

AGENDA
Dickson City Council
7:00 pm Monday, Aug. 4, 2025
Council Chambers, Dickson City Hall
Mayor Don L. Weiss Jr., O.D. presiding

Call to Order Mayor Weiss

Roll Call City Recorder

Invocation Councilperson Outlaw

Pledge of Allegiance Mayor Weiss

Minutes

1. July 7, 2025, City Council and Beer Board regular 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. Second reading of ORDINANCE #1571: An Ordinance amending Title 3 Municipal Court of the Dickson Municipal Code to increase court costs and delete the electronic citation fee (*increase court costs from \$155 to \$162.50 and from \$25 to \$32 and increase payment to state from \$1 to \$2 per citation; electronic citation fee expired after 5 years*)

New Business

1. Administer Peace Officer Oath to Dickson Police Department Officers:
 - Jacob Brake
 - Amanda Martin
 - Nick Owens
 - Wesley Strange
 - Antonio Hampton
 - Nigel McQueen

2. Recognize Dickson Emergency Communications Telecommunicators:
 - Jamie England for earning Registered Public-Safety Leader certification through APCO Institute
 - Gregg Petty and Scott Meeker as 2025 National Emergency Number Association Gold Line scholarship recipients
3. Recognize City of Dickson Emergency Communications Director Rosalind Sowell upon her retirement (*effective Aug. 12, 2025*)
4. RESOLUTION #2025-44: A Resolution to accept the bid and authorize the Mayor to sign a contract with Yoders Roofing for repairs to the City of Dickson's Fleet Maintenance building (*low bid of \$36,792.00; \$40,000 included in Public Works capital budget*)
5. RESOLUTION #2025-45: A Resolution to accept the proposal and authorize the Mayor to sign a Professional Services Agreement with ECS Southeast, LLC to provide on-call geotechnical engineering services
6. RESOLUTION #2025-56: A Resolution to accept and authorize the Mayor to sign a Professional Services Agreement with OHM Advisors to provide Professional GIS Services for updating the zoning maps of the City of Dickson, Tennessee, creating an ArcGIS Online account and providing training and ongoing assistance as needed (*\$21,500 plus yearly AGOL subscription and hourly costs for ongoing assistance not to exceed \$19,500*)
7. RESOLUTION #2025-58: A Resolution to approve and authorize the Mayor to sign a Lease Agreement with the Economic and Housing Development Corporation of Dickson County, Tennessee, and 841 Cowan Road LP to accept Payments in Lieu of Taxes
8. RESOLUTION #2025-59: A Resolution in support of the transfer of right-of-way ownerships and maintenance responsibilities for a portion of State Route 48 from the Tennessee Department of Transportation to the City of Dickson, Tennessee
9. Appointments
10. Schedule the Finance and Management Committee meeting for 6:00 pm Monday, Aug. 18, 2025, in the Council Chambers at Dickson City Hall (*agenda deadline noon Aug. 12*)
11. Schedule a special session of the Beer Board to follow the Finance and Management Committee meeting at 6:00 pm Monday, Aug. 18, 2025, for hearings on violations by:
 - 76 Mini Food Mart, 508 Henslee Drive, permit holder Alpesh Chaudhari (*1st offense*)
 - Fast Stop Market #3, 2415 Highway 70 East, permit holder Betty Burns (*1st offense*)
12. Reschedule the next City Council regular session for 7:00 pm Tuesday, Sept. 2, 2025, due to the Labor Day holiday (*agenda deadline noon Aug. 26, 2025*)

