

**AGENDA**  
**Dickson City Council**  
**7:00 pm Monday, April 6, 2026**  
**Council Chambers, Dickson City Hall**  
**Mayor Don L. Weiss Jr., O.D. presiding**

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**Call to Order** Mayor Weiss

**Roll Call** City Recorder

**Invocation** Councilperson Chandler

**Pledge of Allegiance** Mayor Weiss

**Public Hearings**

1. ORDINANCE #1578: An Ordinance to amend the City of Dickson Zoning Ordinance to establish updated development standards and regulations pertaining to underground utilities and street lighting, landscaping and irrigation requirements, site plan and subdivision submittal requirements, infrastructure and construction requirements, transportation and access design, dumpster and service area design, buffer and open space requirements, planned unit development (PUD) standards, Board of Zoning Appeals – short-term rentals, regional drainage and stormwater, design review map areas, min-storage requirements, rezoning cooling-off period, floodplain/flood way development, and fire hydrants and to provide for proper implementation thereof
  
2. ORDINANCE #1580: An Ordinance to amend the official zoning map of the City of Dickson, Tennessee, by rezoning properties identified as Tax Map 110C, Group A, Parcels 006.00, 006.01, 007.00, 008.00, 009.00, 010.00, 011.00 and 012.00 from B-2 (central business district) and R-2 (medium-density residential) to B-2 (central business district), and repealing any ordinance or part of an ordinance in conflict herewith

**Minutes**

1. March 2, 2026, City Council regular session and March 16, 2026, special session minutes

**Public Comments**

1. Anyone wishing to provide comments germane to any item on this agenda shall indicate so by registering prior to the start of the meeting on the sign-up sheet provided at the entrance to the council chambers. No registrations will be allowed after the meeting has been called to order. The presiding officer shall establish an allotted time for each speaker and determine the order of speakers under the guidelines established in the City of Dickson Public Engagement Policy adopted in Resolution #2023-12

## Old Business

1. None

## New Business

1. Present the Dickson Fire Department's Medal of Valor Award to and recognize firefighters Terrence Darden, Heath Crabtree and Cole Bone for their life-saving efforts in rescuing a victim and extinguishing a residential fire
2. Administer the Peace Officer Oath to Dickson Police Department Officer Dillon Cheeves
3. Fiscal Year 2024-2025 audit presentation
4. First reading of ORDINANCE #1578: An Ordinance to amend the City of Dickson Zoning Ordinance to establish updated development standards and regulations pertaining to underground utilities and street lighting, landscaping and irrigation requirements, site plan and subdivision submittal requirements, infrastructure and construction requirements, transportation and access design, dumpster and service area design, buffer and open space requirements, planned unit development (PUD) standards, Board of Zoning Appeals – short-term rentals, regional drainage and stormwater, design review map areas, min-storage requirements, rezoning cooling-off period, floodplain/flood way development, and fire hydrants and to provide for proper implementation thereof
5. First reading of ORDINANCE #1580: An Ordinance to amend the official zoning map of the City of Dickson, Tennessee, by rezoning properties identified as Tax Map 110C, Group A, Parcels 006.00, 006.01, 007.00, 008.00, 009.00, 010.00, 011.00 and 012.00 from B-2 (central business district) and R-2 (medium-density residential) to B-2 (central business district), and repealing any ordinance or part of an ordinance in conflict herewith
6. First reading of ORDINANCE #1582: An Ordinance to amend Title 1, Chapter 1, Section 1-102 of the Dickson Municipal Code with regard to agendas for City Council and all local governing body meetings
7. RESOLUTION #2026-23: A Resolution of the Council of the City of Dickson, Tennessee, accepting the audit and report for the Fiscal Year ending June 30, 2025, as prepared and presented by Alexander Thompson Arnold PLLC and submitting same to the Office of the Comptroller of the State of Tennessee
8. RESOLUTION #2026-28: A Resolution of the Council of the City of Dickson, Tennessee, to ratify the Dickson County Urban Growth Plan as recommended by the Dickson County Growth Plan Coordinating Committee
9. RESOLUTION #2026-29: A Resolution of the Council of the City of Dickson, Tennessee, to approve and authorize the Mayor to sign a proposal for subsurface exploration and

geotechnical engineering services for the City Center project under a Professional Services Agreement with ECS Southeast, LLC

