

MARCH 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																																		
1	2 City Council 7:00 PM	3 Housing Authority 12:00 PM Power Board 5:30 PM	4	5 Gas Authority 7:00 AM	6	7																																																																																																		
8	9 Water Authority 5:00 PM Airport Authority 6:00 PM	10 Finance & Mgt. Agenda Deadline 12:00 PM	11	12	13	14																																																																																																		
15	16 Finance & Mgt. 6:00 PM	17 Bd. Of Zoning Appeals 6:00 PM Planning Commission 6:30 PM	18	19 Parks & Rec. Bd. 6:00 PM Community Access 7:00 PM	20	21																																																																																																		
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29	30	31 April 6 City Council Agenda Deadline 12:00 PM																																																																																																						
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AGENDA

Dickson City Council
7:00 pm Monday, March 2, 2026
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

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 Feb. 2, 2026

Council Chambers at Dickson City Hall

The Council of the City of Dickson, Tennessee, met the second day of February, 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 7:02 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 st)	X	
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Brett Reynolds (1 st)	X	
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Shane Chandler (2 nd)	X	
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Kyle Sanders (2 nd)	X	
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Stacey Levine (3 rd)	X	
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Horace Perkins III (3 rd)	X	
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Dwight Haynes (4 th)	X	
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Michael Outlaw (4 th)	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, Fire Chief Richard Greer, Police Chief Seth Lyles, Recorder Chris Norman, Planning and Zoning Director Jason Pilkinton, Public Works Director Bret Stock, Assistant Police Chief Todd Christian, Fire Department Training Officer Brent Ham, Assistant Fire Chief Kane Sesler, Capt. Eric Chandler, Dickson Electric System General Manager Darrell Gillespie and others as indicated on the sign-in sheet.

Invocation

Councilperson Haynes presented the invocation.

Pledge of Allegiance

Mayor Weiss led the Pledge of Allegiance

Minutes

1. Jan. 5, 2026, City Council regular session minutes

No discussion.

Motion to approve: Councilperson Reynolds

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

Public Comments

1. None

Old Business

1. **Second reading of ORDINANCE #1577: An Ordinance to amend Title 1, Chapter 2, Section 1-202 of the Dickson Municipal Code**

Administrator Travis reminded the council that the amendment changes authority to sign contracts to correspond with the city’s Purchasing Policy.

Motion to approve: Councilperson Perkins

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

New Business

1. **Recognize Dickson Fire Department Assistant Chief Kane Sesler on his retirement**
Mayor Weiss presented a proclamation to Assistant Chief Sesler in recognition of his 31 years of service to the city.
2. **Dickson Electric System annual report for fiscal year ending June 30, 2025**
General Manager Darrell Gillespie presented Dickson Electric System’s annual report.
3. **First 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 amendment changes the permit application fee from \$1,000 to \$3,500 and eliminates the \$200 deposit.

Motion to approve: Councilperson Outlaw

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

4. **RESOLUTION #2026-8: A Resolution to authorize and direct the Board of Public Utilities for the City of Dickson, Tennessee, to make payments in lieu of taxes to surrounding municipalities and counties as set forth by the laws of the State of Tennessee and by contract with the Tennessee Valley Authority**

No discussion.

Motion to approve: Councilperson Chandler

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

5. **RESOLUTION #2026-14: A Resolution to approve and authorize the Mayor of the City of Dickson, Tennessee, to sign Amendment No. 001 to the agreement with Kimley-Horn and Associates for traffic signal design services for ITS Phase II**

Administrator Travis said the amendment allows Kimley-Horn to design the traffic signal improvements to accommodate potential intersection improvements recommended in the Safety Action Plan.

Motion to approve: Vice Mayor Epley

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

6. RESOLUTION #2026-15: A Resolution to approve and authorize the Mayor of the City of Dickson, Tennessee, to sign Task 2 under a Master Consulting Services Agreement with CONSOR North American Inc. to provide floodplain-related services for City Lake

Public Works Director Stock said the task will provide a Letter of Map Revision outlining what elevation changes can be made within the City Lake floodplain as part of Phase II of the Buckner Park renovations.

Motion to approve: Councilperson Haynes

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

7. RESOLUTION #2026-16: A Resolution to approve and authorize the Mayor of the City of Dickson, Tennessee, to sign Amendment 1 to Contract 87339 with the Tennessee Department of Disability and Aging for a grant for the Senior Activity Center

Administrator Travis said the amendment adds \$8,857 over two years to the TDDA grant for the Senior Activity Center.

Motion to approve: Councilperson Sanders

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

8. Discussion on South Hummingbird Lane

Councilperson Haynes said he received the information he requested and withdrew the item.

9. Appointments

None

10. Schedule the Finance and Management Committee meeting

Mayor Weiss scheduled the Finance and Management Committee meeting for 6:00 pm Thursday, Feb. 19, 2026, in the Council Chambers at Dickson City Hall

11. Announce the next City Council regular session

Mayor Weiss announced the next City Council regular session will be 7:00 pm Monday, March 2, 2026, in the council Chambers at Dickson City Hall

12. Schedule public hearings for 7:00 pm Monday, March 2, 2026

Mayor Weiss scheduled public hearings for the March 2, 2026 meeting for:

- 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
- RESOLUTION #2026-17: A Resolution to amend the City of Dickson’s Urban Growth Area Plan

Other Business

1. None

Communication from the Mayor

1. Mayor Weiss, City Administrator Travis, Councilperson Levine, who is executive director of the Tennessee River Chapter of the American Red Cross, Dickson Family YMCA Executive Director Paul Pitney and Dickson Electric System General Manager Gillespie presented reports on the impact and recovery efforts related to Winter Storm Fern.

Adjournment

With no other business to come before the council, Mayor Weiss adjourned the meeting at 8:03 pm without objection.

ATTEST:

Chris Norman, RECORDER

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

ORDINANCE #1579

AN ORDINANCE TO AMEND TITLE 7, CHAPTER 4 OF THE DICKSON MUNICIPAL CODE WITH REGARD TO FIREWORKS RESTRICTIONS

WHEREAS, the City of Dickson, Tennessee, imposes restrictions on the sale and use of fireworks within the city limits in the Dickson Municipal Code; and

WHEREAS, the Council of the City of Dickson, Tennessee, wishes to amend certain restrictions contained within that chapter.

Now, therefore, **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DICKSON, TENNESSEE**, that:

SECTION 1. Dickson Municipal Code § 7-405-1) is amended by changing the cost of the required non-refundable permit application fee from one thousand dollars (\$1,000) to three thousand, five hundred dollars (\$3,500) for each location for which a permit is required.

SECTION 2. Dickson Municipal Code § 7-405-5) is deleted in its entirety and replaced by:

5) The City of Dickson reserves the authority to revoke or deny an application for a permit for any vendor who fails to maintain the sales location in a safe and clean manner during or within twenty-four (24) hours of the conclusion of the authorized sales period or who violates any ordinance, statute or restriction regarding sales, the disposal of rubbish or maintenance of the property as a result of the activities of the sale of fireworks.

SECTION 3. This Ordinance shall take effect immediately upon passage on second and final reading, the public welfare requiring same.

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

ATTEST:

Chris Norman, RECORDER

First Reading: Feb. 2, 2026

Second Reading: Mar. 2, 2026

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

WHEREAS, Public Chapter 1101 passed by the 100th Tennessee General Assembly May 1, 1998, and signed into law by Gov. Don Sundquist requires municipalities and counties to develop a “recommended growth plan” to be ratified by the governing bodies of the county and each municipality; and

WHEREAS, the City of Dickson developed an Urban Growth Plan identifying potential growth boundaries and the City Council approved said plan in a unanimous vote Feb. 7, 2000; and

WHEREAS, the Dickson County Growth Coordinating Committee approved the countywide growth plan on May 15, 2000; and

WHEREAS, in Resolution #2006-2 approved March 6, 2006, the Dickson City Council ratified an amended Urban Growth Plan that was forwarded to and approved by the Dickson County Growth Coordinating Committee; and

WHEREAS, the City of Dickson desires to amend its Urban Growth Plan along with Dickson County, the Town of Burns, the Town of Charlotte and the Town of White Bluff to more accurately depict growth patterns that have occurred in the last twenty years; and

WHEREAS, following reviews by the executive officers of the participating entities, an amended Urban Growth Plan has been drafted for consideration by the governing bodies; and

WHEREAS, following a public hearing, the amended Urban Growth Plan for the City of Dickson was approved by the Dickson Municipal Planning Commission on Feb. 17, 2026, and forwarded to the Dickson City Council with a recommendation for ratification; and

WHEREAS, the Council for the City of Dickson, Tennessee, conducted a public hearing on the proposed amended Urban Growth Plan on March 2, 2026.

