

SUMMARY: City Council Oct. 6, 2025

At its regular session Oct. 6, 2025, the Dickson City Council:

- Unanimously approved the minutes of the Sept. 2, 2025, City Council regular session with Councilperson Shane Chandler (2nd Ward) absent;
- Unanimously approved on second reading Ordinance #1572 to amend the Municipal Zoning Ordinance pertaining to accessory dwelling units;
- Unanimously approved on second reading Ordinance #1573 amending regulations for cluster and residential developments;
- Unanimously approved on second reading Resolution #2025-49 to annex a portion of property on Turkey Creek Road and Highway 46 by owner's request;
- Unanimously approved Resolution #2025-50 to adopt a plan of services for the annexed property on Turkey Creek Road and Highway 46;
- Approved on second reading Resolution #2025-51 to annex property on Eno Road by owner's request. The resolution passed 6-0-1 with Councilperson Dwight Haynes (4th Ward) abstaining;
- Approved on second reading Resolution #2025-52 to adopt a plan of services for the annexed property on Eno Road. The resolution passed 6-0-1 with Councilperson Dwight Haynes (4th Ward) abstaining;
- Approved on first reading Resolution #2025-53 to annex property on Valleywood Drive by owner's request. During the public comment period, Jody Burgess, 99 Burgess Lane, reiterated his concerns about the increase in traffic, additional sewer output and potential runoff problems, saying he prefers the property remain in the county where larger lot sizes are required and fewer homes can be built. James Perkins, 109 Lakeview Drive, said the issue he previously addressed regarding his father-in-law's property line has been addressed by the developer to his satisfaction. The resolution passed 5-2 with Councilpersons Stacey Levine (3rd Ward) and Horace Perkins III (3rd Ward) in opposition. The resolution faces a second vote Nov. 3;
- Approved on first reading Resolution #2025-54 to adopt a plan of services for the annexed property on Valleywood Drive. The resolution passed 6-1 with Councilperson Levine (3rd Ward) voting in opposition. The resolution faces a second vote Nov. 3; and
- Approved Resolution #2025-58 to approve and authorize the Mayor to sign a lease agreement with the Economic and Housing Development Corporation of Dickson County and 841 Cowan Road LP to accept annual payments in lieu of taxes (PILOT) for a 228-unit apartment development on Cowan Road. Under the PILOT, developer The Clear Blue Company will pay the City of Dickson a \$450,000 construction monitoring fee and \$75,000 for Cowan Road improvements at closing on the property and then after construction is completed pay \$39,900 annually for 10 years with a yearly increase of three percent or the percentage of any adjustments in the city's property tax rate instead of property taxes. The resolution passed 5-2 with Councilpersons Kyle Sanders (2nd Ward) and Horace Perkins III (3rd Ward) in opposition.

Following the completion of the Old Business section of the agenda, Mayor Don L. Weiss Jr. adjourned the meeting to swear in the winners of the Sept. 11 municipal election. City Attorney

Jerry Smith administered the oath of office to Jason Epley (1st Ward), Kyle Sanders (2nd Ward), Stacey Levine (3rd Ward) and Michael Outlaw (4th Ward).

Mayor Weiss called into session the newly seated City Council and it proceeded with the New Business section of the agenda.

Under New Business, the Dickson City Council:

- Conducted a public hearing on and unanimously approved on first reading Ordinance #1574 to amend the city's Building Code Regulations and the Municipal Code to adopt the 2024 International Code Council Codes and Standards. Office of Planning and Zoning Director Jason Pilkinton said the city is currently operating under the 2018 ICC Codes and Standards and is required by statute to adopt a version published within seven years. The ordinance faces a second reading Nov. 3 and Pilkinton said the city will hold informational session to update developers, contractors, realtors and others interested in the changes to the code;
- Conducted a public hearing on and unanimously approved on first reading Ordinance #1575 to rezone property on Cowan Road and Miller Street from B-3 (highway commercial) to R-2 (medium-density residential). Director Pilkinton said the Tennesco Corp. plans to build affordable housing for some of its employees on the property. The ordinance faces a second vote Nov. 3;
- Unanimously approved Resolution #2025-71 to approve a proposal for property, liability and workers compensation insurance from Public Entity Partners through Morrison and Fuson Insurance Agency, Inc. for 2026;
- Unanimously approved Resolution #2025-63 to approve and authorize the Mayor to sign a Master Services Agreement with Southern Architecture Workshop LLC to provide on-call architecture services for city projects. City Administrator David Travis said the agreement is for five years during which the city can use SAW without having to bid for services on each project;
- Unanimously approved Resolution #2025-64 to approve and authorize the Mayor to sign a Project Addendum with Southern Architecture Workshop LLC for design services for the proposed aquatic/recreation center in Henslee Park under the previously approved Master Services Agreement;
- Unanimously approved Resolution #2025-65 to approve and authorize the Mayor to sign a Project Addendum with Southern Architecture Workshop LLC for design services for the proposed City Center on South Main Street under the previously approved Master Services Agreement;
- Unanimously approved Resolution #2025-67 to approve and authorize the Mayor to sign a contract with the Tennessee Highway Safety Office for a \$32,000 grant to be used by the Dickson Police Department for DUI enforcement;
- Unanimously approved Resolution #2025-68 to approve and authorize the Mayor to sign a proposal from ECS Southeast LLC to provide environmental and hazardous material assessment services for the proposed City Center project under a previously approved Professional Services Agreement;
- Unanimously approved Resolution #2025-69 to approve and authorize the Mayor to sign a proposal from ECS Southeast LLC to provide environmental services for the proposed aquatic/recreation center under a previously approved Professional Services Agreement;

- Unanimously approved Resolution #2025-70 to approve Change Order 1 to a contract with Yoders Roofing for repairs to the fleet maintenance building roof to add \$1,200 for replacing the skylights;
- Unanimously approved Resolution #2025-73 to approve and authorize the Mayor to sign a Project Addendum with Southern Architecture Workshop LLC to provide evaluation services to address roof issues and water damage at the War Memorial Building under the previously approved Master Services Agreement;
- Approved more than 45 appointments presented by Mayor Weiss; and
- Discussed the recent speed limit reduction on Highway 48 South from Eno Road to the City Limits. At its July 7 meeting, the council voted unanimously to reduce the speed limit from 45 miles per hour to 30. Councilperson Dwight Haynes (4th Ward) questioned whether the city followed procedures for engineering studies before reducing the speed limit on a state highway. City Administrator Travis said the city has previously reduced speed limits on Highway 46 and Highway 47 without engineering studies and contacted the Tennessee Department of Transportation about the changes.

During the Beer Board session, the board approved an off-premise beer permit for Dickson Smoke and Vape, 402 Highway 46 South, 6-0-1 with Councilperson Haynes (4th Ward) abstaining.

Mayor Weiss scheduled the Finance and Management Committee meeting for 6:00 pm Monday, Oct. 20, and the next regular City Council meeting for 7:00 pm Monday, Nov. 3, in the Council Chambers at Dickson City Hall, 600 East Walnut St. All meetings are open to the public.

Mayor Weiss informed the council the city has been notified by the Tennessee Office of the Comptroller that the city's 2025-26 fiscal year budget has been approved.

With no other business to come before the Council, Mayor Weiss adjourned the meeting at 8:26 pm.

Dickson City Council regular sessions are broadcast on the Community Access Channel (Comcast 19) at 8:00 pm Thursdays and Saturdays.