13. Schedule public hearings for 7:00 pm Tuesday, Sept. 2, 2025, for:

- ORDINANCE #1572: An Ordinance to amend the City of Dickson Municipal Zoning Ordinance pertaining to Accessory Dwelling Units and to repeal any ordinance or parts of ordinances in conflict herewith
- ORDINANCE #1573: An Ordinance to amend Article 4, Section 4.120 Standards for Cluster and Residential Developments of the City of Dickson Municipal Zoning Ordinance and to repeal any ordinance or parts of ordinances in conflict herewith
- ORDINANCE #1574: An Ordinance amending the Building Code Regulations for the City of Dickson and the Municipal Zoning Code and to adopt the 2024 International Code Council Codes and Standards and applicable editions and other requirements
- RESOLUTION #2025-49: A Resolution to annex a portion of certain territory on Turkey Creek Road and Highway 46 (Map 129, Parcel 076.03) upon written consent of the owner and to incorporate the same within the boundaries of the City of Dickson, Tennessee *and* RESOLUTION #2025-50: A Resolution to adopt a Plan of Services for the annexation of a portion of certain territory at Turkey Creek Road and Highway 46 (Map 129, Parcel 076.03) by the City of Dickson, Tennessee
- RESOLUTION #2025-51: A Resolution to annex certain territory on Eno Road (Map 110, Parcel 018.08) upon written consent of the owner and to incorporate the same within the boundaries of the City of Dickson, Tennessee *and* RESOLUTION #2025-52: A Resolution to adopt a Plan of Services for the annexation of certain territory on Eno Road (Map 110, Parcel 018.08) by the City of Dickson, Tennessee
- RESOLUTION #2025-53: A Resolution to annex certain territory on Valleywood Drive (Map 103, Parcel 088.01) upon written consent of the owner and to incorporate the same within the boundaries of the City of Dickson, Tennessee *and* RESOLUTION #2025-54: A Resolution to adopt a Plan of Services for the annexation of certain territory on Valleywood Drive (Map 103, Parcel 088.01) by the City of Dickson, Tennessee

Other Business

Communication from the Mayor

Adjournment

MINUTES

Dickson City Council

7:00 pm Aug. 4, 2025

Council Chambers at Dickson City Hall

The Council of the City of Dickson, Tennessee, met the fourth day of August, 2025, 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>
Mayor		
Don L. Weiss Jr.	X	
City Council (Ward)		
Jason Epley (1 st)	X	
Brett Reynolds (1 st)	X	
Shane Chandler (2 nd)	X	
Kyle Sanders (2 nd)	X	
Stacey Levine (3 rd)	X	
Horace Perkins III (3 rd)	X	
Dwight Haynes (4 th)	X	
Michael Outlaw (4 th)	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 Director Jason Pilkinton, Senior Activity Center Director Joan Rial, Emergency Communications Director Rosalind Sowell, Engineer Bret Stock, Court Clerk Gina Swaner, Assistant Public Works Director Cooper Morris, Assistant Police Chief Todd Christian, Public Works Office Coordinator Jessi Starkey, Sgt. Mason Albright, Dickson Electric System General Manager Darrell Gillespie and others as indicated on the sign-in sheet.

Invocation

Councilperson Outlaw presented the invocation.

Pledge of Allegiance

Mayor Weiss led the Pledge of Allegiance

Minutes

1. July 7, 2025, City Council and Beer Board regular session minutes

No discussion.

Motion to approve: Councilperson Outlaw

Second: Councilperson Levine

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

Motion passed 8-0-0

Public Comments

None

Old Business

1. **Second reading of ORDINANCE #1571: An Ordinance amending Title 3 Municipal Court of the Dickson Municipal Code to increase court costs and delete the electronic citation fee**

No discussion.

Motion to approve: Councilperson Levine

Second: Councilperson Perkins

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

Motion passed 8-0-0

New Business

1. **Administer Peace Officer Oath to Dickson Police Department Officers.**

Mayor Weiss administered the Peace Officer Oath to Officers Jacob Brake, Amanda Martin, Nick Owens, Wesley Strange, Antonio Hampton and Nigel McQueen

2. **Recognize Dickson Emergency Communications Telecommunicators.**

Mayor Weiss and Director Sowell recognized Telecommunicators Jamie England for earning Registered Public-Safety Leader certification through APCO Institute and Gregg Petty and Scott Meeker as 2025 National Emergency Number Association Gold Line scholarship recipients

3. **Recognize City of Dickson Emergency Communications Director Rosalind Sowell upon her retirement**

Mayor Weiss and the Council recognized Emergency Communications Director Rosalind Sowell with a proclamation, plaque and retirement bonus.

4. **RESOLUTION #2025-44: A Resolution to accept the bid and authorize the Mayor to sign a contract with Yoders Roofing for repairs to the City of Dickson's Fleet Maintenance building**

Administrator Travis said Yoders Roofing submitted the low bid of \$36,792.00; \$40,000 was included in Public Works capital budget.