Now, therefore, **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DICKSON, TENNESSEE**, that:

SECTION 1. The amended Urban Growth Plan for the City of Dickson, Tennessee, dated Feb. 17, 2026, attached as an exhibit hereto, is hereby ratified and adopted.

SECTION 2. Said amended Urban Growth Plan shall be forwarded to the Dickson County Growth Coordinating Committee with a recommendation for ratification and adoption.

SECTION 3. The Urban Growth Plan shall serve as a guideline for potential growth for the City of Dickson within the statutory requirements contained in Public Chapter 1101 and subsequent statutes regarding annexations.

This Resolution shall take effect upon its passage, the public welfare requiring it.

Approved and adopted this 2nd day of March, 2026.

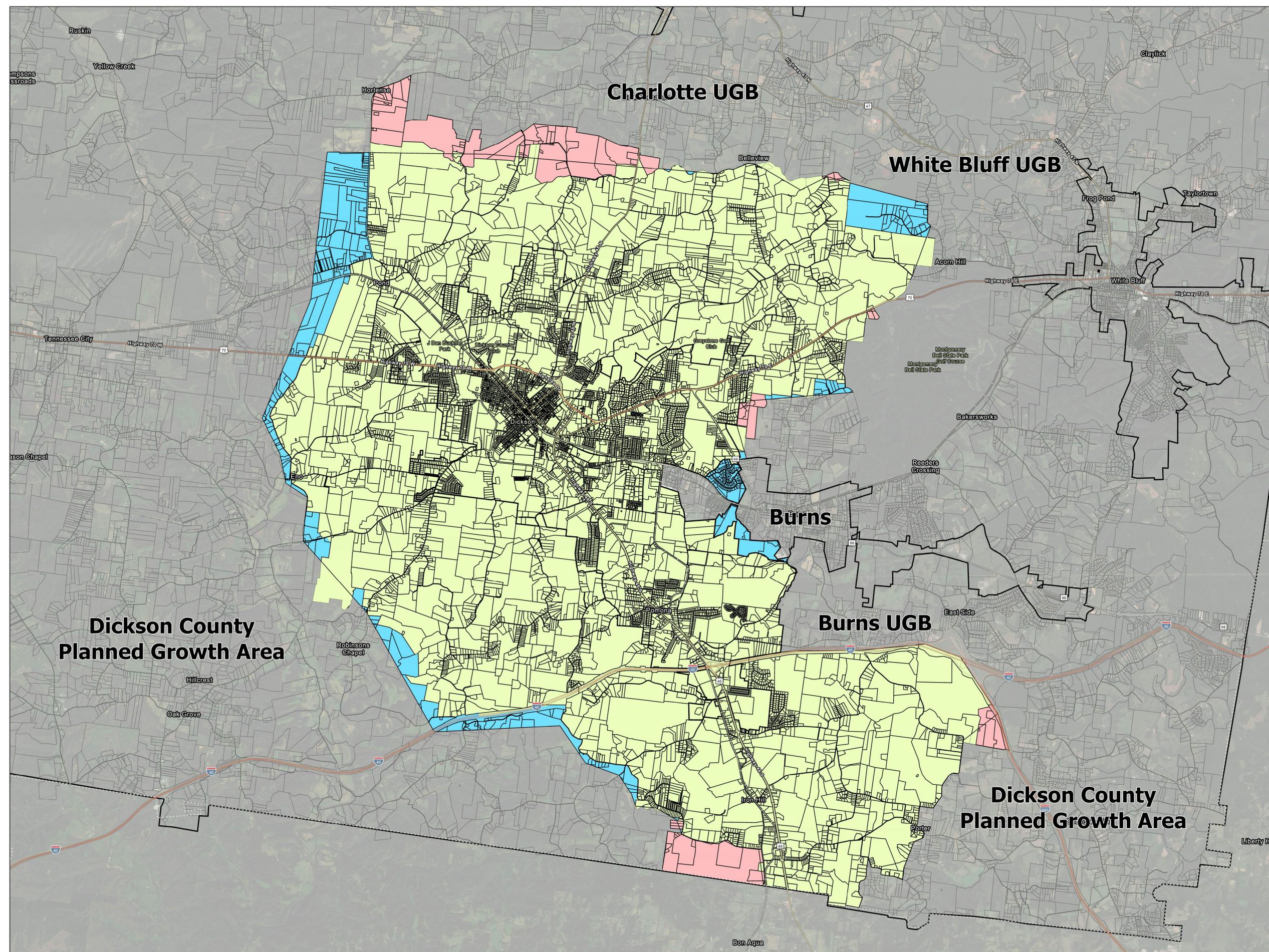
ATTEST:

Chris Norman, RECORDER

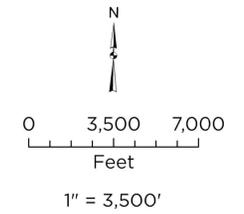
Don L. Weiss Jr., O.D., MAYOR

Dickson

Urban Growth Boundary



-  Dickson UGB - Unchanged
-  Dickson UGB - Expansion
-  Dickson UGB - Relinquish
-  Dickson City Limits
-  Parcels

