

# AGENDA

Dickson City Council  
7:00 pm Monday, March 2, 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 Outlaw
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 (**defer to April 6**)
2. RESOLUTION #2026-17: A Resolution to ratify the amended City of Dickson Urban Growth Plan Map and recommend its approval by the Dickson County Growth Coordinating Committee

## Minutes

1. Feb. 2, 2026, City Council 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 #1579: An Ordinance to amend Title 7, Chapter 4 of the Dickson Municipal Code with regard to fireworks restrictions

## New Business

1. RESOLUTION #2026-17: A Resolution to ratify the amended City of Dickson Urban Growth Plan Map and recommend its approval by the Dickson County Growth Coordinating Committee
2. RESOLUTION #2026-18: A Resolution of the Council of the City of Dickson, Tennessee, ratifying and confirming HEFB RESOLUTION #2026-1 adopted by the Health and Educational Facilities Board of the City of Dickson, Tennessee, and an agreement in connection with the issuance of such bonds
3. RESOLUTION #2026-19: A Resolution of the Council of the City of Dickson, Tennessee, ratifying and confirming HEFB RESOLUTION #2026-2 adopted by the Health and Educational Facilities Board of the City of Dickson, Tennessee, and an agreement in connection with the issuance of such bonds
4. RESOLUTION #2026-21: A Resolution to approve and authorize the purchase of a salt storage facility for the Public Works Department of the City of Dickson, Tennessee
5. RESOLUTION #2026-22: A Resolution opposing legislation to force municipalities to change election cycles and hold partisan elections.
6. Streetlight proposal for 304 West End Avenue
7. Parking issue at 515 North Main St. (corner with Cherry Street) (*Councilperson Chandler*)
8. Appointments
9. Schedule the Finance and Management Committee meeting for 6:00 pm Monday, March 16, 2026, in the Council Chambers at City Hall (*agenda deadline noon March 10, 2026*)
10. Announce the next City Council regular session for 7:00 pm Monday, April 6, 2026, in the council Chambers at Dickson City Hall (*agenda deadline noon March 31, 2026*)
11. Schedule a public hearing for 7:00 pm Monday, April 6, 2026, for:
  - 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

## **Other Business**

## **Communication from the Mayor**

## **Adjournment**

# MINUTES

Dickson City Council

7:00 pm March 2, 2026

Council Chambers at Dickson City Hall

The Council of the City of Dickson, Tennessee, met in regular session the second day of March, 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>
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### Mayor

Don L Weiss Jr.	X	
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### City Council (Ward)

Jason Epley (1 <sup>st</sup> )	X	
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Brett Reynolds (1 <sup>st</sup> )	X	
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Shane Chandler (2 <sup>nd</sup> )	X	
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Kyle Sanders (2 <sup>nd</sup> )	X	
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Stacey Levine (3 <sup>rd</sup> )	X	
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Horace Perkins III (3 <sup>rd</sup> )	X	
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Dwight Haynes (4 <sup>th</sup> )		X
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Michael Outlaw (4 <sup>th</sup> )	X	
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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, Public Works Director Bret Stock, Court Clerk Gina Swaner, Assistant Police Chief Todd Christian, Assistant Fire Chief Brent Ham, Assistant Public Works Director Capt. Eric Chandler, 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

## 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

Mayor Weiss announced the public hearing is being deferred to April 6, 2026.

**2. RESOLUTION #2026-17: A Resolution to ratify the amended City of Dickson Urban Growth Plan Map and recommend its approval by the Dickson County Growth Coordinating Committee**

City Administrator Travis said the county and several municipalities re-opened the Urban Growth Plan that was required by state statute in 2000 to adjust boundaries of some of the growth areas to reflect the direction growth has gone over the last 25 years. He said Dickson expanded its growth plan a little on the northwest and south boundaries while relinquishing territory on the west side and on borders with the Burns and White Bluff growth plan areas. Nobody spoke during the public hearing.

**Minutes**

**1. Feb. 2, 2026, City Council regular session minutes**

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 <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			
<i>Motion passed 7-0-0</i>				

**Public Comments**

1. None

**Old Business**

**1. Second reading of ORDINANCE #1579: An Ordinance to amend Title 7, Chapter 4 of the Dickson Municipal Code with regard to fireworks restrictions**

Administrator Travis said the Office of Planning and Zoning contacted the six vendors who previously set up in Dickson about the permit fee increasing from \$1,000 to \$3,500 and all of them said they would return at the new permit fee.