10. RESOLUTION #2026-30: A Resolution of the Council of the City of Dickson, Tennessee, to approve and authorize the Mayor to sign Change Order No. 1 to the contract with A&S Contracting and Remodeling for construction of a downtown restroom facility
11. Appointments
12. Schedule the Finance and Management Committee meeting for 6:00 pm Monday, April 20, 2026, in the Council Chambers at City Hall (*agenda deadline noon April 14, 2026*)
13. Announce the next City Council regular session for 7:00 pm Monday, May 4, 2026, in the council Chambers at Dickson City Hall (*agenda deadline noon April 28, 2026*)
14. Schedule a public hearing for 7:00 pm Monday, May 4, 2026, for:
  - ORDINANCE #1581: An Ordinance to amend ORDINANCE #1570 appropriating funds to the departments of the City of Dickson, Tennessee, for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026

#### **Other Business**

#### **Communication from the Mayor**

#### **Adjournment**

**MINUTES**  
**Dickson City Council**  
**7:00 pm April 6, 2026**  
**Council Chambers at Dickson City Hall**

The Council of the City of Dickson, Tennessee, met in regular session the sixth day of April, 2026, in the Council Chambers of Dickson City Hall, 600 East Walnut Street.

**Call to Order**

Mayor Don L. Weiss Jr. called the meeting to order at 7:00 pm.

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
<b>Mayor</b>		
Don L. Weiss Jr.	X	
<b>City Council (Ward)</b>		
Jason Epley (1 <sup>st</sup> )	X	
Brett Reynolds (1 <sup>st</sup> )	X	
Shane Chandler (2 <sup>nd</sup> )	X	
Kyle Sanders (2 <sup>nd</sup> )	X	
Stacey Levine (3 <sup>rd</sup> )		X
Horace Perkins III (3 <sup>rd</sup> )	X	
Dwight Haynes (4 <sup>th</sup> )	X	
Michael Outlaw (4 <sup>th</sup> )	X	

A quorum was present and the following business transacted.  
Recorder Chris Norman served as recording secretary.

**Others present:** City Attorney Jerry Smith, City Administrator David Travis, Tax Collector Angie Brown, Treasurer Tammy Dotson, Fire Chief Richard Greer, Police Chief Seth Lyles, Recorder Chris Norman, Planning and Zoning Consultant Amanda Harrington, Senior Activity Center Director Joan Rial, Public Works Director Bret Stock, Court Clerk Gina Swaner, Assistant Police Chief Todd Christian, Assistant Fire Chief Brent Ham, Assistant Public Works Director Cooper Morris, Acting City Recorder Kimberly Givens, Administrative Assistant Tiffany Lane, Capt. Eric Chandler, Dickson Electric System General Manager Darrell Gillespie and others as indicated on the sign-in sheet.

**Invocation**

Councilperson Chandler presented the invocation.

**Pledge of Allegiance**

Mayor Weiss led the Pledge of Allegiance

**Public Hearings**

1. **ORDINANCE #1578: An Ordinance to amend the City of Dickson Zoning Ordinance to establish updated development standards and regulations pertaining to underground utilities and street lighting, landscaping and irrigation requirements,**

site plan and subdivision submittal requirements, infrastructure and construction requirements, transportation and access design, dumpster and service area design, buffer and open space requirements, planned unit development (PUD) standards, Board of Zoning Appeals – short-term rentals, regional drainage and stormwater, design review map areas, min-storage requirements, rezoning cooling-off period, floodplain/flood way development, and fire hydrants and to provide for proper implementation thereof

City Administrator Travis and Planning and Zoning Consultant Harrington explained the amendment. Nobody spoke during the public hearing.

- 2. ORDINANCE #1580: An Ordinance to amend the official zoning map of the City of Dickson, Tennessee, by rezoning properties identified as Tax Map 110C, Group A, Parcels 006.00, 006.01, 007.00, 008.00, 009.00, 010.00, 011.00 and 012.00 from B-2 (central business district) and R-2 (medium-density residential) to B-2 (central business district), and repealing any ordinance or part of an ordinance in conflict herewith**

City Administrator Travis said the rezoning addresses the properties in the block where the City Center is proposed. Nobody spoke during the public hearing.

## Minutes

- 1. March 2, 2026, City Council regular session and March 16, 2026, special session minutes**

No discussion.

Motion to approve: Councilperson Outlaw

Second: Councilperson Sanders

<u>Roll Call</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Jason Epley (1 <sup>st</sup> )	X			
Brett Reynolds (1 <sup>st</sup> )	X			
Shane Chandler (2 <sup>nd</sup> )	X			
Kyle Sanders (2 <sup>nd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )				X
Horace Perkins III (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )	X			
Michael Outlaw (4 <sup>th</sup> )	X			

***Motion passed 7-0-0***

## Public Comments

None

## Old Business

None

## New Business

1. **Present the Dickson Fire Department’s Medal of Valor Award to and recognize firefighters Terrence Darden, Heath Crabtree and Cole Bone for their life-saving efforts in rescuing a victim and extinguishing a residential fire**  
 Mayor Weiss and Fire Chief Greer recognized the firefighters for their actions.