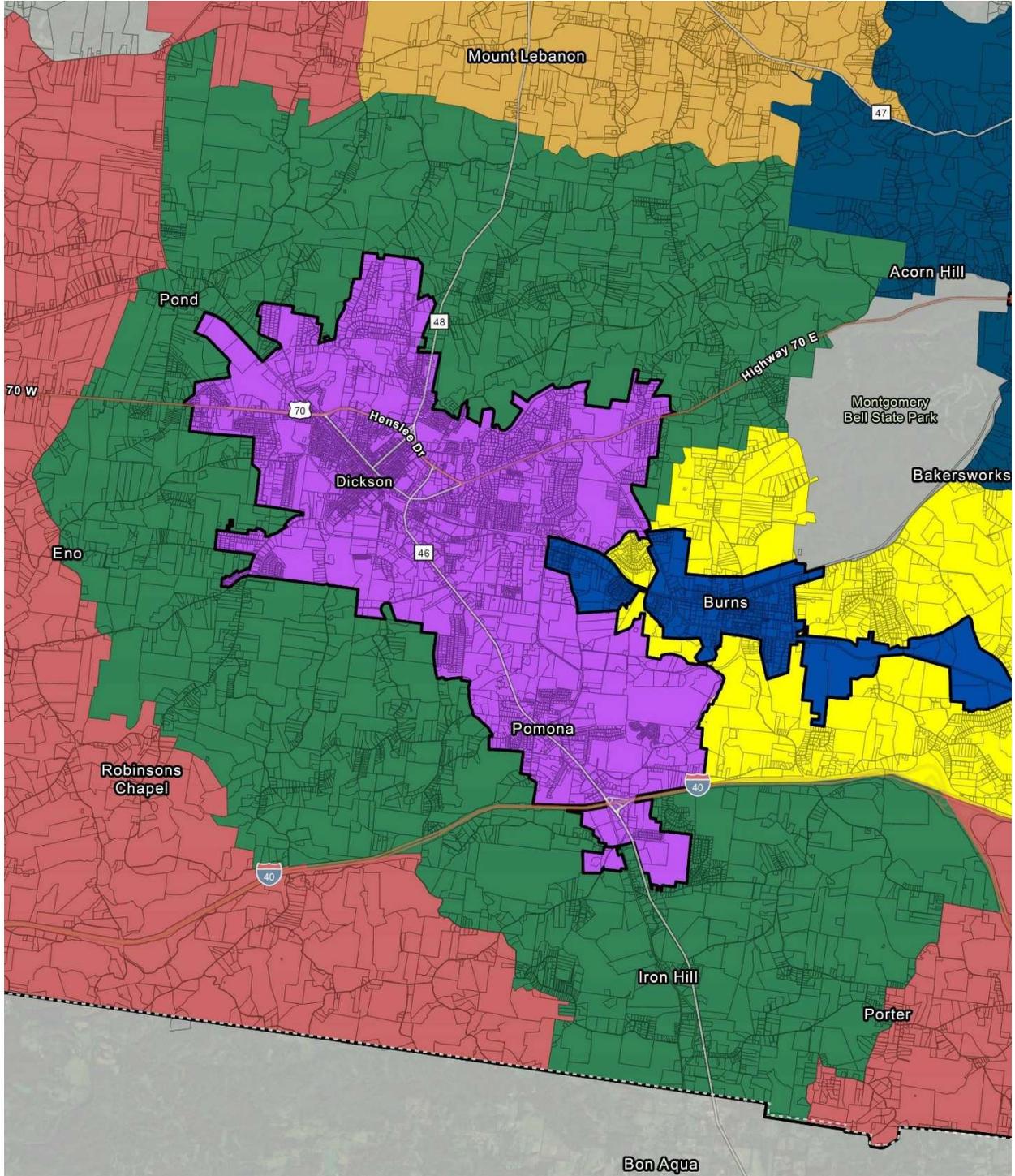


Source: Data provided by Dickson County Municipalities, GNRC, and OHM Advisors. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

Map Published: December 9, 2025





Dickson County

Urban Growth Areas

- Growth Areas**
- Burns City Limits
- Burns UGB
- Charlotte City Limits
- Charlotte UGB
- County Planned Growth
- Dickson City Limits
- Dickson UGB
- Slaycen City Limits
- Vanleer City Limits
- Vanleer UGB
- White Bluff City Limits
- White Bluff UGB
- Jurisdiction
- Parcels

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

WHEREAS, pursuant to the provisions of Tennessee Code Annotated Chapter 101, Part 3, Title 48 as amended (the “Act), the Council of the City of Dickson, Tennessee (the “City”), created and authorized The Health and Educational Facilities Board of the City of Dickson, Tennessee (the “Board”); and

WHEREAS, the Charter of Incorporation of the Board requires that the Council for the City of Dickson, Tennessee (the “Council”), ratify any resolutions authorizing the issuance of bonds or agreements to issue bonds approved by the Board; and

WHEREAS, Dickson Housing Partners, LP (the “Applicant”) appeared before the Board at its meeting Feb. 25, 2026, requesting approval of the issuance of not to exceed ten million dollars (\$10,000,000.00) in revenue bonds, the proceeds to be used by the Applicant to finance the acquisition, rehabilitation and equipping of an approximately 48-unit multifamily housing facility located at or near 105 Jones Creek Road in Dickson, Dickson County, Tennessee (the “Project”); and

WHEREAS, at same meeting the Board adopted HEFB Resolution #2026-1 authorizing, the issuance, sale, and delivery of not to exceed ten million dollars (\$10,000,000) in revenue bonds (the “Bonds”), in one or more series, for the purpose of providing financing for the Project, the proceeds of the Bonds to be loaned to the Applicant for the purpose of paying the costs of the Project and other costs related thereto, the Applicant to make aggregate loan payments equivalent to the debt service on the then outstanding Bonds; and

WHEREAS, at same meeting the Board approved an Agreement to Issue Bonds (the “Agreement”) dated as of Feb. 25, 2026, made and executed by and between The Health and Educational Facilities Board of the City of Dickson, Tennessee (the “Issuer”), a public, nonprofit corporation organized and existing under the laws of the State of Tennessee, and Dickson Housing Partners, LP (the “Applicant”), which is a Tennessee limited partnership; and

Now, therefore, **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DICKSON, TENNESSEE**, that:

SECTION 1. HEFB Resolution #2026-1 and the Agreement to Issue Bonds associated with such resolution attached hereto adopted by the Health and Educational Facilities Board on Feb. 25, 2026, are hereby ratified and confirmed by the Council of the City of Dickson, Tennessee.

SECTION 2. The City of Dickson, Tennessee, shall not in any event be liable for the payment of the principal or interest on any bonds of the Board or the Applicant, as the case may be, or for

the performance of any pledge, mortgage, obligation or agreement of any kind whatsoever, which may be undertaken by the Board or the Applicant, as the case may be, nor any of their agreements or obligations shall be construed to constitute an indebtedness of the City within the meaning of any constitutional or statutory provisions, or create any liability or obligation on the part of the City, whatsoever.

Approved and adopted this 2nd day of March, 2026.

ATTEST:

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

Chris Norman, RECORDER

RESOLUTION AUTHORIZING, SUBJECT TO CERTAIN CONDITIONS, THE ISSUANCE OF NOT TO EXCEED \$10,000,000 MULTIFAMILY HOUSING REVENUE BONDS, IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE ACQUISITION, REHABILITATION AND EQUIPPING OF CERTAIN MULTIFAMILY HOUSING FACILITIES, AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS

WHEREAS, THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE CITY OF DICKSON, TENNESSEE (the "Issuer"), is authorized by the provisions of Title 48, Chapter 101, Part 3, Tennessee Code Annotated, as amended (the "Act"), to issue, sell, and deliver revenue bonds, and to use the proceeds therefrom for, among other things, financing, acquiring, improving, constructing, equipping, owning, leasing, and disposing of properties for the purpose of enabling certain types of entities to provide facilities, including multifamily housing facilities, in order to promote the welfare, prosperity, health, and living conditions of the people of the State of Tennessee;

WHEREAS, Dickson Housing Partners, LP (the "Applicant"), a Tennessee limited partnership, has informed the Issuer that the Applicant desires to finance the acquisition, rehabilitation and equipping of an approximately 48 unit multifamily housing facility located at or near 105 Jones Creek Road in Dickson, Dickson County, Tennessee (collectively, the "Project");

WHEREAS, in connection with the above, the Applicant has requested that the Issuer authorize the issuance, sale, and delivery of not to exceed Ten Million Dollars (\$10,000,000) in revenue bonds (the "Bonds"), in one or more series, for the purpose of providing financing for the Project, the proceeds of the Bonds to be loaned to the Applicant for the purpose of paying the costs of the Project and other costs related thereto, the Applicant to make aggregate loan payments equivalent to the debt service on the then outstanding Bonds;

WHEREAS, there has been prepared and submitted to this meeting of the Board of Directors of the Issuer a proposed agreement (the "Agreement") to be executed by the Issuer and the Applicant in connection with the financing of the Project, a copy of such Agreement being attached hereto and incorporated herein as fully as though copied; and,

WHEREAS, the Issuer is of the opinion that the issuance of the Bonds and the financing of the Project will effectuate the public purposes of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE CITY OF DICKSON, TENNESSEE, AS FOLLOWS:

(1) The Issuer hereby approves the issuance of the Bonds for the purposes specified in the preamble hereto and the Agreement, subject only to the submission of implementing documents (including, but not limited to, an opinion of counsel for the Issuer that the Project constitutes a "project," as such term is defined in the Act) satisfactory to the Issuer and its legal counsel.

(2) The action taken by the Issuer, as evidenced by the execution of the Agreement, does not hereby express an endorsement or preference of the Issuer for the project herein proposed relative to any other project with respect to any restrictions,

reviews, requirements, or approvals applicable to such projects by any law either existing or subsequently enacted.

(3) The form, content, and provisions of the Agreement are hereby approved and the Chairman and the Vice-Chairman, or either of them, of the Issuer are hereby authorized and directed to execute and deliver such Agreement on behalf of the Issuer, with such changes therein as they, or either of them, may approve, the signature affixed thereof of such Chairman or Vice-Chairman to be conclusive evidence of such approval.

(4) The officers and employees of the Issuer are hereby authorized and directed to take such further actions as are necessary or desirable to carry out the intent and purposes of the Agreement and to issue the Bonds upon the terms and conditions stated in such Agreement.