Motion to approve: Councilperson Reynolds  
 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*

**New Business**

- 1. RESOLUTION #2026-17: A Resolution to ratify the amended City of Dickson Urban Growth Plan Map and recommend its approval by the Dickson County Growth Coordinating Committee**

No discussion.

Motion to approve: Vice Mayor Epley

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*

- 2. RESOLUTION #2026-18: A Resolution of the Council of the City of Dickson, Tennessee, ratifying and confirming HEFB RESOLUTION #2026-1 adopted by the Health and Educational Facilities Board of the City of Dickson, Tennessee, and an agreement in connection with the issuance of such bonds**

Administrator Travis said the bonds are to be loaned to Dickson Housing Partners, LP for the acquisition and rehabilitation of a 48-unit multifamily housing facility at 105 Jones Creek Road known as High House Village Apartments

Motion to approve: Councilperson Levine

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*

**3. RESOLUTION #2026-19: A Resolution of the Council of the City of Dickson, Tennessee, ratifying and confirming HEFB RESOLUTION #2026-2 adopted by the Health and Educational Facilities Board of the City of Dickson, Tennessee, and an agreement in connection with the issuance of such bonds**

Administrator Travis said the bonds are to be loaned to Dickson Housing Partners, LP for the acquisition and rehabilitation of a 32-unit multifamily housing facility at 301 Spring Street known as Spring Haven Apartments

Motion to approve: Vice Mayor Epley

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*

**4. RESOLUTION #2026-21: A Resolution to approve and authorize the purchase of a salt storage facility for the Public Works Department of the City of Dickson, Tennessee**

Administrator Travis said the Public Works Department budgeted \$55,000 for the purchase and installation of the facility and can purchase the facility from All Purpose Structures for \$33,147.50 through the Sourcewell cooperative purchasing program.

Motion to approve: Councilperson Perkins

Second: Councilperson Levine

<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*

**5. RESOLUTION #2026-22: A Resolution opposing legislation to force municipalities to change election cycles and hold partisan elections**

Mayor Weiss said he believes partisanship does not apply to the issues facing most municipalities and Administrator Travis said requiring primaries would increase the city's costs by adding another election. Mayor Weiss repeated the city's opposition to changing its election cycle from a 2018 resolution that cited potential voter confusion by combining City of Dickson and Dickson County elections on the same ballots. Councilperson Levine said one of the reasons she enjoys serving is that the position is nonpartisan.

Motion to approve: Councilperson Levine

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. Streetlight proposal for 304 West End Avenue**

Administrator Travis said Dickson Electric System's proposed installation cost is \$1,664 with an estimated \$30.19 annual energy cost.

Motion to approve: Councilperson Chandler

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 7-0-0*

**7. Parking issue at 515 North Main St.**

Councilperson Chandler said John Halliburton has had an issue with parked vehicles blocking access to the property at 515 North Main St. Administrator Travis said the city will review the issue and determine if signage is needed.

**8. Appointments**

Mayor Weiss nominated Kyle Miller for reappointment to the Board of Public Utilities, April Parsley to the Dickson Housing Authority Board of Commissioners, Tommy Fuson

to the Health and Educational Facilities Board and Dennis Kent to the Dickson County Municipal Airport Authority.

Motion to approve: Vice Mayor Epley

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*

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

Mayor Weiss scheduled the Finance and Management Committee meeting for 6:00 pm Thursday, March 16, 2026, in the Council Chambers at Dickson City Hall

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

Mayor Weiss announced the next City Council regular session will be 7:00 pm Monday, April 6, 2026, in the council Chambers at Dickson City Hall

**11. Schedule public hearings for 7:00 pm Monday, April 6, 2026**

Mayor Weiss scheduled public hearings for the April 6, 2026 meeting for:

- **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; and
- **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, which was deferred from the March 2 meeting.

**Other Business**

1. None

**Communication from the Mayor**

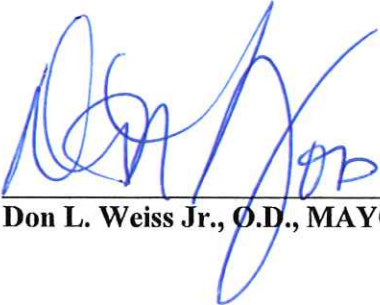
1. None

**Adjournment**

With no other business to come before the council, Mayor Weiss adjourned the meeting at 7:35 pm without objection.

**ATTEST:**

  
\_\_\_\_\_  
**Chris Norman, RECORDER**

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