

# SEPTEMBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1</b> <b>LABOR DAY</b> <b>City Offices</b> <b>Closed</b>	<b>2</b>  City Council 7:00 PM	<b>3</b>	<b>4</b> Gas Authority 7:00 AM	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b>  Water Authority 5:00 PM Airport Authority 6:00 PM	<b>9</b>  Finance & Mgt. Agenda Deadline 12:00 PM Power Board 5:30 PM	<b>10</b>	<b>11</b> <b>Dickson Election</b> <b>7:00 am-7:00 pm</b>	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b>  Finance & Mgt. 6:00 PM	<b>16</b>  Bd. Of Zoning Appeals 6:00 PM Planning Commission 6:30 PM	<b>17</b>	<b>18</b>  Parks & Rec. Bd. 6:00 PM Community Access 7:00 PM	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>  Oct. 6 Council Agenda Deadline 12:00 pm				
		Notes			Calendar Templates by Vertex42.com <a href="https://www.vertex42.com/calendars/">https://www.vertex42.com/calendars/</a> © 2019 Vertex42 LLC. Free to print.	

# AGENDA

Dickson City Council and Beer Board  
7:00 pm Tuesday, Sept. 2, 2025  
Council Chambers, Dickson City Hall  
Mayor Don L. Weiss Jr., O.D. presiding

---

Call to Order Mayor Weiss

Roll Call City Recorder

Invocation Councilperson Sanders

Pledge of Allegiance Mayor Weiss

## Beer Board

1. Aug. 18, 2025 Beer Board Special Session minutes

## City Council

### Public Hearings

1. ORDINANCE #1572: An Ordinance to amend the City of Dickson Municipal Zoning Ordinance pertaining to Accessory Dwelling Units and to repeal any ordinance or parts of ordinances in conflict herewith
2. ORDINANCE #1573: An Ordinance to amend Article 4, Section 4.120 Standards for Cluster and Residential Developments of the City of Dickson Municipal Zoning Ordinance and to repeal any ordinance of parts of ordinances in conflict herewith
3. ORDINANCE #1574: An Ordinance amending the Building Code Regulations for the City of Dickson and the Municipal Zoning Code and to adopt the 2024 International Code Council Codes and Standards and applicable editions and other requirements **DEFER TO OCT. 6**
4. RESOLUTION #2025-49: A Resolution to annex a portion of certain territory on Turkey Creek Road and Highway 46 (Map 129, Parcel 076.03) upon written consent of the owner and to incorporate the same within the boundaries of the City of Dickson, Tennessee *and* RESOLUTION #2025-50: A Resolution to adopt a Plan of Services for the annexation of a portion of certain territory at Turkey Creek Road and Highway 46 (Map 129, Parcel 076.03) by the City of Dickson, Tennessee
5. RESOLUTION #2025-51: A Resolution to annex certain territory on Eno Road (Map 110, Parcel 018.08) upon written consent of the owner and to incorporate the same within the

boundaries of the City of Dickson, Tennessee ***and*** RESOLUTION #2025-52: A Resolution to adopt a Plan of Services for the annexation of certain territory on Eno Road (Map 110, Parcel 018.08) by the City of Dickson, Tennessee

6. RESOLUTION #2025-53: A Resolution to annex certain territory on Valleywood Drive (Map 103, Parcel 088.01) upon written consent of the owner and to incorporate the same within the boundaries of the City of Dickson, Tennessee ***and*** RESOLUTION #2025-54: A Resolution to adopt a Plan of Services for the annexation of certain territory on Valleywood Drive (Map 103, Parcel 088.01) by the City of Dickson, Tennessee

## **Minutes**

1. Aug. 4, 2025, 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. None

## **New Business**

1. First Reading of ORDINANCE #1572: An Ordinance to amend the City of Dickson Municipal Zoning Ordinance pertaining to Accessory Dwelling Units and to repeal any ordinance or parts of ordinances in conflict herewith
2. First Reading of ORDINANCE #1573: An Ordinance to amend Article 4, Section 4.120 Standards for Cluster and Residential Developments of the City of Dickson Municipal Zoning Ordinance and to repeal any ordinance of parts of ordinances in conflict herewith
3. First Reading of RESOLUTION #2025-49: A Resolution to annex a portion of certain territory on Turkey Creek Road and Highway 46 (Map 129, Parcel 076.03) upon written consent of the owner and to incorporate the same within the boundaries of the City of Dickson, Tennessee
4. First Reading of RESOLUTION #2025-50: A Resolution to adopt a Plan of Services for the annexation of a portion of certain territory at Turkey Creek Road and Highway 46 (Map 129, Parcel 076.03) by the City of Dickson, Tennessee

5. First Reading of RESOLUTION #2025-51: A Resolution to annex certain territory on Eno Road (Map 110, Parcel 018.08) upon written consent of the owner and to incorporate the same within the boundaries of the City of Dickson, Tennessee
6. First Reading of RESOLUTION #2025-52: A Resolution to adopt a Plan of Services for the annexation of certain territory on Eno Road (Map 110, Parcel 018.08) by the City of Dickson, Tennessee
7. First Reading of RESOLUTION #2025-53: A Resolution to annex certain territory on Valleywood Drive (Map 103, Parcel 088.01) upon written consent of the owner and to incorporate the same within the boundaries of the City of Dickson, Tennessee
8. First Reading of RESOLUTION #2025-54: A Resolution to adopt a Plan of Services for the annexation of certain territory on Valleywood Drive (Map 103, Parcel 088.01) by the City of Dickson, Tennessee
9. Resolution #2025-55: A Resolution to approve and authorize the Mayor to sign a Master Consulting Services Agreement with Consor North America, Inc. for National Flood Insurance Program engineering consultant services and associated stormwater engineering
10. RESOLUTION #2025-60: A Resolution to approve and authorize the Mayor to sign a contract with the Regional Transportation Authority to provide public transportation service between Nashville/Davidson County and the City of Dickson for the fiscal year beginning July 1, 2025, and ending June 30, 2026
11. RESOLUTION #2025-61: A Resolution to abandon any and all rights, interests and claims to an unopened section of Freeman Avenue west of Bryant Avenue subject to any existing deeds and/or easements
12. RESOLUTION #2025-62: A Resolution authorizing the disposal of older paper records
13. RESOLUTION #2025-66: A Resolution to approve and authorize the Mayor to sign Individual Project Order 017 within the Master Agreement for Continuing Professional Services with Kimley-Horn and Associates, Inc. to update the Parks and Recreation Department Master Plan
14. PURCHASE ORDER #109800 for \$44,876.00 to Ford of Murfreesboro for a 2025 Ford Police Interceptor AWD SUV (*purchase from Drug Fund to replace wrecked vehicle; insurance paid \$36,019.50*)
15. Appointments
16. Schedule the Finance and Management Committee meeting for 6:00 pm Monday, Sept. 15, 2025, in the Council Chambers at Dickson City Hall (*agenda deadline noon Sept. 9, 2025*)



17. Announce the next City Council regular session for 7:00 pm Monday, Oct. 6, 2025 (*agenda deadline noon Sept. 30, 2025*)

18. Schedule public hearing for 7:00 pm Oct. 6, 2025, for:

- ORDINANCE #1574: An Ordinance amending the Building Code Regulations for the City of Dickson and the Municipal Zoning Code and to adopt the 2024 International Code Council Codes and Standards and applicable editions and other requirements
- ORDINANCE #1575: An Ordinance to rezone property on Cowan Road and Miller Street (Map 110, Parcel 048.00) from B-3 (highway commercial) to R-2 (medium-density residential) and to repeal any ordinance of part of an ordinance in conflict herewith

### **Other Business**

### **Communication from the Mayor**

### **Adjournment**

**MINUTES**  
**City of Dickson Beer Board**  
**Following Finance and Management Committee**  
**Monday, Aug. 18, 2025**  
**Council Chambers at Dickson City Hall**

---

The City of Dickson Beer Board met the eighteenth day of August, 2025, for a special session in the Council Chambers of Dickson City Hall, 600 East Walnut Street, immediately following the Finance and Management Committee meeting.

**Call to Order**

Mayor Don L. Weiss Jr. called the meeting to order at 6:38 pm.

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

A quorum was present and the following business transacted.

Recorder Chris Norman served as recording secretary.

**Others present:** City Attorney Jerry Smith, City Administrator David Travis, Tax Collector Angie Brown, Treasurer Tammy Dotson, Fire Chief Richard Greer, Police Chief Seth Lyles, Recorder Chris Norman, Planning and Zoning Director Jason Pilkinton, Senior Activity Center Director Joan Rial, Public Works Director Bret Stock, Court Clerk Gina Swaner, Assistant Police Chief Todd Christian, Assistant Public Works Director Cooper Morris, Fire Prevention Officer Mike Osman, Det. Katrena Pulley and Sgt. Eric Chandler and others as indicated on the sign-in sheet.

**Special Session**

**1. Hearing for 76 Mini Food Mart, 508 Henslee Drive, for violation of Dickson Municipal Code § 8-2-212(4) on July 3, 2025 (*first offense*)**

Representing 76 Mini Food Mart Alpesh Chaudhari admitted the July 3, 2025, violation of selling alcohol to an underage individual in violation of DMC § 8-2-212(4) and waived a hearing.

Motion to find 76 Mini Food Mart in violation for a 1<sup>st</sup> offense: Councilperson Outlaw

Second: Councilperson Chandler

<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			
Horace Perkins III (3 <sup>rd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )			X	
Michael Outlaw (4 <sup>th</sup> )	X			

***Motion passed 7-0-1.***

Per DMC § 8-213(4), a penalty of a 14-day suspension of the beer permit or a \$1,000 civil penalty in lieu of suspension was assessed. The penalty must be paid within seven days or the suspension begins at midnight of the eighth day. *(The civil penalty was paid Aug. 20, 2025)*

**1. Hearing for Fast Stop Market #3, 2415 Hwy. 70 E., for violation of Dickson Municipal Code § 8-2-212(4) on July 3, 2025 (first offense)**

Representing Fast Stop Market #3, Nina Tompkins and Michael Kuenzel admitted the July 3, 2025, violation of selling alcohol to an underage individual in violation of § DMC 8-2-212(4) and waived a hearing. Certificates from the TABC Responsible Beer Vendor program were presented.