(5) The Issuer makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended, and based upon the representations of the Applicant:

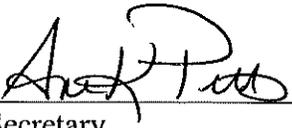
(a) The Applicant reasonably expects to reimburse itself for the Project expenditures with proceeds of the Bonds.

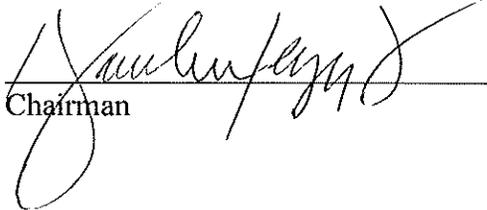
(b) The maximum principal amount of debt expected to be issued for the reimbursement purposes described herein is \$10,000,000.

(c) Reimbursement of the expenditures described in subsection (a) above with the proceeds of the borrowing described herein will occur not earlier than the date on which the expenditure is paid and not later than the later of (1) the date that is 18 months after the date on which the expenditure is paid, or (2) the date on which the Project is placed in service or abandoned (but in no case more than 3 years after the day on which the expenditure is paid).

(d) The expenditures described in subsection (a) above are "capital expenditures" as defined in Treas. Reg. § 1.150-1, which are any costs of a type which are properly chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles (as determined at the time the expenditure is paid).

Adopted and approved this 25th day of February, 2026.


Secretary


Chairman

AGREEMENT TO ISSUE BONDS

This AGREEMENT TO ISSUE BONDS (the “Agreement”), dated as of February 25, 2026, made and executed by and between THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE CITY OF DICKSON, TENNESSEE (the “Issuer”), a public, nonprofit corporation organized and existing under the laws of the State of Tennessee, and DICKSON HOUSING PARTNERS, LP (the “Applicant”), a Tennessee limited partnership:

W I T N E S S E T H:

For and in consideration of the mutual covenants and undertakings set forth herein, and other valuable consideration, the receipt of which is hereby acknowledged, the parties hereto do hereby agree as follows:

Section 1. Recitation of Facts. As a means of setting forth the matters of mutual inducement which have resulted in the making and execution of this Agreement, the following statements of fact are hereby recited:

(a) The Issuer is authorized by the provisions of Title 48, Chapter 101, Part 3, Tennessee Code Annotated, as amended (the “Act”), to issue, sell, and deliver revenue bonds and to use the proceeds therefrom for, among other things, financing, acquiring, improving, constructing, equipping, owning, leasing, and disposing of properties for the purpose of enabling certain types of entities to provide facilities, including multifamily housing facilities, in order to promote the welfare, prosperity, health, and living conditions of the people of the State of Tennessee;

(b) The Applicant desires to finance the acquisition, rehabilitation and equipping of an approximately 48 unit multifamily housing facility located at or near 105 Jones Creek Road, Dickson, Dickson County, Tennessee (collectively, the “Project”);

(c) It is estimated by the Applicant that the financing of the Project, together with related financing, architectural, engineering, legal, accounting, consulting, and other professional charges, fees, and expenses, will require an expenditure of not to exceed Ten Million Dollars (\$10,000,000) in revenue bonds;

(d) The Applicant has advised the Issuer that the plans of the Applicant to acquire, rehabilitate and equip the Project are dependent upon certain assistance which the Issuer can provide, such assistance being more fully specified in subsection (a) of Section 2 hereof;

(e) The Issuer has duly considered the nature of the Project, and has found and determined that the assistance specified in subsection (a) of Section 2 hereof will be in furtherance of the public purposes for which the Issuer was created; and,

(f) The Issuer has, therefore, determined that the issuance, sale, and delivery of the Bonds, as such term is hereinafter defined, for the purposes, described in subsection (a) of Section 2 hereof, are necessary to implement the public purposes enumerated in the Act.

Section 2. Undertakings on the Part of the Issuer. Subject to the provisions and limitations contained in the Act and in any and all other applicable statutes, laws, ordinances, and regulations, whether federal, state, local, or otherwise, the Issuer hereby agrees as follows:

(a) That it will authorize the issuance, sale, and delivery of the revenue bonds, in one or more series, in the aggregate principal amount of not to exceed Ten Million Dollars (\$10,000,000) (the "Bonds"), the proceeds of the sale thereof to be loaned to the Applicant for the purpose of paying the costs of the Project and other costs related thereto, the Applicant to make aggregate loan payments sufficient to pay, when and as due, the debt service on the then outstanding Bonds, and in addition, such other payments as may be customary in such proceedings;

(b) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of one or more loan agreements, indentures, or other documents (such loan agreements, indentures, or other documents being herein called, the "Indentures"), from the Issuer to the purchaser or purchasers (individually, the "Purchaser"; collectively, the "Purchasers") of such Bonds, or to one or more trustees (individually, the "Trustee"; collectively, the "Trustees") to be nominated, subject to the approval of the Issuer, by the Applicant, each of such Indentures to contain such terms and provisions as are customary for similar loan agreements, indentures, or other documents in the State of Tennessee, and as are mutually agreeable to the Issuer, the applicable Purchaser or Purchasers, or the applicable Trustee or Trustees, and the Applicant;

(c) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of one or more loan agreements (the "Loan Agreements") providing for the loan of the proceeds of the Bonds, as provided in subsection (a) of this Section 2, to the Applicant, each of such Loan Agreements to contain such terms and provisions as are customary for similar loan agreements in the State of Tennessee, and as are mutually agreeable to the Issuer and the Applicant;

(d) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of such other, further, or different documents as may be necessary or desirable to effectuate the assistance set forth in subsection (a) of this Section 2, such other or further documents to contain such terms and provisions as may be mutually satisfactory to the Issuer and the Applicant;

(e) That it will perform such other or further acts and adopt such other or further proceedings as may be necessary or desirable to faithfully implement its undertakings hereunder; and,

(f) That, based upon the representations of the Applicant that it is necessary to proceed immediately with the Project, the Issuer hereby agrees that the Applicant may proceed with such plans for the Project, enter into contracts for the Project, and take such other steps as may be deemed appropriate by the Applicant in connection therewith, as soon as practicable, so that the inhabitants of the State of Tennessee may benefit from the Project without delay, the

Applicant being hereby authorized to be reimbursed from the proceeds of the Bonds, if issued, for all costs so incurred by, or behalf of such Applicant; provided, however, that nothing herein contained shall be deemed to authorize the Applicant to obligate the Issuer in any manner for the payment of any monies except from the proceeds of the Bonds, or for the performance of any acts in connection with the Project, except as otherwise herein expressly provided.

Section 3. Undertakings on the Part of the Applicant. The Applicant hereby agrees as follows:

(a) That the Applicant will authorize such proceedings as may be necessary or desirable to execute and deliver the Loan Agreements on behalf of the Applicant;

(b) That the Applicant will authorize, execute, and deliver such other, further, or different documents as may be necessary or desirable to effectuate the assistance set forth in subsection (a) of Section 2 hereof, such other or further documents to contain such terms and provisions as may be mutually satisfactory to the Issuer and the Applicant;

(c) That the Applicant will perform such other or further acts, and adopt such other or further proceedings as may be necessary or desirable to faithfully implement the undertakings hereunder of the Applicant; and,

(d) That the Applicant will hold the Issuer harmless from all pecuniary liability, and will reimburse the Issuer for all expenses which it or its legal counsel may incur in the fulfillment and implementation of its obligations hereunder, which covenant shall survive any termination of this Agreement.

Section 4. No Liability of the City of Dickson, Tennessee. Anything herein contained to the contrary notwithstanding, no commitment set forth herein of the Issuer shall result in the City of Dickson, Tennessee, being or becoming liable for the payment of the principal of, or the interest on, the Bonds, or for the performance of any pledge, mortgage, obligation, or agreement of any kind whatsoever of the Issuer, and none of the Bonds, nor any of the agreements or obligations of the Issuer shall be construed to constitute an indebtedness of the City of Dickson, Tennessee, within the meaning of any constitutional or statutory provision whatsoever.