2. **Administer the Peace Officer Oath to Dickson Police Department Officer Dillon Cheeves**  
 Mayor Weiss deferred the item due to Officer Cheeves being unable to attend.

3. **Fiscal Year 2024-2025 audit presentation**  
 Matt Wood of Alexander Thompson Arnold CPAs presented the FY24-25 municipal audit.

4. **First reading of ORDINANCE #1578: An Ordinance to amend the City of Dickson Zoning Ordinance to establish updated development standards and regulations pertaining to underground utilities and street lighting, landscaping and irrigation requirements, site plan and subdivision submittal requirements, infrastructure and construction requirements, transportation and access design, dumpster and service area design, buffer and open space requirements, planned unit development (PUD) standards, Board of Zoning Appeals – short-term rentals, regional drainage and stormwater, design review map areas, min-storage requirements, rezoning cooling-off period, floodplain/flood way development, and fire hydrants and to provide for proper implementation thereof**

Councilperson Haynes asked about responsibility for maintenance of underground utilities. Administrator Travis said it would be no different than overhead utilities. DES General Manager Gillespie said the underground utility lines would be installed to DES standards and should have a lifespan of 30-50 years.

Motion to approve: Vice Mayor Epley

Second: Councilperson Sanders

<b>Roll Call</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Jason Epley (1 <sup>st</sup> )	X			
Brett Reynolds (1 <sup>st</sup> )	X			
Shane Chandler (2 <sup>nd</sup> )	X			
Kyle Sanders (2 <sup>nd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )				X
Horace Perkins III (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )			X	
Michael Outlaw (4 <sup>th</sup> )	X			

***Motion passed 6-0-1***

5. **First reading of ORDINANCE #1580: An Ordinance to amend the official zoning map of the City of Dickson, Tennessee, by rezoning properties identified as Tax Map 110C, Group A, Parcels 006.00, 006.01, 007.00, 008.00, 009.00, 010.00, 011.00 and 012.00 from B-2 (central business district) and R-2 (medium-density residential) to B-2 (central business district), and repealing any ordinance or part of an ordinance in conflict herewith**

Motion to approve: Councilperson Sanders

Second: Councilperson Perkins

<b>Roll Call</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Jason Epley (1 <sup>st</sup> )	X			
Brett Reynolds (1 <sup>st</sup> )	X			
Shane Chandler (2 <sup>nd</sup> )	X			
Kyle Sanders (2 <sup>nd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )				X
Horace Perkins III (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )	X			
Michael Outlaw (4 <sup>th</sup> )	X			

*Motion passed 7-0-0*

**6. First reading of ORDINANCE #1582: An Ordinance to amend Title 1, Chapter 1, Section 1-102 of the Dickson Municipal Code with regard to agendas for City Council and all local governing body meetings**

Administrator Travis said a new state law requires local governing bodies to hold public comment periods open to any subject germane to the jurisdiction. The amendment maintains the public comment period for agenda items and adds an open public comment period.

Motion to approve: Councilperson Chandler

Second: Councilperson Perkins

<b>Roll Call</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Jason Epley (1 <sup>st</sup> )	X			
Brett Reynolds (1 <sup>st</sup> )	X			
Shane Chandler (2 <sup>nd</sup> )	X			
Kyle Sanders (2 <sup>nd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )				X
Horace Perkins III (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )	X			
Michael Outlaw (4 <sup>th</sup> )	X			

*Motion passed 7-0-0*

**7. RESOLUTION #2026-23: A Resolution of the Council of the City of Dickson, Tennessee, accepting the audit and report for the Fiscal Year ending June 30, 2025, as prepared and presented by Alexander Thompson Arnold PLLC and submitting same to the Office of the Comptroller of the State of Tennessee**

Motion to approve: Vice Mayor Epley

Second: Councilperson Reynolds

<b>Roll Call</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Jason Epley (1 <sup>st</sup> )	X			
Brett Reynolds (1 <sup>st</sup> )	X			
Shane Chandler (2 <sup>nd</sup> )	X			
Kyle Sanders (2 <sup>nd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )				X
Horace Perkins III (3 <sup>rd</sup> )	X			

Dwight Haynes (4<sup>th</sup>) X  
 Michael Outlaw (4<sup>th</sup>) X

*Motion passed 7-0-0*

**8. RESOLUTION #2026-28: A Resolution of the Council of the City of Dickson, Tennessee, to ratify the Dickson County Urban Growth Plan as recommended by the Dickson County Growth Plan Coordinating Committee**