Motion to find Fast Stop Market #3 in violation for a 1st offense: Councilperson Levine

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			
Horace Perkins III (3 <sup>rd</sup> )	X			
Stacey Levine (3 <sup>rd</sup> )	X			
Dwight Haynes (4 <sup>th</sup> )	X			
Michael Outlaw (4 <sup>th</sup> )	X			

***Motion passed 8-0-0.***

Per DMC § 8-214(4), a civil penalty of \$1,000 was assessed as a Responsible Beer Vendor. The penalty must be paid within seven days. *(The civil penalty was paid Aug. 21, 2025)*

**Adjournment**

With no other business to come before the Beer Board, Mayor Weiss adjourned the meeting at 6:47 pm without objection.

**ATTEST:**

---

**Chris Norman, RECORDER**

---

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

# **MINUTES**

**Dickson City Council**  
**7:00 pm Aug. 4, 2025**  
**Council Chambers at Dickson City Hall**

The Council of the City of Dickson, Tennessee, met the fourth day of August, 2025, in the Council Chambers of Dickson City Hall, 600 East Walnut Street.

## **Call to Order**

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

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

A quorum was present and the following business transacted.

Recorder Chris Norman served as recording secretary.

**Others present:** City Attorney Jerry Smith, City Administrator David Travis, Tax Collector Angie Brown, Treasurer Tammy Dotson, Fire Chief Richard Greer, Police Chief Seth Lyles, Recorder Chris Norman, Planning and Zoning Director Jason Pilkinton, Senior Activity Center Director Joan Rial, Emergency Communications Director Rosalind Sowell, Engineer Bret Stock, Court Clerk Gina Swaner, Assistant Public Works Director Cooper Morris, Assistant Police Chief Todd Christian, Public Works Office Coordinator Jessi Starkey, Sgt. Mason Albright, Dickson Electric System General Manager Darrell Gillespie and others as indicated on the sign-in sheet.

## **Invocation**

Councilperson Outlaw presented the invocation.

## **Pledge of Allegiance**

Mayor Weiss led the Pledge of Allegiance

## **Minutes**

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

No discussion.

Motion to approve: Councilperson Outlaw

Second: Councilperson Levine

<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			
<b><i>Motion passed 8-0-0</i></b>				

### **Public Comments**

None

### **Old Business**

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

No discussion.

Motion to approve: Councilperson Levine

Second: Councilperson Perkins

<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			
<b><i>Motion passed 8-0-0</i></b>				

### **New Business**

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

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

- 2. Recognize Dickson Emergency Communications Telecommunicators.**

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

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

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

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

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

Motion to approve: Councilperson Chandler

Second: Councilperson Outlaw

<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 8-0-0***

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

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

Motion to approve: Councilperson Perkins

Second: Vice Mayor Epley

<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 8-0-0***

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

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

Motion to approve: Councilperson Chandler

Second: Councilperson Sanders

<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 8-0-0***

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

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

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

Second: Councilperson Outlaw

<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 7-1-0***

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

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

Motion to approve: Councilperson Perkins

Second: Councilperson Levine

<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 8-0-0***

## 9. Appointments

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

Motion to approve: Councilperson Sanders

Second: Councilperson Perkins

<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 8-0-0***

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

Motion to approve: Councilperson Chandler

Second: Vice Mayor Epley

<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 8-0-0***

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

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

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



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

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

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

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

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

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

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

**Other Business**

None

**Communication from the Mayor**

None

**Adjournment**

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

**ATTEST:**

---

**Chris Norman, RECORDER**

---

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

## ORDINANCE #1572

### AN ORDINANCE TO AMEND THE DICKSON MUNICIPAL ZONING ORDINANCE PERTAINING TO ACCESSORY DWELLING UNITS AND TO REPEAL ANY ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH

**WHEREAS**, the City of Dickson Municipal Zoning Ordinance currently includes provisions regulating Accessory Dwelling Units (ADUs); and

**WHEREAS**, the Planning Commission and city staff have identified a need to update and clarify these standards to reflect best practices, support affordable housing options, and ensure appropriate integration of ADUs within existing neighborhoods; and

**WHEREAS**, the proposed amendment is intended to promote housing diversity while preserving the character of residential districts; and

**WHEREAS**, the Planning Commission has reviewed and recommended approval of the proposed amendment.

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

**1. Article II, Definitions, is hereby amended by:**

- a. Deleting** the definition of Accessory Apartment in its entirety.
- b. Adding** the following definitions:

**Accessory Structure:** A subordinate detached structure located on the same lot as a principal structure, the use of which is incidental to that of the principal structure.

**Accessory Dwelling Unit:** A residential dwelling unit, but not a mobile home or ready removable, as defined by T.C.A. § 68-126-303 and T.C.A. § 68-126-311, located on the same lot as a single-family dwelling unit. These secondary dwelling units shall be developed per the City of Dickson Zoning and Building Codes, and only in those zoning districts where the use is listed as a special exception use.

**Accessory Use:** A use incidental to and customarily associated with a specific principal use located on the same lot or parcel.

**2. Article III, Section 3.100 is hereby deleted in its entirety and replaced with the following language:**

**3.100 ACCESSORY USE REGULATIONS:** In each district established by this ordinance, the permitted uses of land, buildings, and other structures are identified by listing the principal uses. Accessory uses that are customarily incidental to these principal uses are also allowed in each district. Ready removables, as defined by T.C.A. § 68-126-303 and T.C.A. § 68-126-311, do not meet the requirements of the adopted building code and cannot be modified for residential, recreational, or emergency housing. *Please refer to Article 4, Section 4.140: Conditional Accessory Dwelling Use Provisions for specific provisions governing ADU provisions.*

Approving Authority	Suggested Language
In-house approval by the City Building Official	<b>Level I:</b> Storage buildings, garages, and carports with no permanent walls or partitions dividing them into separate rooms.
In-house approval by the City Building Official	<b>Level II:</b> Storage buildings, garages, etc., may have permanent walls for bathrooms, laundry, and recreational areas but no cooking areas. These uses must not exceed 30% of the accessory structure.
Board of Zoning Appeals	<b>Level III:</b> Storage buildings, garages, pool houses, etc., may have permanent walls for bathrooms, laundry, recreation, and limited cooking areas. These uses must not exceed 40% of the building and must meet Article IV, Section 4.140 requirements.
Board of Zoning Appeals	<b>Level IV:</b> An accessory dwelling is a separate, detached building on the same site as an existing main dwelling. It must have all main dwelling features and comply with Article IV, Section 4.140.

**3. A new Section 4.140 is hereby created under Article IV, Supplementary Provisions Applying to Specific Districts.**

**Section 4.140 *Provisions for Conditional Use Accessory Dwelling Units***

1. **Purpose and Intent:** Accessory uses within the jurisdiction must meet the general standards for such uses and the specific requirements listed below as a condition for receiving a use permit. As specified in this section, the issuance of any permit for conditional accessory use signifies that the use must consistently adhere to any operational standards or criteria established by the Board of Zoning Appeals. Additionally, these uses are subject to any limitations imposed due to their classification as “accessory” to a principal use or activity. This means that accessory uses are not standalone entities; rather, they are supplementary to the main use or structure and, therefore, must operate in a way that aligns with the intended character and purpose of the principal use. **The bulk regulations of this section intend to reduce or eliminate the temptation to divide the land later and put accessory dwelling units on separate parcels.** Compliance with these standards is ongoing and may include criteria such as maintaining a certain appearance, adhering to operational hours, and ensuring that the use does not exceed a certain capacity or impact on neighboring properties. Failure to comply with these standards or criteria may result in penalties, fines, or revocation of the permit, reinforcing the need for ongoing adherence to all conditions associated with the accessory use classification.
2. **Approvals and Expiration of Approvals:** To receive a permit, accessory uses must meet the general requirements, and the specific standards listed below. Once a permit is issued for accessory use, it must continuously comply with any operational standards set by the Board of Zoning Appeals and any conditions related to its status as an accessory use. Any

conditional use permit issued will be valid for up to three years. It may be renewed if the Building Official confirms that all the original conditions the Board sets are fully met. ***The Board of Zoning Appeals meeting minutes approving the Accessory Dwelling Unit must be recorded with the Register of Deeds of Dickson County to inform current and future owners that the unit is part of the main property and cannot be subdivided or treated as a separate rental unit.*** If there are any concerns about compliance, the Building Official will deny the renewal and promptly refer the permit to the Board of Zoning Appeals for review.

### **3. General Provisions**

- A. No manufactured, modular, or prefabricated buildings shall qualify as Accessory Dwellings within the City of Dickson. All accessory dwellings must be site-built on a permanent foundation and designed to match the architectural style and materials of the primary structure and harmonize with surrounding buildings.
- B. To receive a Special Use Permit, accessory uses must meet the general requirements, and the specific standards listed below. Once a permit is issued for accessory use, it must continuously comply with any operational standards set by the Board of Zoning Appeals and any conditions related to its status as an accessory use.
- C. Any conditional use permit issued will be valid for up to three years. It may be renewed if the Building Official confirms that all the original conditions the Board sets are fully met. If there are any concerns about compliance, the Building Official will deny the renewal and promptly refer to the permit to the Board of Zoning Appeals for review.

### **4. Bulk Regulations for Accessory Dwellings:**

- A. **Minimum Area:** Any lot with an accessory dwelling unit (ADU) must be at least 14,500 square feet. ADUs are not allowed in in any other zone but R-1 and R-2. The ADU addition must not exceed that district's prescribed maximum allowed lot coverage.
- B. **Size of Dwelling:** Each accessory dwelling must be at least 500 square feet minimum and no larger than 800 square feet maximum, or 40% of the first floor of the main house, whichever is greater. The structure can be a dwelling alone or a combined dwelling and garage (per the current adopted International Residential Code).
- C. **Setbacks and Distances from Other Structures:** The accessory dwelling must be located behind the principal dwelling and meet its district's required side and 50% of the rear setbacks. The accessory dwelling must be within 35 feet of the principal dwelling unless the Board of Zoning Appeals allows a greater distance that aligns with the intent of this provision. The structure must also comply with all residential building codes.
- D. **Sanitary Facilities:**
  - 1. The accessory dwelling shall use a public water and sewer supply and meet all two-family dwelling water and sewer utility requirements. If the main dwelling uses a well, the dwelling can connect to it if it meets the two-family dwelling standards.