Section 5. Mutual Agreements as to Terms of Documents. All commitments herein contained of the Issuer and of the Applicant are subject to the express provision that the Issuer and the Applicant agree upon mutually acceptable terms and conditions of all documents, including, but not limited to, the Indentures and the Loan Agreements, whose execution and delivery are contemplated by the provisions hereof.

Section 6. Other Conditions. All commitments of the Issuer under Section 2 hereof, and of the Applicant under Section 3 hereof, are subject to, in addition to any and all other conditions contained herein, an opinion of counsel for the Issuer that the project constitutes a "project," as such term is defined in the Act. The action taken by the Issuer, as evidenced by the execution of this Agreement, does not express an endorsement or preference of the Issuer for the project herein proposed relative to any other project with respect to any restrictions, reviews, requirements, or approvals applicable to such projects by any law either existing or subsequently enacted.

Section 7. Termination of Agreement. This Agreement, and all of the terms and provisions hereof, shall terminate and be of no further force and effect from and after the issuance, sale, and delivery

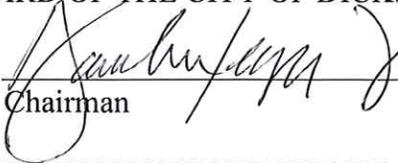
of the Bonds. Furthermore, if such Bonds, for any reason whatsoever, have not been sold and delivered by December 31, 2027, this Agreement, and all of the terms and provisions hereof (except as herein specified), shall become void and of no further force and effect, unless extended by agreement of the parties hereto.

Section 8. Payment of Fees. The Applicant shall pay all fees, costs, and expenses, including reasonable attorneys' fees, incurred by the Issuer or its legal counsel in connection with the financing herein contemplated, including proceedings preliminary thereto, as such fees, costs, and expenses accrue and such obligation to pay such fees, costs, and expenses shall survive any termination thereof.

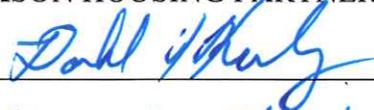
Section 9. Execution of Agreement. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto, each after due consideration and authorization, have executed this Agreement on the date first above written.

THE HEALTH AND EDUCATIONAL FACILITIES
BOARD OF THE CITY OF DICKSON, TENNESSEE

By: 
Chairman

DICKSON HOUSING PARTNERS, LP

By: 

Its: Managing Member of GP

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

WHEREAS, pursuant to the provisions of Tennessee Code Annotated Chapter 101, Part 3, Title 48 as amended (the “Act”), the Council of the City of Dickson, Tennessee (the “City”), created and authorized The Health and Educational Facilities Board of the City of Dickson, Tennessee (the “Board”); and

WHEREAS, the Charter of Incorporation of the Board requires that the Council for the City of Dickson, Tennessee (the “Council”), ratify any resolutions authorizing the issuance of bonds or agreements to issue bonds approved by the Board; and

WHEREAS, Dickson Housing Partners, LP (the “Applicant”) appeared before the Board at its meeting Feb. 25, 2026, requesting approval of the issuance of not to exceed seven million dollars (\$7,000,000.00) in revenue bonds, the proceeds to be used by the Applicant to finance the acquisition, rehabilitation and equipping of an approximately 32-unit multifamily housing facility located at or near 301 Spring Street in Dickson, Dickson County, Tennessee (the “Project”); and

WHEREAS, at same meeting the Board adopted HEFB Resolution #2026-2 authorizing, the issuance, sale, and delivery of not to exceed seven million dollars (\$7,000,000) in revenue bonds (the “Bonds”), in one or more series, for the purpose of providing financing for the Project, the proceeds of the Bonds to be loaned to the Applicant for the purpose of paying the costs of the Project and other costs related thereto, the Applicant to make aggregate loan payments equivalent to the debt service on the then outstanding Bonds; and

WHEREAS, at same meeting the Board approved an Agreement to Issue Bonds (the “Agreement”) dated as of Feb. 25, 2026, made and executed by and between The Health and Educational Facilities Board of the City of Dickson, Tennessee (the “Issuer”), a public, nonprofit corporation organized and existing under the laws of the State of Tennessee, and Dickson Housing Partners, LP (the “Applicant”), which is a Tennessee limited partnership; and

Now, therefore, **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DICKSON, TENNESSEE**, that:

SECTION 1. HEFB Resolution #2026-2 and the Agreement to Issue Bonds associated with such resolution attached hereto adopted by the Health and Educational Facilities Board on Feb. 25, 2026, are hereby ratified and confirmed by the Council of the City of Dickson, Tennessee.

SECTION 2. The City of Dickson, Tennessee, shall not in any event be liable for the payment of the principal or interest on any bonds of the Board or the Applicant, as the case may be, or for the performance of any pledge, mortgage, obligation or agreement of any kind whatsoever, which

may be undertaken by the Board or the Applicant, as the case may be, nor any of their agreements or obligations shall be construed to constitute an indebtedness of the City within the meaning of any constitutional or statutory provisions, or create any liability or obligation on the part of the City, whatsoever.

Approved and adopted this 2nd day of March, 2026.

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

ATTEST:

Chris Norman, RECORDER

RESOLUTION AUTHORIZING, SUBJECT TO CERTAIN CONDITIONS, THE ISSUANCE OF NOT TO EXCEED \$7,000,000 MULTIFAMILY HOUSING REVENUE BONDS, IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE ACQUISITION, REHABILITATION AND EQUIPPING OF CERTAIN MULTIFAMILY HOUSING FACILITIES, AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS

WHEREAS, THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE CITY OF DICKSON, TENNESSEE (the "Issuer"), is authorized by the provisions of Title 48, Chapter 101, Part 3, Tennessee Code Annotated, as amended (the "Act"), to issue, sell, and deliver revenue bonds, and to use the proceeds therefrom for, among other things, financing, acquiring, improving, constructing, equipping, owning, leasing, and disposing of properties for the purpose of enabling certain types of entities to provide facilities, including multifamily housing facilities, in order to promote the welfare, prosperity, health, and living conditions of the people of the State of Tennessee;

WHEREAS, Dickson Housing Partners, LP (the "Applicant"), a Tennessee limited partnership, has informed the Issuer that the Applicant desires to finance the acquisition, rehabilitation and equipping of an approximately 32 unit multifamily housing facility located at or near 301 Spring Street in Dickson, Dickson County, Tennessee (collectively, the "Project");

WHEREAS, in connection with the above, the Applicant has requested that the Issuer authorize the issuance, sale, and delivery of not to exceed Seven Million Dollars (\$7,000,000) in revenue bonds (the "Bonds"), in one or more series, for the purpose of providing financing for the Project, the proceeds of the Bonds to be loaned to the Applicant for the purpose of paying the costs of the Project and other costs related thereto, the Applicant to make aggregate loan payments equivalent to the debt service on the then outstanding Bonds;

WHEREAS, there has been prepared and submitted to this meeting of the Board of Directors of the Issuer a proposed agreement (the "Agreement") to be executed by the Issuer and the Applicant in connection with the financing of the Project, a copy of such Agreement being attached hereto and incorporated herein as fully as though copied; and,

WHEREAS, the Issuer is of the opinion that the issuance of the Bonds and the financing of the Project will effectuate the public purposes of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE CITY OF DICKSON, TENNESSEE, AS FOLLOWS:

(1) The Issuer hereby approves the issuance of the Bonds for the purposes specified in the preamble hereto and the Agreement, subject only to the submission of implementing documents (including, but not limited to, an opinion of counsel for the Issuer that the Project constitutes a "project," as such term is defined in the Act) satisfactory to the Issuer and its legal counsel.

(2) The action taken by the Issuer, as evidenced by the execution of the Agreement, does not hereby express an endorsement or preference of the Issuer for the project herein proposed relative to any other project with respect to any restrictions,

reviews, requirements, or approvals applicable to such projects by any law either existing or subsequently enacted.

(3) The form, content, and provisions of the Agreement are hereby approved and the Chairman and the Vice-Chairman, or either of them, of the Issuer are hereby authorized and directed to execute and deliver such Agreement on behalf of the Issuer, with such changes therein as they, or either of them, may approve, the signature affixed thereof of such Chairman or Vice-Chairman to be conclusive evidence of such approval.