Motion to approve: Councilperson Chandler

Second: Councilperson Outlaw

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

Motion passed 8-0-0

5. **RESOLUTION #2025-45: A Resolution to accept the proposal and authorize the Mayor to sign a Professional Services Agreement with ECS Southeast, LLC to provide on-call geotechnical engineering services**

Administrator Travis said the agreement will provide services for upcoming projects.

Motion to approve: Councilperson Perkins

Second: Vice Mayor Epley

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

Motion passed 8-0-0

6. **RESOLUTION #2025-56: A Resolution to accept and authorize the Mayor to sign a Professional Services Agreement with OHM Advisors to provide Professional GIS Services for updating the zoning maps of the City of Dickson, Tennessee, creating an ArcGIS Online account and providing training and ongoing assistance as needed**

Administrator Travis said creating the digital zoning maps will make it easier to obtain information and update files. The proposal is for \$21,500 plus yearly AGOL subscription and hourly costs for ongoing assistance not to exceed \$19,500.

Motion to approve: Councilperson Chandler

Second: Councilperson Sanders

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

Motion passed 8-0-0

7. RESOLUTION #2025-58: A Resolution to approve and authorize the Mayor to sign a Lease Agreement with the Economic and Housing Development Corporation of Dickson County, Tennessee, and 841 Cowan Road LP to accept Payments in Lieu of Taxes

Attorney Andrew Mills and representatives of The Clear Blue Co. requested a PILOT for Cowan Road Apartments, a 228-unit complex at 841 Cowan Road.

Motion to defer discussion to the Aug. 18 Finance and Management Committee meeting:
Vice Mayor Epley

Second: Councilperson Outlaw

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

Motion passed 7-1-0

8. RESOLUTION #2025-59: A Resolution in support of the transfer of right-of-way ownerships and maintenance responsibilities for a portion of State Route 48 from the Tennessee Department of Transportation to the City of Dickson, Tennessee

Administrator Travis said the transfer would bring the section of Main Street under the city's control.

Motion to approve: Councilperson Perkins

Second: Councilperson Levine

Roll Call	Yes	No	Abstain	Absent
Jason Epley (1 st)	X			
Brett Reynolds (1 st)	X			

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

Motion passed 8-0-0

9. Appointments

Mayor Weiss nominated Becky Ragan to a four-year term on the Board of Public Utilities.

Motion to approve: Councilperson Sanders

Second: Councilperson Perkins

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

Motion passed 8-0-0

Mayor Weiss nominated Vickie Witcher to complete the three-year term of Joann Anderson on the Tree Management and Beautification Board.

Motion to approve: Councilperson Chandler

Second: Vice Mayor Epley

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

Motion passed 8-0-0

10. Schedule the Finance and Management Committee meeting for 6:00 pm Monday, Aug. 18, 2025, in the Council Chambers at Dickson City Hall

Mayor Weiss scheduled the Finance and Management Committee meeting for 6:00 pm Monday, Aug. 18, 2025.

11. Schedule a special session of the Beer Board to follow the Finance and Management Committee meeting at 6:00 pm Monday, Aug. 18, 2025

Mayor Weiss scheduled a special session of the Beer Board to following the Finance and Management Committee meeting at 6:00 pm Monday, Aug. 18, 2025, to conduct hearings on violations by:

- 76 Mini Food Mart, 508 Henslee Drive, permit holder Alpesh Chaudhari (*1st offense*)
- Fast Stop Market #3, 2415 Highway 70 East, permit holder Betty Burns (*1st offense*)

12. Reschedule the next City Council regular session for 7:00 pm Tuesday, Sept. 2, 2025, due to the Labor Day holiday

Mayor Weiss rescheduled the next regular session of the City Council to 7:00 pm Tuesday, Sept. 2, 2025, due to the Labor Day holiday.