2. The accessory dwelling may connect to the existing private sewage system if it is adequate for the total bedrooms in both buildings, confirmed in writing by the Tennessee Department of Environment and Conservation.
- E. **Access and Parking:** The accessory dwelling must share the same driveway as the main dwelling, and there must be enough off-street parking for all vehicles on the property. All off-street parking shall be dust-free for accessory dwelling units.
- F. **Ownership:** The accessory dwelling must be owned by the same person as the main dwelling and can only be used or occupied by immediate family members, such as parents, grandparents, children, grandchildren, or siblings of the property owner. Accessory Dwelling Units may not be leased, rented, or sold separately from the principal unit.
- G. **Lot Coverage:** The principal dwelling and all accessory structures or ADU shall not exceed the maximum lot coverage established for the district (R-1 or R-2).
- H. **Code of Compliance:** The accessory dwelling must comply with all building codes adopted by the City of Dickson.
- I. **Fees:** The owner is responsible for paying all fees for constructing an Accessory Dwelling Unit.
- J. **Number of Accessory Dwellings:** Only one accessory dwelling unit is allowed per deeded lot or parcel.
- K. **Aesthetics:** The accessory dwelling unit must match the look and appearance of the primary structure.
- L. **Height:** The accessory dwelling unit is limited to a single story.
- M. **Addressing:** The accessory dwelling unit shall not apply nor receive a separate address (example A, B or 123 ½ Main St.).
- N. **Electric:** All accessory dwelling units shall have underground electric service.
- O. **Additional Accessory Structures:** Accessory Dwelling Units shall not include a garage or any additional accessory structures.

This ordinance shall take effect after final passage, the public welfare requiring the same.

---

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

ATTEST:

---

**Chris Norman, RECORDER**

Public Hearing: \_\_\_\_\_

Passed First Reading: \_\_\_\_\_

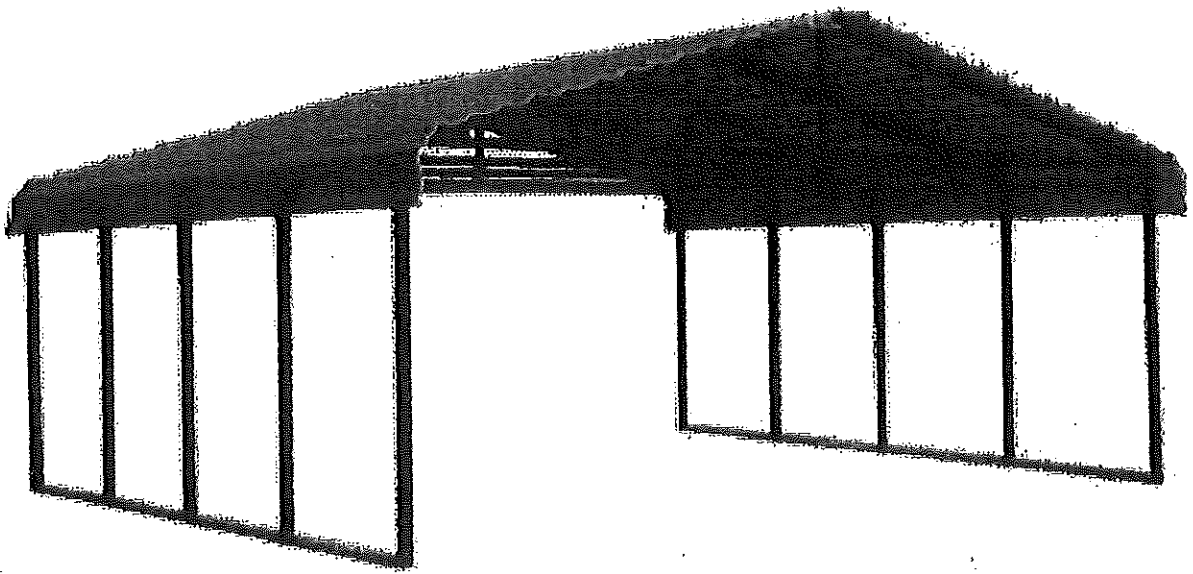
Passed Second Reading: \_\_\_\_\_

# EXHIBIT LEVEL 1





# EXHIBIT LEVEL 1



## EXHIBIT LEVEL 2





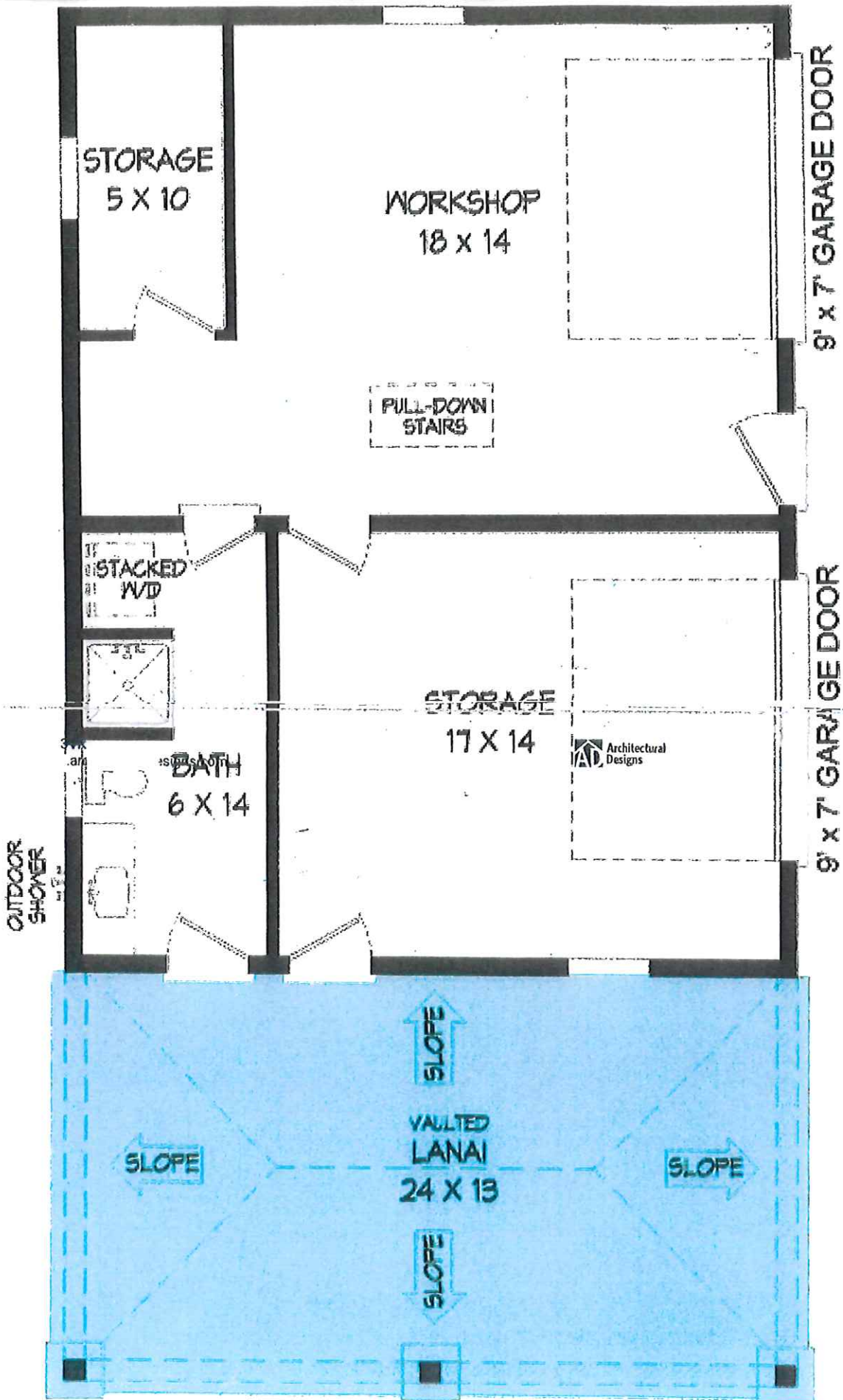
# EXHIBIT LEVEL 3

1  
Bath

1  
Stories



# EXHIBIT LEVEL 3





## EXHIBIT LEVEL 4

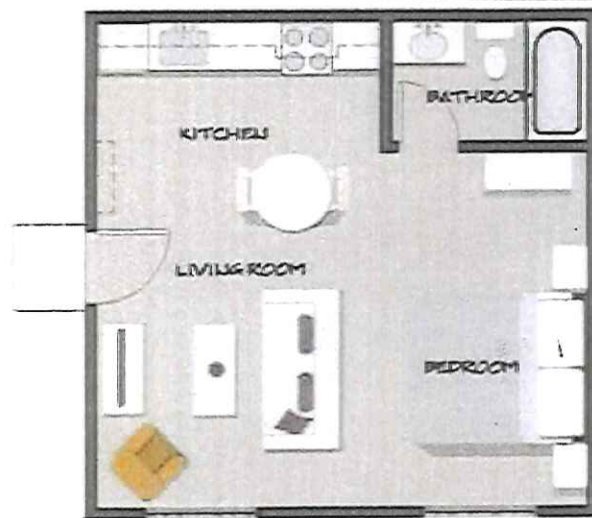




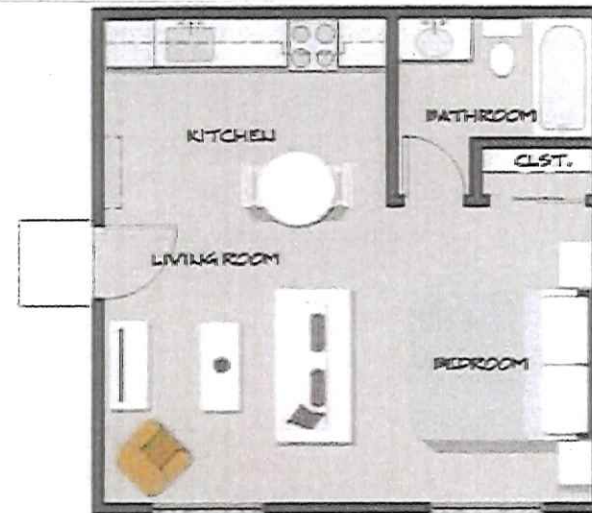
## EXHIBIT LEVEL 4



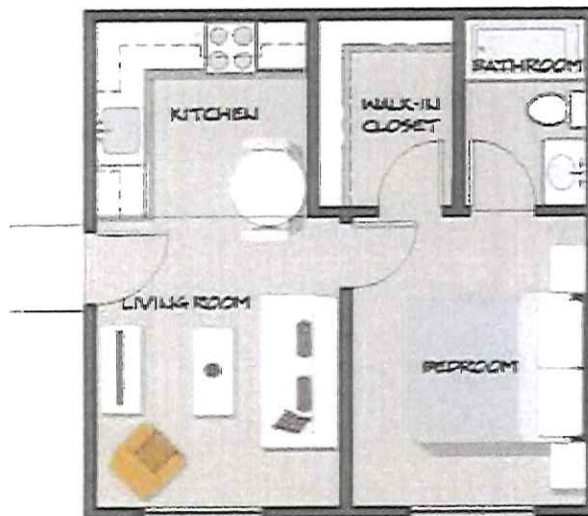
# EXHIBIT LEVEL 4



Option A



Option B



Option C



Option D

500 SQ. FT.

MIN.