(4) The officers and employees of the Issuer are hereby authorized and directed to take such further actions as are necessary or desirable to carry out the intent and purposes of the Agreement and to issue the Bonds upon the terms and conditions stated in such Agreement.

(5) The Issuer makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended, and based upon the representations of the Applicant:

(a) The Applicant reasonably expects to reimburse itself for the Project expenditures with proceeds of the Bonds.

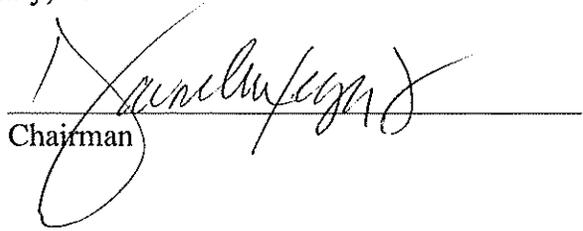
(b) The maximum principal amount of debt expected to be issued for the reimbursement purposes described herein is \$7,000,000.

(c) Reimbursement of the expenditures described in subsection (a) above with the proceeds of the borrowing described herein will occur not earlier than the date on which the expenditure is paid and not later than the later of (1) the date that is 18 months after the date on which the expenditure is paid, or (2) the date on which the Project is placed in service or abandoned (but in no case more than 3 years after the day on which the expenditure is paid).

(d) The expenditures described in subsection (a) above are "capital expenditures" as defined in Treas. Reg. § 1.150-1, which are any costs of a type which are properly chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles (as determined at the time the expenditure is paid).

Adopted and approved this 25th day of February, 2026.

Chairman

A handwritten signature in cursive script, written over a horizontal line. The signature is somewhat stylized and difficult to read, but appears to be a name.

Secretary

A handwritten signature in cursive script, written over a horizontal line. The signature is stylized and appears to be a name.

AGREEMENT TO ISSUE BONDS

This AGREEMENT TO ISSUE BONDS (the “Agreement”), dated as of February 25, 2026, made and executed by and between THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE CITY OF DICKSON, TENNESSEE (the “Issuer”), a public, nonprofit corporation organized and existing under the laws of the State of Tennessee, and DICKSON HOUSING PARTNERS, LP (the “Applicant”), a Tennessee limited partnership:

W I T N E S S E T H:

For and in consideration of the mutual covenants and undertakings set forth herein, and other valuable consideration, the receipt of which is hereby acknowledged, the parties hereto do hereby agree as follows:

Section 1. Recitation of Facts. As a means of setting forth the matters of mutual inducement which have resulted in the making and execution of this Agreement, the following statements of fact are hereby recited:

(a) The Issuer is authorized by the provisions of Title 48, Chapter 101, Part 3, Tennessee Code Annotated, as amended (the “Act”), to issue, sell, and deliver revenue bonds and to use the proceeds therefrom for, among other things, financing, acquiring, improving, constructing, equipping, owning, leasing, and disposing of properties for the purpose of enabling certain types of entities to provide facilities, including multifamily housing facilities, in order to promote the welfare, prosperity, health, and living conditions of the people of the State of Tennessee;

(b) The Applicant desires to finance the acquisition, rehabilitation and equipping of an approximately 32 unit multifamily housing facility located at or near 301 Spring Street, Dickson, Dickson County, Tennessee (collectively, the “Project”);

(c) It is estimated by the Applicant that the financing of the Project, together with related financing, architectural, engineering, legal, accounting, consulting, and other professional charges, fees, and expenses, will require an expenditure of not to exceed Seven Million Dollars (\$7,000,000) in revenue bonds;

(d) The Applicant has advised the Issuer that the plans of the Applicant to acquire, rehabilitate and equip the Project are dependent upon certain assistance which the Issuer can provide, such assistance being more fully specified in subsection (a) of Section 2 hereof;

(e) The Issuer has duly considered the nature of the Project, and has found and determined that the assistance specified in subsection (a) of Section 2 hereof will be in furtherance of the public purposes for which the Issuer was created; and,

(f) The Issuer has, therefore, determined that the issuance, sale, and delivery of the Bonds, as such term is hereinafter defined, for the purposes, described in subsection (a) of Section 2 hereof, are necessary to implement the public purposes enumerated in the Act.

Section 2. Undertakings on the Part of the Issuer. Subject to the provisions and limitations contained in the Act and in any and all other applicable statutes, laws, ordinances, and regulations, whether federal, state, local, or otherwise, the Issuer hereby agrees as follows:

(a) That it will authorize the issuance, sale, and delivery of the revenue bonds, in one or more series, in the aggregate principal amount of not to exceed Seven Million Dollars (\$7,000,000) (the "Bonds"), the proceeds of the sale thereof to be loaned to the Applicant for the purpose of paying the costs of the Project and other costs related thereto, the Applicant to make aggregate loan payments sufficient to pay, when and as due, the debt service on the then outstanding Bonds, and in addition, such other payments as may be customary in such proceedings;

(b) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of one or more loan agreements, indentures, or other documents (such loan agreements, indentures, or other documents being herein called, the "Indentures"), from the Issuer to the purchaser or purchasers (individually, the "Purchaser"; collectively, the "Purchasers") of such Bonds, or to one or more trustees (individually, the "Trustee"; collectively, the "Trustees") to be nominated, subject to the approval of the Issuer, by the Applicant, each of such Indentures to contain such terms and provisions as are customary for similar loan agreements, indentures, or other documents in the State of Tennessee, and as are mutually agreeable to the Issuer, the applicable Purchaser or Purchasers, or the applicable Trustee or Trustees, and the Applicant;

(c) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of one or more loan agreements (the "Loan Agreements") providing for the loan of the proceeds of the Bonds, as provided in subsection (a) of this Section 2, to the Applicant, each of such Loan Agreements to contain such terms and provisions as are customary for similar loan agreements in the State of Tennessee, and as are mutually agreeable to the Issuer and the Applicant;

(d) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of such other, further, or different documents as may be necessary or desirable to effectuate the assistance set forth in subsection (a) of this Section 2, such other or further documents to contain such terms and provisions as may be mutually satisfactory to the Issuer and the Applicant;

(e) That it will perform such other or further acts and adopt such other or further proceedings as may be necessary or desirable to faithfully implement its undertakings hereunder; and,

(f) That, based upon the representations of the Applicant that it is necessary to proceed immediately with the Project, the Issuer hereby agrees that the Applicant may proceed with such plans for the Project, enter into contracts for the Project, and take such other steps as may be deemed appropriate by the Applicant in connection therewith, as soon as practicable, so that the inhabitants of the State of Tennessee may benefit from the Project without delay, the

Applicant being hereby authorized to be reimbursed from the proceeds of the Bonds, if issued, for all costs so incurred by, or behalf of such Applicant; provided, however, that nothing herein contained shall be deemed to authorize the Applicant to obligate the Issuer in any manner for the payment of any monies except from the proceeds of the Bonds, or for the performance of any acts in connection with the Project, except as otherwise herein expressly provided.

Section 3. Undertakings on the Part of the Applicant. The Applicant hereby agrees as follows:

(a) That the Applicant will authorize such proceedings as may be necessary or desirable to execute and deliver the Loan Agreements on behalf of the Applicant;

(b) That the Applicant will authorize, execute, and deliver such other, further, or different documents as may be necessary or desirable to effectuate the assistance set forth in subsection (a) of Section 2 hereof, such other or further documents to contain such terms and provisions as may be mutually satisfactory to the Issuer and the Applicant;

(c) That the Applicant will perform such other or further acts, and adopt such other or further proceedings as may be necessary or desirable to faithfully implement the undertakings hereunder of the Applicant; and,

(d) That the Applicant will hold the Issuer harmless from all pecuniary liability, and will reimburse the Issuer for all expenses which it or its legal counsel may incur in the fulfillment and implementation of its obligations hereunder, which covenant shall survive any termination of this Agreement.