13. Schedule public hearings for 7:00 pm Tuesday, Sept. 2, 2025.

Mayor Weiss scheduled public hearings for the Sept. 2, 2025, City Council meeting for:

- ORDINANCE #1572: An Ordinance to amend the City of Dickson Municipal Zoning Ordinance pertaining to Accessory Dwelling Units and to repeal any ordinance or parts of ordinances in conflict herewith
- ORDINANCE #1573: An Ordinance to amend Article 4, Section 4.120 Standards for Cluster and Residential Developments of the City of Dickson Municipal Zoning Ordinance and to repeal any ordinance of parts of ordinances in conflict herewith
- ORDINANCE #1574: An Ordinance amending the Building Code Regulations for the City of Dickson and the Municipal Zoning Code and to adopt the 2024 International Code Council Codes and Standards and applicable editions and other requirements
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Other Business

None

Communication from the Mayor


None

Adjournment

With no other business to come before the council, Mayor Weiss adjourned the meeting at 8:13 pm without objection.

ATTEST:



Chris Norman, RECORDER

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

SIGN IN SHEET

The City of Dickson maintains a record of everyone attending public meetings to be included with the minutes. Please sign in to record your attendance.

City Council Meeting
7:00 pm Monday, Aug. 4, 2025

Council Chambers
Dickson City Hall

Dan O'Connell

Print Name

1460 Spencer Mid Rd

Address

Leah Jane

Print Name

B 126 Redbud Dr.

Address

Forney Patterson

Print Name

Address

JOY H PATTERSON

Print Name

2045 Hummwood Ln

Address

Paul Pitney

Print Name

225 Herslee

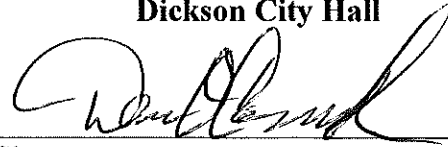
Address

Matt Nicholas

Print Name

506 Brook Green Rd

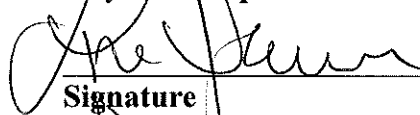
Address



Signature

Dickson TN 37029

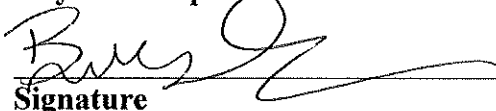
City/State/Zip Code



Signature

Dickson TN 37025

City/State/Zip Code



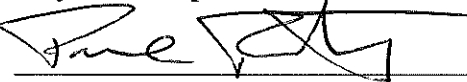
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City/State/Zip Code



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City/State/Zip Code



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City/State/Zip Code



Signature

Dickson TN 37025

City/State/Zip Code

Carter Snyke
Print Name

3703 Princeton Ave
Address

Carter Snyke
Signature

Nashville, TN, 37205
City/State/Zip Code

Print Name

Signature

Address

City/State/Zip Code

Print Name

Signature

Address

City/State/Zip Code

Print Name

Signature

Address

City/State/Zip Code

Print Name

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City/State/Zip Code

Signature

City/State/Zip Code

Signature

City/State/Zip Code

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City/State/Zip Code

Signature

City/State/Zip Code

Public Comment Registration

CITY COUNCIL

Meeting Date: Aug. 4, 2025

Print Name: Carter I Wish to Comment on Item(s): _____
Address: _____
City/State/Zip: _____ City of Dickson Resident: _____
Signature: _____ Yes _____ No
By signing I pledge to abide by all guidelines for the public comment period.

Print Name: _____ I Wish to Comment on Item(s): _____
Address: _____
City/State/Zip: _____ City of Dickson Resident: _____
Signature: _____ Yes _____ No
By signing I pledge to abide by all guidelines for the public comment period.

Print Name: _____ I Wish to Comment on Item(s): _____
Address: _____
City/State/Zip: _____ City of Dickson Resident: _____
Signature: _____ Yes _____ No
By signing I pledge to abide by all guidelines for the public comment period.

Print Name: _____ I Wish to Comment on Item(s): _____
Address: _____
City/State/Zip: _____ City of Dickson Resident: _____
Signature: _____ Yes _____ No
By signing I pledge to abide by all guidelines for the public comment period.

Print Name: _____ I Wish to Comment on Item(s): _____
Address: _____
City/State/Zip: _____ City of Dickson Resident: _____
Signature: _____ Yes _____ No
By signing I pledge to abide by all guidelines for the public comment period.