## **ORDINANCE #1573**

### **AN ORDINANCE TO AMEND ARTICLE 4, SECTION 4.120, STANDARDS FOR CLUSTER RESIDENTIAL DEVELOPMENTS, OF THE DICKSON MUNICIPAL ZONING ORDINANCE, AND TO REPEAL ANY ORDINANCE OR PARTS OF ORDINANCES IN CONFLICT HEREWITH**

**WHEREAS**, the City of Dickson Municipal Zoning Ordinance establishes standards for cluster residential developments in Article 4, Section 4.120; and

**WHEREAS**, the Municipal Planning Commission and planning staff have identified the need to clarify and improve the regulatory framework governing cluster developments to ensure consistent interpretation and application; and

**WHEREAS**, the Planning Commission and the Dickson City Council have thoroughly reviewed the proposed amendment, which repeals the existing Section 4.120 in its entirety and replaces it with a revised section that provides updated and comprehensive standards for cluster residential development.

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

1. Article 4, Section 4.120, Standards for Cluster Residential Development, is hereby repealed in its entirety and replaced with the following language:

#### **4.120 Residential Cluster Development Standards**

**A. Purpose.** The purpose of this section is to allow optional cluster zoning within residential districts, permitting flexibility in lot sizes while maintaining the overall permitted density. Cluster development aims to preserve open space, trees, scenic views, and recreational areas; maintain the community's natural beauty; and ensure that population limits and comprehensive plan goals are upheld. Cluster provisions are intended for use in areas of the City of Dickson where critical slopes or flood-prone areas may hinder development.

**B. General Provisions.** Cluster developments must adhere to the goals of the zoning ordinance and provide adequate light, air, and privacy for each dwelling.

A Cluster Master Plan is required for each cluster development and serves as a binding agreement to ensure compliance with the standards set forth herein. A Cluster Master Plan must include a sketch plat, a site plan, a landscaping plan, and a traffic impact analysis, depending on the size and location of the clustered development. Applicants should be prepared to engage in floodproofing site preparation activities, such as a flood impact study, if developing in flood-prone areas.

The Planning Commission shall review the Cluster Master Plan for conformity with all zoning and subdivision regulations of the City of Dickson, including, but not limited to, use restrictions and allowed uses (by right or by special exception).

The Planning Commission may:



- Approve;
- Approve with modifications; or
- Disapprove the submitted documents.

Upon approval, the Cluster Master Plan becomes binding and will be sent to the Building Inspector for enforcement. The Building Inspector is responsible for enforcing the Plan. Only minor modifications to an approved Site Development Plan may be allowed.

### C. Development Standards

#### 1. General Standards. The Planning Commission shall ensure that cluster developments:

- Preserve the character, property values, and privacy of surrounding neighborhoods;
- Provide adequate drainage, sewage disposal, water supply, recreation facilities, and traffic control;
- Protect significant natural features, including trees, ground cover, streams, and rock outcroppings;
- Provide centralized mail delivery systems per Article III, Section 3.140 of the Dickson Zoning Ordinance.

#### 2. Minimum Size of Development. Cluster developments must meet the minimum tract size specified below and must be under single ownership. If a tract is located within multiple zoning districts, the larger of the minimum size requirements will apply.

R-1	10 acres
R-2	5 acres
R-3	5 acres

#### 3. Availability of Public Utilities: Public water and public sewer shall be available at the site of any cluster development.

#### 4. Density Calculation. The overall density must not exceed that allowed in a traditional subdivision. Where a site encompasses multiple zoning districts, density must be calculated separately for each district. Density must not be transferred across the boundaries of zoning districts.

Density shall be calculated as follows:

- Deduct from the total tract area any transmission line easements, rights-of-way, and sections allocated for public streets or private shared drives.
- Divide the resulting acreage by the minimum lot size mandated by the relevant base zoning district.
- Slopes that exceed fifteen percent (15%) and floodplain areas will be counted at fifty percent (50%) of their area.

#### 5. Lot Standards

- Each lot shall meet the minimum lot area and lot width requirements set forth below.
- Structures shall be located no closer than fifteen (15) feet from any proposed public street or private shared drive.
- Structures fronting existing public streets shall comply with the conventional district setback requirements.

- D. Maximum lot coverage requirements are waived for cluster development lots, as long as the Planning Commission determines that adequate light, air, and privacy are maintained.
- E. Lots abutting existing arterial or collector streets shall be oriented to face the street or be screened from such streets.
- F. Driveways shall connect only to newly created internal streets where feasible.
- G. New access points onto collector or arterial roads shall be minimized.

<b>Zoning District</b>	<b>Minimum Tract Size</b>	<b>Minimum Lot Size (sq. ft.)</b>	<b>Minimum Lot Width (feet)</b>
R-1	10 acres	8,000	75
R-2	5 acres	6,000	50 (SF) / 75 (others)
R-3	5 acres	5,000	—

## **6. Pedestrian Circulation**

- A. New streets shall have sidewalks on both sides; cul-de-sacs require sidewalks on at least one side. The Planning Commission reserves the discretion to reduce a portion of this requirement based on the presence of critical slopes, easements, water lines, or similar hardship.
- B. Pedestrian pathways shall be designed to minimize conflicts with vehicle traffic through landscaping, buffering, or alternative routing.
- C. The Planning Commission may require pedestrian underpasses or overpasses near schools, playgrounds, and shopping areas.

## **7. Perimeter Requirements**

- A. Buildings adjacent to the perimeter of the cluster development shall match the zoning, scale, setbacks, and massing of adjacent development.
- B. A minimum forty (40) foot perimeter setback shall be maintained.
- C. Landscaping or other buffering measures may be required along the perimeter.

## **8. Access Requirements**

- A. Developments containing more than twenty-five (25) units shall provide at least two (2) separate access points.
- B. Developments containing fifteen (15) to twenty-four (24) units shall provide either two (2) access points or a boulevard entrance with a landscaped median or third lane.
- C. Boulevard rights-of-way shall be a minimum of sixty (60) feet in width.

## **9. Open Space Requirements**

- A. Common open space shall generally equal the total area reduced from individual lots.
- B. Cluster developments shall provide a minimum of fifteen percent (15%) and a maximum of sixty percent (60%) common open space.
- C. **Quality of Improvements**
  - 1. Common open space shall be suitably located, sized, and improved for the intended development.
  - 2. Natural features of high value shall be preserved.
  - 3. Improvements shall match the natural and topographic conditions of the site.

4. A bond or other financial guarantee shall be posted for common open space improvements valued over Ten Thousand Dollars (\$10,000).

**10. Ownership and Maintenance:** The ownership, improvement, and maintenance of common open spaces must adhere to the standards outlined in the Dickson Subdivision Regulations.

This ordinance shall take effect 30 days after final passage, the public welfare requiring the same.

---

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

**ATTEST:**

---

**Chris Norman, RECORDER**

Public Hearing: \_\_\_\_\_

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

## **RESOLUTION #2025-49**

### **A RESOLUTION TO ANNEX A PORTION OF CERTAIN TERRITORY ON TURKEY CREEK ROAD AND HIGHWAY 46 (MAP 129, PARCEL 076.03) UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF DICKSON, TENNESSEE**

**WHEREAS**, the City of Dickson, Tennessee, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

**WHEREAS**, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

**WHEREAS**, a copy of this resolution, describing the territory proposed for annexation, was promptly sent by the City of Dickson to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

**WHEREAS**, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Dickson, and by publishing notice of the resolution at or about the same time in the Dickson Post, a newspaper of general circulation in such territory and the City of Dickson; and

**WHEREAS**, a plan of services for the area proposed for annexation is presented in Resolution #2025-50, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

**WHEREAS**, the proposed annexation and plan of services were submitted to the Dickson Municipal Planning Commission for study, and it has recommended the same; and

**WHEREAS**, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of Dickson not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

**WHEREAS**, a public hearing on the proposed annexation and plan of services was held by the governing body on September 2, 2025.

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

- A. That the following territory is hereby annexed and incorporated into boundaries of the City of Dickson, to be effective as of November 4, 2025, to wit:

Being a tract of land situated in Dickson County, Tennessee, said tract being a portion of Book 356, Page 331, in the Register's Office of Dickson County, Tennessee, said tract also being South of Interstate 40, North of Natchez Park Drive, South of and adjacent to Tw-key Creek Road, East of and adjacent to Old Highway 46, West and adjacent to Tennessee Highway 46 South and being more particularly described as follows:

BEGINNING as a ½" rebar in the West right-of-way of State Highway 46 South, and the South right-of-way of Turkey Creek Road, said rebar also being the Northeast corner of the herein described tract and having Tennessee State Plane Coordinates of Northing 614016.00, Easting of 1574631.91;

Thence leaving said Turkey Creek Road and 'with the West right-of-way of said State Highway 46 South, South 16° 08' 22" East, 347.17 feet to a ½" rebar (new) capped "TIL", said rebar being the Northeast corner of the Anthony T. Moore property (Deed Book 898, Page 868, in the Register's Office of Dickson County, Tennessee), said rebar also being the Southeast corner of the herein described tract;

Thence leaving said State Highway 46 South and along the North line of said Moore property, North 81° 49' 54" West, 557.97 feet to a point, said point being the Northwest corner of said Moore property, said point also being the Northeast corner of the Grisham, Jr. property (Book 1126, Page 495, in the Register's Office of Dickson County, Tennessee);

Thence continuing with same said bearing and along the North line of said Grisham, Jr. property, North 81° 49' 54" West, 158.94 feet to a ½" rebar (old) in the East right-of-way of Old Highway 46, said rebar also being the Northwest corner of said Grisham, Jr. property, said rebar also being the Southwest corner of the herein described tract and having Tennessee State Plan Coordinates of Northing 613784.37, Easting 1574018.77;

Thence leaving said Grisham, Jr. property and with the East right-of-way of said Old Highway 46, North 04° 03' 23" East, 76.43 feet to a ½" rebar (new) capped "TIL", in the South right-of-way of said Turkey Creek Road, said rebar being the Northwest corner of the herein described tract;

Thence leaving said Old Highway 46 and with the South right-of-way of said Turkey Creek Road for the next 4 calls:

North 75° 39' 30" East, 180.44 feet to a ½" rebar (new) capped "TIL"; North 83° 15' 10" East, 148.94 feet to a ½" rebar (new) capped "ITL"; South 53° 51' 23" West, 53.01 feet to a ½" rebar (new) capped "TTL"; North 75° 39' 30" East; 249.98 feet to the POINT OF BEGINNING, as shown in Exhibit A attached hereto.