Motion to approve: Councilperson Chandler

Second: Councilperson Perkins

<u>Roll Call</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Jason Epley (1 <sup>st</sup> )	X			
Brett Reynolds (1 <sup>st</sup> )	X			
Shane Chandler (2 <sup>nd</sup> )	X			
Kyle Sanders (2 <sup>nd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )				X
Horace Perkins III (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )	X			
Michael Outlaw (4 <sup>th</sup> )	X			

*Motion passed 7-0-0*

**9. RESOLUTION #2026-29: A Resolution of the Council of the City of Dickson, Tennessee, to approve and authorize the Mayor to sign a proposal for subsurface exploration and geotechnical engineering services for the City Center project under a Professional Services Agreement with ECS Southeast, LLC**

Motion to approve: Councilperson Perkins

Second: Councilperson Chandler

<u>Roll Call</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Jason Epley (1 <sup>st</sup> )	X			
Brett Reynolds (1 <sup>st</sup> )	X			
Shane Chandler (2 <sup>nd</sup> )	X			
Kyle Sanders (2 <sup>nd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )				X
Horace Perkins III (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )	X			
Michael Outlaw (4 <sup>th</sup> )	X			

*Motion passed 7-0-0*

**10. RESOLUTION #2026-30: A Resolution of the Council of the City of Dickson, Tennessee, to approve and authorize the Mayor to sign Change Order No. 1 to the contract with A&S Contracting and Remodeling for construction of a downtown restroom facility**

Motion to approve: Vice Mayor Epley

Second: Councilperson Reynolds

<u>Roll Call</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Jason Epley (1 <sup>st</sup> )	X			
Brett Reynolds (1 <sup>st</sup> )	X			

Shane Chandler (2 <sup>nd</sup> )	X			
Kyle Sanders (2 <sup>nd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )				X
Horace Perkins III (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )	X			
Michael Outlaw (4 <sup>th</sup> )	X			

***Motion passed 7-0-0***

**11. Appointments**

Mayor Weiss nominated Doris Grigsby for reappointment to the Dickson County Board of Equalization.

Motion to approve: Councilperson Chandler

Second: Councilperson Outlaw

<b><u>Roll Call</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Jason Epley (1 <sup>st</sup> )	X			
Brett Reynolds (1 <sup>st</sup> )	X			
Shane Chandler (2 <sup>nd</sup> )	X			
Kyle Sanders (2 <sup>nd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )				X
Horace Perkins III (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )	X			
Michael Outlaw (4 <sup>th</sup> )	X			

***Motion passed 7-0-0***

Mayor Weiss nominated Beth Duke to complete the unexpired term on the Health and Educational Facilities Board expiring in August 2029.

Motion to approve: Councilperson Reynolds

Second: Councilperson Perkins

<b><u>Roll Call</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Jason Epley (1 <sup>st</sup> )	X			
Brett Reynolds (1 <sup>st</sup> )	X			
Shane Chandler (2 <sup>nd</sup> )	X			
Kyle Sanders (2 <sup>nd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )				X
Horace Perkins III (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )	X			
Michael Outlaw (4 <sup>th</sup> )	X			

***Motion passed 7-0-0***

**12. Schedule the Finance and Management Committee meeting**

Mayor Weiss scheduled the Finance and Management Committee meeting for 6:00 pm Thursday, April 20, 2026, in the Council Chambers at Dickson City Hall

**13. Announce the next City Council regular session**

Mayor Weiss announced the next City Council regular session will be 7:00 pm Monday, May 4, 2026, in the council Chambers at Dickson City Hall

**14. Schedule public hearings for 7:00 pm Monday, May 4, 2026**

Mayor Weiss scheduled public hearings for the May 4, 2026 meeting for:

- ORDINANCE #1581: An Ordinance to amend ORDINANCE #1570 appropriating funds to the departments of the City of Dickson, Tennessee, for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026

**Other Business**

1. Mayor Weiss announced the appointment of Kimberly Givens as acting City Recorder effective May 4.
2. Mayor Weiss introduced Tiffany Lane as the new Administrative Assistant to the Mayor and City Administrator.
3. Mayor Weiss and the City Council recognized Chris Norman, who is retiring May 1 after nine years as Administrative Assistant and four years as City Recorder.

**Communication from the Mayor**

None

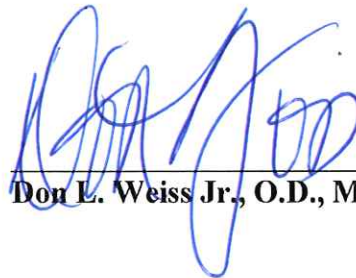
**Adjournment**

With no other business to come before the council, Mayor Weiss adjourned the meeting at 7:50 pm without objection.

**ATTEST:**



\_\_\_\_\_  
Kimberly Givens, RECORDER



\_\_\_\_\_  
Don L. Weiss Jr., O.D., MAYOR

