, the motion was approved 6-1, with Council Member Racquel Peebles 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 "11." (Ordinance #26-34)

7.a.2. Consideration of an Ordinance relative to the rezoning of Tax Map 35, Parcel 88.00, for R-1 to PCD requested by Amba Builders, Inc. The property requested to be rezoned contains 4.04 acres and is located at 115 Rebel Road.

This item was withdrawn by the applicant prior to the meeting. No further action was needed at this time.

7.a.3. Consideration of an Ordinance relative to the rezoning of Tax Map 50E, Group E, Parcel 9.00, from R-1 to C-2 requested by Reda Boshra. The property requested to be rezoned contains approximately .95 acre and is located at 526 Almaville Road.

The Town Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 50E, Group E, Parcel 9.00, from R-1 to C-2 requested by Reda Boshra. The property requested to be rezoned contains approximately .95 acre and is located at 526 Almaville Road. The recommendation of the Planning Commission was that the request be DENIED.

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

7.a.4. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article III, Section 3.100 regarding detached accessory structures.

The Town Council next considered on first reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article III, Section 3.100 regarding detached accessory structures. 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 Jerome Dempsey. 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 #26-32)

7.a.5. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.030 regarding mobile

food vendors.

The Town Council next considered on first reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.030 regarding mobile food vendors. 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 Council Member Jerome Dempsey. 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 #26-33)

7.b. Consideration and approval of the 2026-27 Classification and Compensation Plan.

The Town Council next considered approval of the 2026-27 Classification and Compensation Plan. Following discussion, Vice-Mayor Marc Adkins 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 7-0.

A copy of said Classification and Compensation Plan, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "14."

7.c. Consideration of an Ordinance amending Smyrna Municipal Code Title 20, Chapter 2, relative to the possession of firearms in town parks, as well as amendments to Title 11, Chapter 6, relative to the discharge of firearms while lawfully hunting.

The Town Council next considered on first reading an Ordinance amending Smyrna Municipal Code Title 20, Chapter 2, relative to the possession of firearms in town parks, as well as amendments to Title 11, Chapter 6, relative to the discharge of firearms while lawfully hunting.

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 "15." (Ordinance #26-31)

8. Public Comment

There was no public comment at this time.

9. Other

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

10. Status Reports

April State Shared and Local Sales tax.

Director of Finance, Sierra Lowry, presented Council with April State Shared Tax and 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.

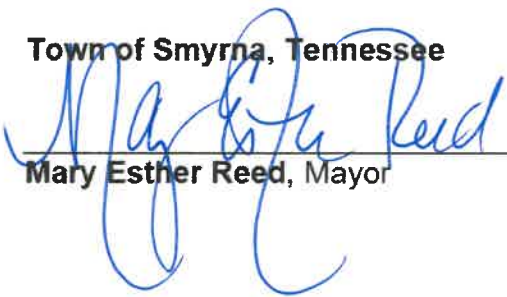
12. Adjournment

Without objection, the meeting was adjourned at 7:22 PM.

Attest:


Amber Hobbs, Town Clerk

Town of Smyrna, Tennessee


Mary Esther Reed, Mayor