Being part of the same property conveyed from Victor J. Jernigan and John P. Anderson to Barclay Partners, a general partnership comprised of E. Todd Nathan and J. Robert Brown. by Warranty Deed dated February 24, 1994, recorded February 25, 1994, in Volume 356, Page 331, in the Register's Office of Dickson County, Tennessee.

Barclay Partners is now known as Barclay Partners, LLC, a Tennessee limited liability company, pursuant to Articles of Conversion filed September 29, 1994 with the Tennessee Secretary of State, a copy of which is recorded in Volume 438, Page 150, in the Register's Office of Dickson County, Tennessee.

- B. That the plan of services for this territory contained in Resolution #2025-50 is approved and the same is hereby adopted.
- C. That this territory shall be included in the 4<sup>th</sup> Ward.

- D. That the Mayor shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Dickson County.
- E. That a signed copy of this resolution shall be recorded with the Dickson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Dickson County Assessor of Property.
- F. That a signed copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.
- G. That a revised map of the voting precincts shall be sent to the Office of Local Government and to the Office of Management Information Services for the Tennessee General Assembly, following adoption of this resolution.
- H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

**WHEREUPON**, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

**VOTE OF THE CITY COUNCIL**

**For:** \_\_\_\_\_ **Against:** \_\_\_\_\_

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

**ATTEST:**

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

Public Hearing: \_\_\_\_\_

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

**Approved as to Form and Legality this** \_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_

\_\_\_\_\_  
**City Attorney**

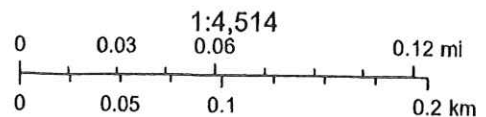


# Dickson County - Parcel: 129 076.03



Date: June 25, 2025

County: DICKSON  
Owner: DICKSON MARTINS RE LLC  
Address: HWY 46  
Parcel ID: 129 076.03  
Deeded Acreage: 0  
Calculated Acreage: 3.5



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

## **RESOLUTION #2025-50**

### **A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN TERRITORY ON TURKEY CREEK ROAD AND HIGHWAY 46 (MAP 129, PARCEL 076.03) BY THE CITY OF DICKSON, TENNESSEE.**

**WHEREAS,** Tennessee Code Annotated § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and

**WHEREAS,** the area proposed for annexation to the City of Dickson is within the City's Urban Growth Boundary, as required by law, and is described as follows:

#### **Legal Description**

Being a tract of land situated in Dickson County, Tennessee, said tract being a portion of Book 356, Page 331, in the Register's Office of Dickson County, Tennessee, said tract also being South of Interstate 40, North of Natchez Park Drive, South of and adjacent to Tw-key Creek Road, East of and adjacent to Old Highway 46, West and adjacent to Tennessee Highway 46 South and being more particularly described as follows:

BEGINNING as a ½" rebar in the West right-of-way of State Highway 46 South, and the South right-of-way of Turkey Creek Road, said rebar also being the Northeast corner of the herein described tract and having Tennessee State Plane Coordinates of Northing 614016.00, Easting of 1574631.91;

Thence leaving said Turkey Creek Road and 'with the West right-of-way of said State Highway 46 South, South 16° 08' 22" East, 347.17 feet to a ½" rebar (new) capped "TIL", said rebar being the Northeast corner of the Anthony T. Moore property (Deed Book 898, Page 868, in the Register's Office of Dickson County, Tennessee), said rebar also being the Southeast corner of the herein described tract;

Thence leaving said State Highway 46 South and along the North line of said Moore property, North 81° 49' 54" West, 557.97 feet to a point, said point being the Northwest corner of said Moore property, said point also being the Northeast corner of the Grisham, Jr. property (Book 1126, Page 495, in the Register's Office of Dickson County, Tennessee);

Thence continuing with same said bearing and along the North line of said Grisham, Jr. property, North 81° 49' 54" West, 158.94 feet to a ½" rebar (old) in the East right-of-way of Old Highway 46, said rebar also being the Northwest corner of said Grisham, Jr. property, said rebar also being the Southwest corner of the herein described tract and having Tennessee State Plan Coordinates of Northing 613784.37, Easting 1574018.77;

Thence leaving said Grisham, Jr. property and with the East right-of-way of said Old Highway 46, North 04° 03' 23" East, 76.43 feet to a ½" rebar (new) capped "TIL", in the South right-of-way of said Turkey Creek Road, said rebar being the Northwest corner of the herein described tract;

Thence leaving said Old Highway 46 and with the South right-of-way of said Turkey Creek Road for the next 4 calls:

North 75° 39' 30" East, 180.44 feet to a ½" rebar (new) capped "TIL"; North 83° 15' 10" East, 148.94 feet to a ½" rebar (new) capped "ITL"; South 53° 51' 23" West, 53.01 feet to a ½" rebar (new) capped "TTL"; North 75° 39' 30" East; 249.98 feet to the POINT OF BEGINNING.

Being part of the same property conveyed from Victor J. Jernigan and John P. Anderson to Barclay



Partners, a general partnership comprised of E. Todd Nathan and J. Robert Brown. by Warranty Deed dated February 24, 1994, recorded February 25, 1994, in Volume 356, Page 331, in the Register's Office of Dickson County, Tennessee.

Barclay Partners is now known as Barclay Partners, LLC, a Tennessee limited liability company, pursuant to Articles of Conversion filed September 29, 1994 with the Tennessee Secretary of State, a copy of which is recorded in Volume 438, Page 150, in the Register's Office of Dickson County, Tennessee.

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

**SECTION 1.** Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

**A. Police and 9-1-1**

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
2. No new additional personnel or patrol car(s) will be added to continue the present level of police services throughout the city, including the newly annexed area.
3. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as needed, based on a thorough study and adherence to relevant traffic engineering standards.

**B. Fire Services**

1. Fire protection by the present personnel and equipment of the fire department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.
2. No additional personnel, fire engines or auxiliary equipment will be allocated to the fire department to maintain current standards throughout the entire city, including the annexed area.
3. No additional station(s) will be constructed to serve the annexed area.

**C. Streets**

1. Emergency street maintenance will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the existing city, will begin in the annexed area when state shared Street Aid funds begin to be received based on the annexed population.
3. Reconstruction and resurfacing of streets, installation of storm drainage systems, and construction of curbs, gutters and sidewalks will be carried out in accordance with existing city policies.
4. Regular cleaning of streets with curbs and gutters will begin within six week(s) after the effective date of annexation on the same basis as in the existing city.

**D. Inspections and Code Enforcement**

1. Any inspection services now conducted by the city will begin in the annexed area on the effective date of annexation.

**E. Planning and Zoning**

1. The city's planning and zoning jurisdiction will extend to the annexed area as of the effective date of annexation. City planning jurisdiction and regulation will thereafter encompass the entire annexed area. The annexation ordinance will zone all property in the annexed area as B-3, 4<sup>th</sup> Ward.

**F. Street Lighting**

1. Streetlights will be installed in substantially developed commercial and residential areas at the will of the City Council, using the prevailing standards in the existing city.

**G. Recreation**

1. Residents of the annexed area may use all city recreational facilities, parks, ball fields, etc., on the effective date of annexation. The prevailing standards and policies currently in use in the existing city will be applied to expand the recreational and program facilities in the enlarged city.

**SECTION 2.** This Resolution shall become effective from and after its adoption on second reading.

Approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

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

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

Public Hearing: \_\_\_\_\_

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

## **RESOLUTION #2025-51**

### **A RESOLUTION TO ANNEX CERTAIN TERRITORY (CONTAINING APPROXIMATELY 21 ACRES) ON ENO ROAD (MAP 110, PARCEL 018.08) UPON WRITTEN CONSENT OF THE OWNER AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF DICKSON, TENNESSEE**

**WHEREAS**, the City of Dickson, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

**WHEREAS**, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

**WHEREAS**, a copy of this resolution, describing the territory proposed for annexation, was promptly sent by the City of Dickson to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

**WHEREAS**, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Dickson, and by publishing notice of the resolution at or about the same time in the Dickson Post, a newspaper of general circulation in such territory and the City of Dickson; and

**WHEREAS**, a plan of services for the area proposed for annexation contained in Resolution #2025-52, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

**WHEREAS**, the proposed annexation and plan of services were submitted to the Dickson Municipal Planning Commission for study, and it has recommended the same; and

**WHEREAS**, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of Dickson not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

**WHEREAS**, a public hearing on the proposed annexation and plan of services was held by the governing body on September 2, 2025.

Now, therefore, **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DICKSON**, Tennessee as follows:

- A. That the following territory is hereby annexed and incorporated into the boundaries of the City of Dickson, to be effective as of November 4, 2025, to wit:

Parcel 1:

Lying and being in the Dickson County, Tennessee, and being a portion of the Guy Oakley Heirs tract as recorded in Volume 67, Page 99, in the Register's Office of Dickson County, Tennessee, and further described as follows:

Beginning at an angle iron, being the Southwest corner of the tract of which this is a part and also the Northwest corner of Mary Annis as recorded in Volume 106, Page 119, and also a point in the East boundary of Orange Evens as recorded in Volume 31, Page 50, and near a fence corner, thence with Evans and George Horner, North 2 degrees, 05 minutes, 00 seconds East 820.32 feet to an iron pin, also being the Southwest corner of Tract No. 6; thence leaving Horner and the fence and with Tract No. 6, South 89 degrees, 21 minutes, 22 seconds East 598.44 feet to an iron pin, also being a point in the West boundary of Tract No. 4; thence with Tract No. 4, South 1 degree, 51 minutes, 58 seconds West 627.00 feet to an angle iron, being a point in the North boundary of the Rolling Acres Subdivision; thence with the subdivision, South 45 degrees, 49 minutes, 51 seconds West 175.28 feet to an angle iron; North 88 degrees, 37 minutes, 16 seconds West passing an angle iron at 174.06 feet and on in all 275.86 feet to an angle iron on the Northeast corner of a 50-foot right-of-way of Gilliam Lane; thence South 70 degrees, 57 minutes, 29 seconds West passing the Northwest corner of Gilliam Lane to an iron pin at 50.08 feet and on in all 214.08 feet to the point of beginning, containing 10.30 acres, more or less, being shown as Tract No. 5 per survey by Mid-Southern Surveying Company, Melvin W. Smith, Surveyor, R.L.S. No. 290, dated April 20, 1992, and attached to Decree Confirming Sale of record in Volume 310, Page 32, Register's Office for Dickson County, Tennessee.