Section 4. No Liability of the City of Dickson, Tennessee. Anything herein contained to the contrary notwithstanding, no commitment set forth herein of the Issuer shall result in the City of Dickson, Tennessee, being or becoming liable for the payment of the principal of, or the interest on, the Bonds, or for the performance of any pledge, mortgage, obligation, or agreement of any kind whatsoever of the Issuer, and none of the Bonds, nor any of the agreements or obligations of the Issuer shall be construed to constitute an indebtedness of the City of Dickson, Tennessee, within the meaning of any constitutional or statutory provision whatsoever.

Section 5. Mutual Agreements as to Terms of Documents. All commitments herein contained of the Issuer and of the Applicant are subject to the express provision that the Issuer and the Applicant agree upon mutually acceptable terms and conditions of all documents, including, but not limited to, the Indentures and the Loan Agreements, whose execution and delivery are contemplated by the provisions hereof.

Section 6. Other Conditions. All commitments of the Issuer under Section 2 hereof, and of the Applicant under Section 3 hereof, are subject to, in addition to any and all other conditions contained herein, an opinion of counsel for the Issuer that the project constitutes a "project," as such term is defined in the Act. The action taken by the Issuer, as evidenced by the execution of this Agreement, does not express an endorsement or preference of the Issuer for the project herein proposed relative to any other project with respect to any restrictions, reviews, requirements, or approvals applicable to such projects by any law either existing or subsequently enacted.

Section 7. Termination of Agreement. This Agreement, and all of the terms and provisions hereof, shall terminate and be of no further force and effect from and after the issuance, sale, and delivery

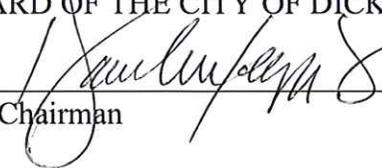
of the Bonds. Furthermore, if such Bonds, for any reason whatsoever, have not been sold and delivered by December 31, 2027, this Agreement, and all of the terms and provisions hereof (except as herein specified), shall become void and of no further force and effect, unless extended by agreement of the parties hereto.

Section 8. Payment of Fees. The Applicant shall pay all fees, costs, and expenses, including reasonable attorneys' fees, incurred by the Issuer or its legal counsel in connection with the financing herein contemplated, including proceedings preliminary thereto, as such fees, costs, and expenses accrue and such obligation to pay such fees, costs, and expenses shall survive any termination thereof.

Section 9. Execution of Agreement. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto, each after due consideration and authorization, have executed this Agreement on the date first above written.

THE HEALTH AND EDUCATIONAL FACILITIES
BOARD OF THE CITY OF DICKSON, TENNESSEE

By: 
Chairman

DICKSON HOUSING PARTNERS, LP

By: 
Its: Managing Member of GP

RESOLUTION #2026-21

A RESOLUTION TO APPROVE AND AUTHORIZE THE PURCHASE OF A SALT STORAGE FACILITY FOR THE PUBIC WORKS DEPARTMENT OF THE CITY OF DICKSON, TENNESSEE

WHEREAS, the City of Dickson, Tennessee, wishes to purchases and erect a second storage facility to increase its capacity of salt for treating roads in the event of winter weather; and

WHEREAS, the City of Dickson, Tennessee, Public Works Department included fifty-five thousand dollars (\$55,000) for the purchase of a storage facility in its FY2025-26 budget approved by the City Council June 16, 2025; and

WHEREAS, All Purpose Structures offers a salt storage building through the Sourcewell cooperative purchasing program for thirteen thousand, four hundred twenty-two dollars and fifty cents (\$13,422.50) with estimated shipping cost of two thousand, five hundred dollars (\$2,500) and installation cost of seventeen thousand, two hundred twenty-five dollars (\$17,225) for a total cost of thirty-three thousand, one hundred forty-seven dollars and fifty cents (\$33,147.50) as indicated in the quotation attached.

Now, therefore, **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DICKSON, TENNESSEE**, that:

SECTION 1. The purchase of a salt storage facility, shipping costs and installation costs from All Purpose Structures through the Sourcewell cooperative purchasing program as specified in the attached quotation is hereby approved and authorized.

SECTION 2. The Mayor of the City of Dickson, Tennessee, is authorized to sign and execute a purchase order and any other documents or instruments necessary for said purchase.

SECTION 3. Payment of any deposit required and the balance of the purchase, shipping and installation costs are hereby authorized under the terms of the purchase agreement with All Purpose Structures through the Sourcewell cooperative purchasing program.

This Resolution shall take effect upon its passage, the public welfare requiring it.

Approved and adopted this 2nd day of March, 2026.

ATTEST:

Chris Norman, RECORDER

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



QUOTATION

ALL PURPOSE STRUCTURES

Contact: Mark Taylor

Call/Text: 812-208-5820

Email: mtaylor@allpurposestructures.net

NAME: Town of Dickson	
PROJECT LOCATION: Dickson, TN – Bret Stock	Date: February 19, 2026
PH #:	
CELL #:	
EMAIL: bstock@cityofdickson.tn.gov	Note: Quotation valid for 30 days

DESCRIPTION:

32 x30 Calhoun Super Structure, Concrete mount
 Elite White Non-FR Fabric with 25 year warranty
 One end wall open and the other solid with (2) 32" x 32" mesh vents
 Complete Installation

BUILDING PACKAGE:

- Complete Pre Engineered Building Package with up to **15 year warranty** or optional **25 year warranty-see warranty coverage for details**
- Hot Dip Galvanized Steel Trusses with all purlins, bracing, cables and hardware to complete structure
- Our Buildings are custom engineered based on your project's site-specific specifications for the following location:

DESIGN CRITERIA

- Building has been designed and priced based on open field conditions with no buildings and/or trees within 50' of building
- Other: Click or tap here to enter text.

CATEGORY:

<input type="checkbox"/> Agricultural Low Occupancy	<input type="checkbox"/> Agricultural Std. Occupancy	<input type="checkbox"/> Private Use Riding Arena
<input checked="" type="checkbox"/> Commercial / Industrial low Occupancy	<input type="checkbox"/> Commercial / Industrial Std. Occupancy	<input type="checkbox"/> Public Use

Authorized Dealer For:



"Pioneer in the Fabric Building Industry"

FABRIC

- High Density Polyethylene (Fabric)
 - Fire Rated
 - Non- Fire Rated
 - Elite Fire Rated
 - Elite Non- Fire Rated

Roof Color: White	Front Gable End Color: White
Roof Trim Color – if applicable: White	Back Gable End Color: White

FRONT GABLE END

- Engineered Gable End with Hot Dip Galvanized Steel Framework to grade
- Man Door Opening(s) – Quantity: 1
- Residential Grade man door included
- Door Opening(s) –

Door 1:

- Doors included- Type: Choose an item.
- Open
- Custom 1- 5' x 7' wood sliding door included

Front Gable End Cover: Included - Terminated Top of Wall with interior block winches

BACK GABLE END

- Engineered Gable End with Hot Dip Galvanized Steel Framework to grade
- Man Door Opening(s) – Quantity: 1
- Residential Grade man door included
- Door Opening(s) –
- Doors included- Type: Insulated Overhead with manual opener with windows
- Open
- Custom [Click or tap here to enter text.](#)

Rear Gable End Cover: Included - Terminated Top of Wall with interior block winches

Authorized Dealer For:



QUOTATION

ALL PURPOSE STRUCTURES

Contact: Mark Taylor

Call/Text: 812-208-5820

Email: mtaylor@allpurposestructures.net

Roof Cover

- Roof Cover - Included - Terminated Top of Wall with interior block winches
- Roof Cover System: Bag Cover System

Foundation

- Foundation Engineering Not Included
- Anchor Bolts Not Included
- Foundation Not Included

INSTALLATION

- Supply labor, material and equipment to install building pre-engineered building package as described herein

FREIGHT:

- Freight Included to building site- Customer Responsible to off load building

Site Prep and Excavation

Customer

PRICE:

Building:	\$13,422.50 (Sourcewell Pricing)
Estimated Shipping:	\$2,500.00
Installation:	\$17,225.00
Total:	\$33,147.50

Not Included: building permit, electrical, Concrete Block Foundation

Authorized Dealer For:



"Pioneer in the Fabric Building Industry"