Being the same property conveyed to Larry A. Gladden and wife, Linda H. Gladden, by General Warranty Deed from Kevin John Heely of record in Book V498, page 133, Register's Office for Dickson County, Tennessee, dated April 15, 1998, and recorded on April 15, 1998.

Parcel 2:

Lying and begin in the Dickson County, State of Tennessee, and being a portion of the Guy Oakley Heirs tract as recorded in Volume 67, Page 99. Register's Office of Dickson County, Tennessee, and further described as follows:

Beginning at an iron pin in the South right-of- way of Eno Road and being 25 feet from the center and being the Northwest corner of the tract of which this is a part and also being the Northeast corner of Archie Horner as recorded in Volume 16, Page 113; thence with the right-of-way, South 86 degrees, 47 minutes, 23 seconds East 595.16 feet to an iron pin, also being the Northwest corner of Tract No. 4; thence leaving the road and with Tract No. 4, South 1 degree, 51 minutes, 58 seconds West 783.23 feet to an iron pin, being the Northeast corner of Tract No. 5; thence with Tract No. 5, North 89 degrees, 21 minutes, 33 seconds West 598.44 feet to an iron pin in a fence, also a point in the East boundary of George Horner; thence with George Horner and said Archie Horner and generally with the fence, North 2 degrees, 06 minutes, 00 seconds East 810.00 feet to the point of beginning,

containing 10.81 acres, more or less, being shown as Tract No. 6 per survey by Mid-Southern Surveying Company, Melvin W. Smith, Surveyor, R.L.S. No. 290, dated April 20, 1992, and attached to Decree Confirming Sale of record in Volume 310, Page 32, Register's Office for Dickson County, Tennessee.

Being the same property conveyed to Larry Gladden and wife, Linda Gladden, by Conservator's Deed from Durwood G. Moore, Conservator for Ruby Gertrude Oakley of record in Book V310, page 82, Register's Office for Dickson County, Tennessee, dated May 13, 1992, and recorded on May 15, 1992.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

- B. That the plan of services for this territory which is contained in Resolution #2025-52 is approved and the same is hereby adopted.
- C. That this territory shall be included in the 3<sup>rd</sup> Ward and zoned R-1.
- D. That the Mayor shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Dickson County.
- E. That a signed copy of this resolution shall be recorded with the Dickson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Dickson County Assessor of Property.
- F. That a signed copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.
- G. That a revised map of the voting precincts shall be sent to the Office of Local Government and to the Office of Management Information Services for the Tennessee General Assembly, following adoption of this resolution.
- H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

**WHEREUPON**, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

**VOTE OF THE CITY COUNCIL**

**For:** \_\_\_\_\_ **Against:** \_\_\_\_\_

---

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

**ATTEST:**

---

**Chris Norman, RECORDER**

Public Hearing: \_\_\_\_\_

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

**Approved as to Form and Legality this \_\_\_\_ day of \_\_\_\_\_, 20\_\_**

---

**City Attorney**



# Dickson County - Parcel: 110 018.08



Date: June 25, 2025

County: DICKSON

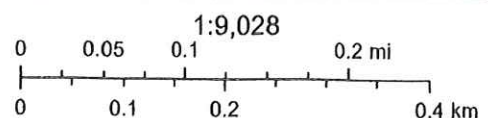
Owner: GLADDEN LARRY ETUX LINDA

Address: ENO RD

Parcel ID: 110 018.08

Deeded Acreage: 0

Calculated Acreage: 21.1



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





Green Arc Land & Investments, GP  
P.O. Box 210105  
Nashville, TN 37221

June 25<sup>th</sup>, 2025

City of Dickson  
Planning and Zoning Department  
600 E Walnut Street  
Dickson, TN 37055

RE: Formal Request for Annexation of Property for Residential Development

Dear Planning and Zoning Department Members,

I am writing to formally request the annexation of a tract of land into the corporate limits of the City of Dickson, Tennessee. The subject property is currently located in Dickson County and is described as follows:

- Map and Parcel: 110 018.08
- Address: 0 Eno Road, Dickson, TN 37055
- Description: Property is +/- 20 acres directly adjacent to Eno Road on the Northern boundary with a 50 foot right-of-way to Gillium Lane on the Southern boundary.

Thank you for your time and consideration of this request.

Sincerely,

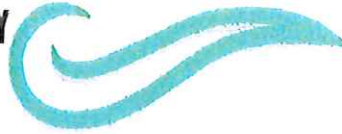
A handwritten signature in blue ink that reads "Tyler R. White".

Tyler White  
Partner  
Green Arc Land & Investments, GP  
[trwhite84@gmail.com](mailto:trwhite84@gmail.com)  
615-519-1721



# WATER AUTHORITY OF DICKSON COUNTY

101 Cowan Road, Dickson, Tennessee 37055  
615.441.4188 | [www.wadc.us](http://www.wadc.us)



June 17, 2025

Mr. Douglas Strong  
209 29<sup>th</sup> Avenue N, Suite 150  
Nashville, TN 37203

**RE: Ability to Serve: Water and Sanitary Sewer  
Eno Road Subdivision  
Map 110, Parcel 018.08  
Eno Road, Dickson County, TN**

Mr. Strong:

We are pleased to inform you that the Water Authority of Dickson County has approved the drinking water and centralized sewer availability you requested for the 50 single-family homes you are proposing to build in a new residential development on the above-referenced parcel in Dickson County. This approval, which represents the Water Authority's commitment to reserve the capacities needed for those homes, will expire on January 1, 2026. In accordance with Water Authority policies and procedures, the capacities and the Authority's commitment to serve will be dedicated upon receipt of your payment of all applicable fees. However, if those fees are not paid in full by the expiration date noted above, the Water Authority will be under no further obligation to provide service. Additionally, the Water Authority reserves the right to rescind this approval at any time prior to fee payment if required by legislative, regulatory, or environmental actions.

You will need to engage the services of a professional engineer, licensed in the State of Tennessee, to prepare the design of the public water and sanitary sewer facilities. Strict adherence to Water Authority policies, standards, and overall instruction will be required. Furthermore, you will need to provide and install all facilities shown in the plan approved by the Water Authority, along with any materials identified during construction that are needed to complete those facilities.

We look forward to working with you on this project. Let me know if you have any questions.

Sincerely,

  
Michael W. Rogers, P.E.  
Chief Strategy Officer

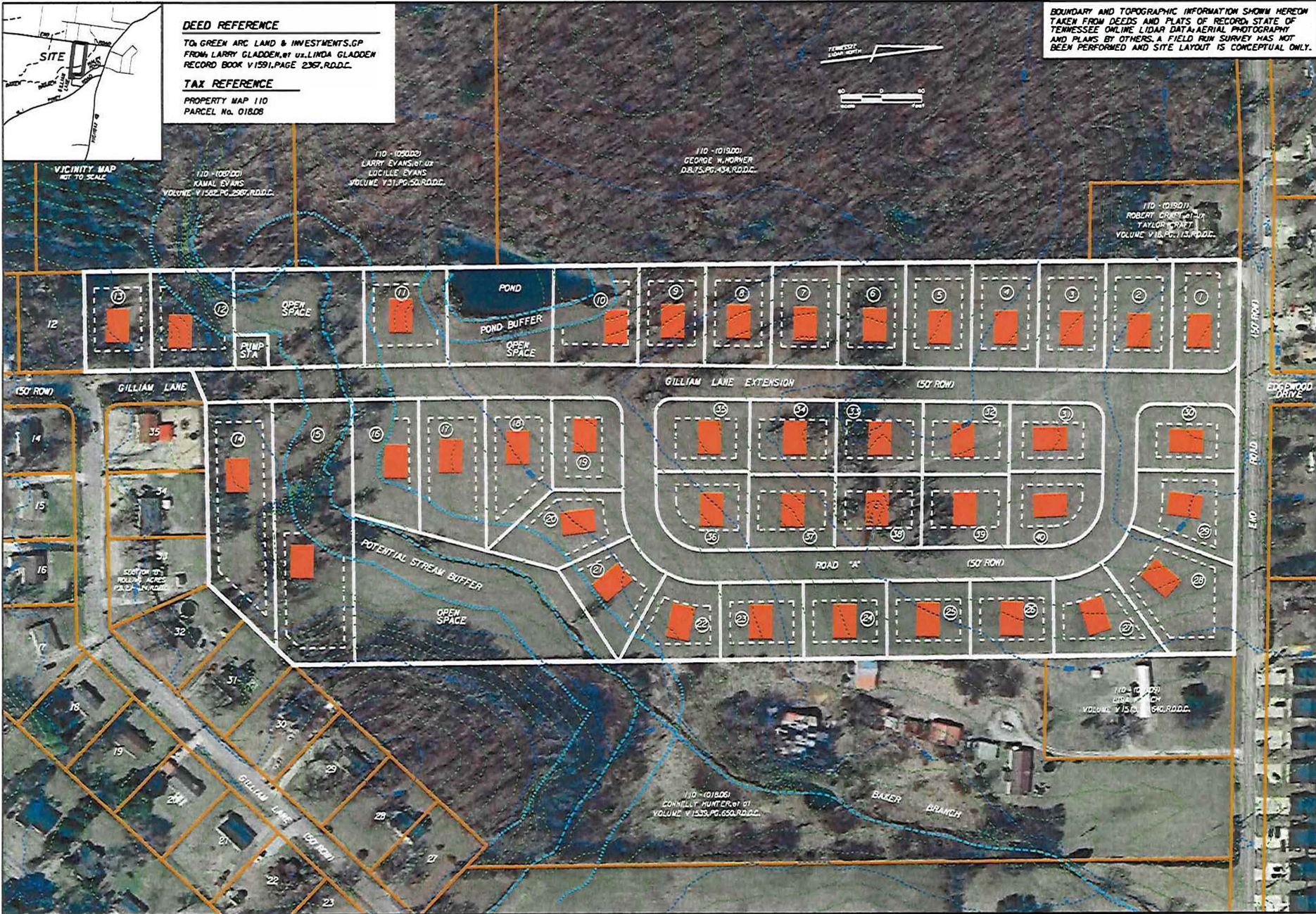




**DEED REFERENCE**  
TO: GREEN ARC LAND & INVESTMENTS, GP  
FROM: LARRY GLADDER, et al. LINDA GLADDER  
RECORD BOOK V1591, PAGE 2367, R.D.D.C.