ALL PURPOSE STRUCTURES

QUOTATION

Contact: Mark Taylor

Call/Text: 812-208-5820

Email: mtaylor@allpurposestructures.net

Dickson, TN Signature

Name

Title

Date

All Purpose Structures Signature

Name

Title

Date

Thank you for the opportunity to quote your project. Should you have any questions or require additional information, please do not hesitate to reach out to us!
References available upon request

Authorized Dealer For:



RESOLUTION #2026-22

A RESOLUTION OPPOSING LEGISLATION TO FORCE MUNICIPALITIES TO CHANGE ELECTION CYCLES AND HOLD PARTISAN ELECTIONS

WHEREAS, House Bill 1497 by Rep. Scott Cepicky of Culleoka and Senate Bill 1630 by Sen. Joey Hensley of Hohenwald in the 114th Tennessee General Assembly propose to require municipalities to change the date of their elections to coincide with the August primary or November general elections in even-numbered years; and

WHEREAS, the same bills propose to require that all municipal elections be partisan, allowing political parties to nominate candidates through primaries and requiring candidates to declare in a party primary or run as independent candidates; and

WHEREAS, since 2010 Tennessee Code Annotated has authorized, but not required, municipalities to choose to change their elections to coincide with the August primary or November general elections in even-numbered years; and

WHEREAS, in Resolution #2018-8 the Dickson City Council previously opposed legislation proposing to force municipalities to change their election cycles and stated its desire to maintain independent elections; and

WHEREAS, a 2019 report issued by the Tennessee Advisory Commission on Intergovernmental Relations (TACIR) recommends that “the Tennessee legislature should continue to authorize, rather than require, municipalities with private act or general law charters to change their election date by ordinance to either the August or November general elections in even-numbered years;” and

WHEREAS, the TACIR study further concludes “local government representatives say they understand their communities’ issues and needs, and if they are willing to pay for their elections, they should be allowed to decide when to hold them;” and

WHEREAS, the TACIR study specifically cites potential issues “because the City of Dickson is located in Dickson County, combining city and county races on one ballot would add to existing voter confusion about the difference between the local governments and the distinction between city and county races and initiatives on the ballot. Therefore, it is better for the City of Dickson to hold its election at a different time than the county election;” and

WHEREAS, the City of Dickson’s charter defines its elections to be conducted “without any definition of candidates as members or candidates of any State or National political party or organization;” and

WHEREAS, the Administration and Council of the City of Dickson do not believe it is in the citizens’ best interest to require partisan elections, which would increase the city’s costs by having to hold party primaries, and change its election cycle to conduct elections in conjunction with county, state and federal elections.

Now, therefore, **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DICKSON, TENNESSEE**, that:

SECTION 1. Having passed this Resolution, the Council and Administration of the City of Dickson are on record as opposing House Bill 1497 and Senate Bill 1630 and any other legislation that would require the municipality to change its election cycle and/or hold partisan municipal elections.

SECTION 2. That a copy of this Resolution signed by the Mayor and members of the City Council be forwarded to the city's delegation and other members of the Tennessee General Assembly and all persons representing the interests of the City of Dickson in the legislature.

SECTION 3. That members of the General Assembly in whose districts are municipalities holding independent elections be encouraged to solicit and honor the input of the leaders of those municipalities before interfering in the right of local governments to make local decisions.

This Resolution shall take effect upon its passage, the public welfare requiring it.

Approved and adopted this 2nd day of March, 2026.

ATTEST:

Chris Norman, RECORDER

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

City of Dickson

Requested by: City Councilperson Dwight Haynes
304 West End Avenue

Installing

1 92 Watt LED

Material Cost	\$355.74
Labor Cost	\$1,176.96
Equipment Cost	\$112.00
Estimated Installed Cost	\$1,644.70

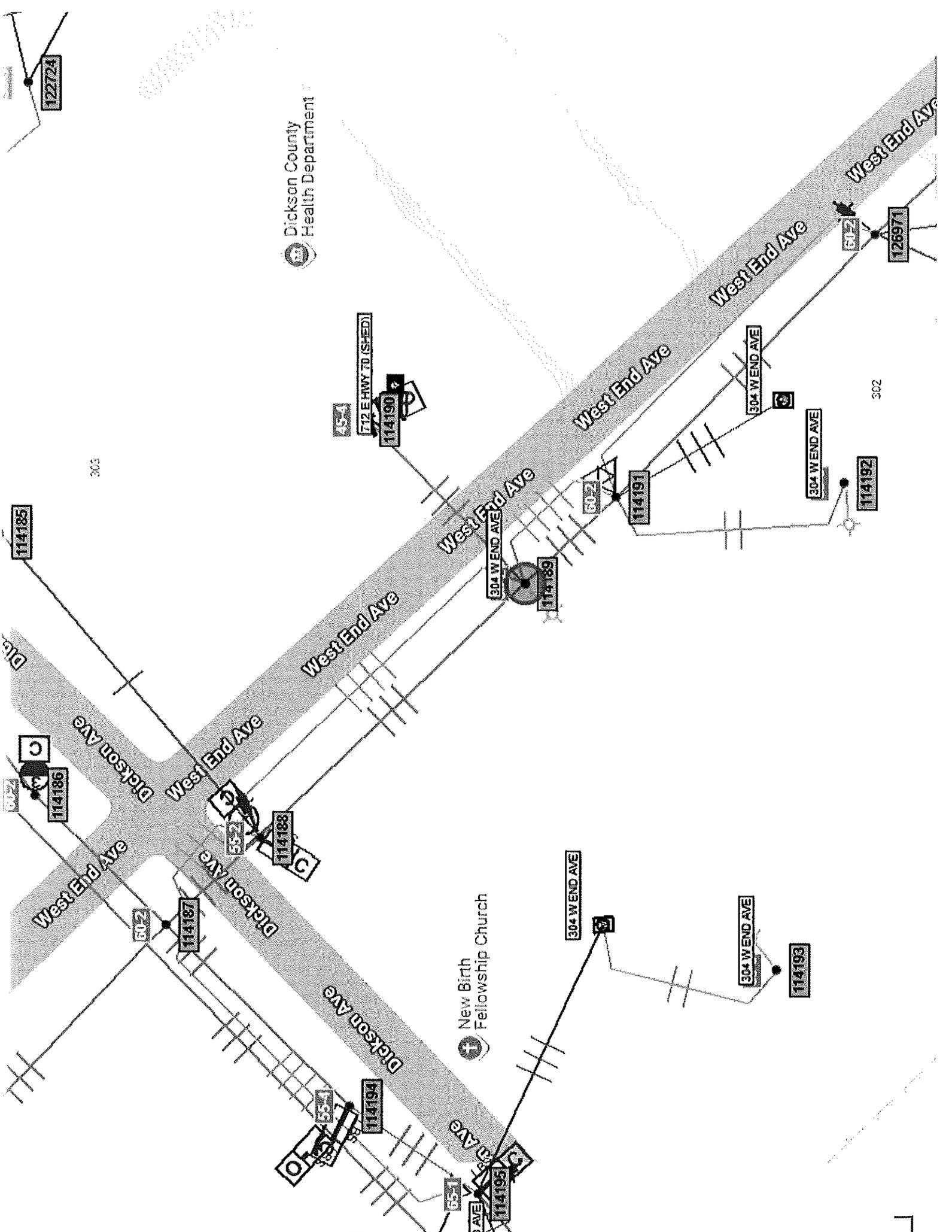
Annual Energy Cost Calculation

	<u>Wattage of the Light</u>	<u>Quantity</u>	<u>Estimated time light is on per day</u>	<u>Annual kilowatt hours</u>	<u>Annual Energy Cost</u>
Energy Cost	92	1	11	369	\$30.19

Cost per kwh \$0.08174

Estimated Annual Energy Cost \$30.19

Notes: Installing 1 LED Light on Existing pole 114189 at 304 W End Ave



Dickson County Health Department

New Birth Fellowship Church

303

302

122724

126971

114185

114186

114187

114188

114190

114191

114192

114193

114195

45-1

712 HWY 70 (S-ED)

114189

304 W END AVE

Dickson Ave

West End Ave

Dickson Ave

Dickson Ave

West End Ave



515 North Main Street