**TAX REFERENCE**  
PROPERTY MAP 110  
PARCEL No. 01808

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON  
TAKEN FROM DEEDS AND PLATS OF RECORD, STATE OF  
TENNESSEE ONLINE LIDAR DATA, AERIAL PHOTOGRAPHY  
AND PLANS BY OTHERS. A FIELD RUN SURVEY HAS NOT  
BEEN PERFORMED AND SITE LAYOUT IS CONCEPTUAL ONLY.



Engineer and  
Certified Appraiser  
**JAMES + ASSOCIATES, INC.**

**CAUTION :  
CONCEPTUAL  
PLANS  
NOT FOR  
CONSTRUCTION**

08/14/25

CONCEPTUAL DEVELOPMENT PLAN - EXHIBIT 3  
GREEN ARC LAND & INVESTMENTS, GP PROPERTY  
ENO ROAD & GILLIAM LANE  
1st CIVIL DISTRICT  
DICKSON, DICKSON COUNTY, TENNESSEE

DATE	DESCRIPTION	CONCEPTUAL PLAN	LOT #
08/14/25	01808		
08/14/25	01809		
08/14/25	01810		
08/14/25	01811		
08/14/25	01812		
08/14/25	01813		
08/14/25	01814		
08/14/25	01815		
08/14/25	01816		
08/14/25	01817		
08/14/25	01818		
08/14/25	01819		
08/14/25	01820		
08/14/25	01821		
08/14/25	01822		
08/14/25	01823		
08/14/25	01824		
08/14/25	01825		
08/14/25	01826		
08/14/25	01827		
08/14/25	01828		
08/14/25	01829		
08/14/25	01830		
08/14/25	01831		
08/14/25	01832		
08/14/25	01833		
08/14/25	01834		
08/14/25	01835		
08/14/25	01836		
08/14/25	01837		
08/14/25	01838		
08/14/25	01839		
08/14/25	01840		
08/14/25	01841		
08/14/25	01842		
08/14/25	01843		
08/14/25	01844		
08/14/25	01845		
08/14/25	01846		
08/14/25	01847		
08/14/25	01848		
08/14/25	01849		
08/14/25	01850		
08/14/25	01851		
08/14/25	01852		
08/14/25	01853		
08/14/25	01854		
08/14/25	01855		
08/14/25	01856		
08/14/25	01857		
08/14/25	01858		
08/14/25	01859		
08/14/25	01860		
08/14/25	01861		
08/14/25	01862		
08/14/25	01863		
08/14/25	01864		
08/14/25	01865		
08/14/25	01866		
08/14/25	01867		
08/14/25	01868		
08/14/25	01869		
08/14/25	01870		
08/14/25	01871		
08/14/25	01872		
08/14/25	01873		
08/14/25	01874		
08/14/25	01875		
08/14/25	01876		
08/14/25	01877		
08/14/25	01878		
08/14/25	01879		
08/14/25	01880		
08/14/25	01881		
08/14/25	01882		
08/14/25	01883		
08/14/25	01884		
08/14/25	01885		
08/14/25	01886		
08/14/25	01887		
08/14/25	01888		
08/14/25	01889		
08/14/25	01890		
08/14/25	01891		
08/14/25	01892		
08/14/25	01893		
08/14/25	01894		
08/14/25	01895		
08/14/25	01896		
08/14/25	01897		
08/14/25	01898		
08/14/25	01899		
08/14/25	01900		

**Exb-3**

FILE No. 1903-01



## **RESOLUTION #2025-52**

### **A RESOLUTION TO ADOPT A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN TERRITORY ON ENO ROAD (MAP 110, PARCEL 018.08) BY THE CITY OF DICKSON, TENNESSEE**

WHEREAS, Tennessee Code Annotated § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and

WHEREAS, the area proposed for annexation to the City of Dickson is within the City's Urban Growth Boundary, as required by law, and is described as follows:

#### Parcel 1:

Lying and being in the Dickson County, Tennessee, and being a portion of the Guy Oakley Heirs tract as recorded in Volume 67, Page 99, in the Register's Office of Dickson County, Tennessee, and further described as follows:

Beginning at an angle iron, being the Southwest corner of the tract of which this is a part and also the Northwest corner of Mary Annis as recorded in Volume 106, Page 119, and also a point in the East boundary of Orange Evens as recorded in Volume 31, Page 50, and near a fence corner, thence with Evans and George Horner, North 2 degrees, 05 minutes, 00 seconds East 820.32 feet to an iron pin, also being the Southwest corner of Tract No. 6; thence leaving Horner and the fence and with Tract No. 6, South 89 degrees, 21 minutes, 22 seconds East 598.44 feet to an iron pin, also being a point in the West boundary of Tract No. 4; thence with Tract No. 4, South 1 degree, 51 minutes, 58 seconds West 627.00 feet to an angle iron, being a point in the North boundary of the Rolling Acres Subdivision; thence with the subdivision, South 45 degrees, 49 minutes, 51 seconds West 175.28 feet to an angle iron; North 88 degrees, 37 minutes, 16 seconds West passing an angle iron at 174.06 feet and on in all 275.86 feet to an angle iron on the Northeast corner of a 50-foot right-of-way of Gilliam Lane; thence South 70 degrees, 57 minutes, 29 seconds West passing the Northwest corner of Gilliam Lane to an iron pin at 50.08 feet and on in all 214.08 feet to the point of beginning, containing 10.30 acres, more or less, being shown as Tract No. 5 per survey by Mid-Southern Surveying Company, Melvin W. Smith, Surveyor, R.L.S. No. 290, dated April 20, 1992, and attached to Decree Confirming Sale of record in Volume 310, Page 32, Register's Office for Dickson County, Tennessee.

Being the same property conveyed to Larry A. Gladden and wife, Linda H. Gladden, by General Warranty Deed from Kevin John Heely of record in Book V498, page 133, Register's Office for Dickson County, Tennessee, dated April 15, 1998, and recorded on April 15, 1998.

#### Parcel 2:

Lying and begin in the Dickson County, State of Tennessee, and being a portion of the Guy Oakley Heirs tract as recorded in Volume 67, Page 99. Register's Office of Dickson County, Tennessee, and further described as follows:

Beginning at an iron pin in the South right-of- way of Eno Road and being 25 feet from the center and being the Northwest corner of the tract of which this is a part and also being the Northeast corner of Archie Horner as recorded in Volume 16, Page 113; thence with the right-of-way, South 86 degrees, 47 minutes, 23 seconds East 595.16 feet to an iron pin, also being the Northwest corner of Tract No. 4; thence leaving the road and with Tract No. 4, South 1 degree, 51 minutes, 58 seconds West 783.23 feet to an iron pin, being the Northeast corner of Tract No. 5; thence with Tract No. 5, North 89 degrees, 21 minutes, 33 seconds West 598.44 feet to an iron pin in a fence, also a point in the East boundary of George Horner; thence with George Horner and said Archie Horner and generally with the fence, North 2 degrees, 06 minutes, 00 seconds East 810.00 feet to the point of beginning, containing 10.81 acres, more or less, being shown as Tract No. 6 per survey by Mid-Southern Surveying Company, Melvin W. Smith, Surveyor, R.L.S. No. 290, dated April 20, 1992, and attached to Decree Confirming Sale of record in Volume 310, Page 32, Register's Office for Dickson County, Tennessee.

Being the same property conveyed to Larry Gladden and wife, Linda Gladden, by Conservator's Deed from Durwood G. Moore, Conservator for Ruby Gertrude Oakley of record in Book V310, page 82, Register's Office for Dickson County, Tennessee, dated May 13, 1992, and recorded on May 15, 1992.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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

**SECTION 1.** Pursuant to the provisions of T.C.A. §6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

**A. Police and 9-1-1**

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
2. One additional officer and one additional patrol car will be added to continue the present level of police services throughout the city, including the newly annexed area.
3. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as needed, based on a thorough study and adherence to relevant traffic engineering standards.

**B. Fire Services**

1. Fire protection by the present personnel and equipment of the fire department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

2. No additional personnel, fire engines, or immediate auxiliary equipment will be allocated to the fire department to maintain current standards throughout the entire city, including the annexed area.
3. No additional station(s) will be constructed to serve the annexed area.

**C. Streets**

1. Emergency street maintenance will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the existing city, will begin in the annexed area when state shared street aid funds begin to be received based on the annexed population. (July 1 following the annexation effective date.)
3. Reconstruction and resurfacing of streets, installation of storm drainage systems, and construction of curbs, gutters, and sidewalks will be carried out in accordance with existing city policies.
4. Regular cleaning of streets with curbs and gutters will begin within six week(s) after the effective date of annexation on the same basis as in the existing city.

**D. Inspections and Code Enforcement**

1. Any inspection services now conducted by the city will begin in the annexed area on the effective date of annexation.

**E. Planning and Zoning**

1. The city's planning and zoning jurisdiction will extend to the annexed area as of the effective date of annexation. City planning jurisdiction and regulation will thereafter encompass the entire annexed area. The annexation ordinance will zone all property in the annexed area as R-1, 3rd Ward.

**F. Street Lighting**

1. Streetlights will be installed in substantially developed commercial and residential areas at the will of the City Council, using the prevailing standards in the existing city.

**G. Recreation**

1. Residents of the annexed area may use all city recreational facilities, parks, ball fields, etc., on the effective date of annexation. The prevailing standards and policies currently in use in the existing city will be applied to expand the recreational and program facilities in the enlarged city.

**SECTION 2.** This Resolution shall become effective from and after its adoption on second reading.

Approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

---

**Chris Norman, RECORDER**

---

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

Public Hearing: \_\_\_\_\_  
Passed First Reading: \_\_\_\_\_  
Passed Second Reading: \_\_\_\_\_

## **RESOLUTION #2025-53**

### **A RESOLUTION TO ANNEX CERTAIN TERRITORY ON VALLEYWOOD DRIVE (MAP 103, PARCEL 088.01) UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF DICKSON, TENNESSEE**

**WHEREAS**, the City of Dickson, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

**WHEREAS**, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

**WHEREAS**, a copy of this resolution, describing the territory proposed for annexation, was promptly sent by the City of Dickson to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

**WHEREAS**, this resolution also was published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Dickson, and by publishing notice of the resolution at or about the same time in the Dickson Post, a newspaper of general circulation in such territory and the City of Dickson; and

**WHEREAS**, a plan of services for the area proposed for annexation is contained in Resolution #2025-54, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

**WHEREAS**, the proposed annexation and plan of services were submitted to the Dickson Municipal Planning Commission for study, and it has recommended the same; and

**WHEREAS**, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of Dickson not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

**WHEREAS**, a public hearing on the proposed annexation and plan of services was held by the governing body on September 2, 2025.

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

- A. That the following territory is hereby annexed and incorporated into boundaries of the City of Dickson, to be effective as of November 4, 2025, to wit:

Grove Land Property Management, LLC.  
Valleywood Dr  
± 27.71 Acres

Lying and being in the Fifth Civil District of Dickson County, State of Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the southeast corner of the Weyman C. Lewis property in a western boundary line of the Town of Dickson, Tennessee, property; thence along boundary lines of the Town of Dickson to points as follows:

South 47 degrees 56 minutes 25 seconds East 32.84 feet to an existing iron pipe; South 12 degrees 37 minutes 58 seconds West 188.27 feet to an existing concrete marker; South 13 degrees 09 minutes 47 seconds East 211.41 feet to an existing iron rod; South 13 degrees 12 minutes 41 seconds East 251.43 feet to an existing iron rod at the northeast corner of the William B. Burgess et ux property; thence along boundary lines of the Burgess property and with a fence line to points as follows: South 76 degrees 52 minutes 37 seconds West 974.92 feet to an existing concrete marker; South 41 degrees 56 minutes 48 seconds East 647.35 feet to an iron rod set on the north side of Valleywood Drive, said point being a northwest corner of the Robert Wayne Mathis et ux property; thence with a western boundary line of the Mathis property and crossing Valleywood Drive, South 41 degrees 56 minutes 48 seconds East 52.65 feet to an iron rod set on the south side of Valleywood Drive; thence continuing along a northern boundary line of the Mathis property, South 77 degrees 04 minutes 55 seconds West 461.82 feet to an iron rod set in the northeastern boundary line of Lot 35 of the West Meade Subdivision; thence crossing Valleywood Drive and along the northeast boundary line of Lot 35 and then Lot 76 of the West Meade Subdivision, North 42 degrees 13 minutes 55 seconds West 320.28 feet to an existing iron rod at the southeast corner of the Elbert H. Wright et ux property; thence along the northeast boundary line of the Wright property, North 42 degrees 13 minutes 55 seconds West 117.62 feet to an existing concrete marker at the southeast corner of the Larry Hough et ux property; thence along boundary lines of the Hough property to points as follows: North 42 degrees 14 minutes 54 seconds West 262.26 feet to an existing iron rod; North 42 degrees 17 minutes 14 seconds West 342.84 feet to an existing angle iron; thence continuing along an eastern boundary line of the Hough property with a fence line, North 11 degrees 38 minutes 32 seconds West 407.65 feet to a wood fence post at the southwest corner of the Lewis property; thence along the south boundary line of the Lewis property and with a fence line North 78 degrees 31 minutes 14 seconds East 1,659.68 feet to the point of beginning, according to a survey of Bledsoe, Adams & Christy Engineering and Surveying, LLC, 3383 N. Highway 48, Charlotte, Tennessee, Phillip Darrin Christy, Tennessee Registered Land Surveyor No. 1821, dated September 1, 2004.

- B. That the plan of services for this territory which is contained in Resolution #2025-54 is approved and the same is hereby adopted.
- C. That this territory shall be included in the 3<sup>rd</sup> Ward, and zoned R-1.
- D. That the Mayor shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Dickson County.



- E. That a signed copy of this resolution shall be recorded with the Dickson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Dickson County Assessor of Property.
- F. That a signed copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.
- G. That a revised map of the voting precincts shall be sent to the Office of Local Government and to the Office of Management Information Services for the Tennessee General Assembly, following adoption of this resolution.
- H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

**WHEREUPON**, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

**VOTE OF THE CITY COUNCIL**

**For:** \_\_\_\_\_ **Against:** \_\_\_\_\_

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

**ATTEST:**

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

Public Hearing: \_\_\_\_\_

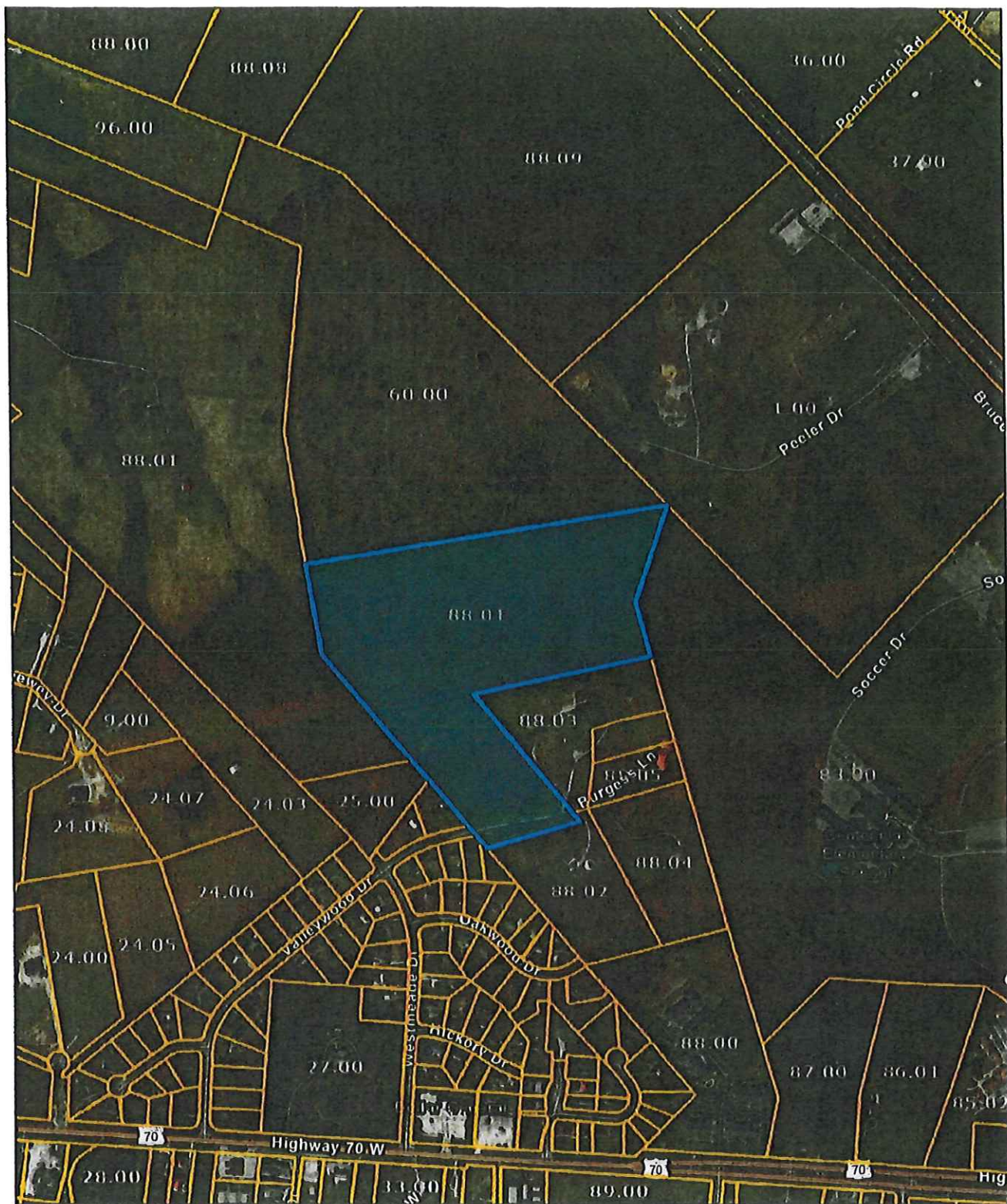
Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

**Approved as to Form and Legality this** \_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_

\_\_\_\_\_  
**City Attorney**

Dickson County - Parcel: 103 088.01



Date: May 23, 2025

County: DICKSON

Owner: HOUGH LARRY ETUX LESLIE

Address: N/HWY 70

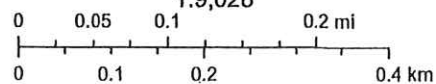
Parcel ID: 103 088.01

Deeded Acreage: 27.71

Calculated Acreage: 0

Vexcel Imagery Date: 2023

1:9,028



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.





# LEGEND

- PARCEL BOUNDARY
- - - - - APPROXIMATE MUNICIPAL BOUNDARY

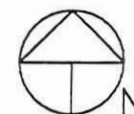
SOURCE: GOOGLE MAPS

FIGURE 1: VICINITY MAP



HUH PROPERTY  
ANNEXATION

SCALE: N.T.S.  
DATE: 05/23/2025





# Southern Consulting

Engineering • Materials Testing • Environmental Services

pd 5.21-250

May 23, 2025

Mr. Jason Pilkington  
Director  
City of Dickson  
Planning and Zoning Department  
600 East Walnut Street  
Dickson, TN 37055

RE: Annexation Request; Huh Parcel, Map 103, Parcel 088.01

Dear Jason:

Please see attached the required information for the above referenced parcel to be annexed in the city of Dickson. The attached information includes the following:

1. Written request from the owner
2. Deed
3. Tax Map of Parcel Map 103, Parcel 088.01
4. Vicinity Map
5. Preliminary Concept Plan

Should you require additional information, please let me know.

Sincerely,  
SOUTHERN CONSULTING

Trent B. Smith, P.E.  
Project Manager

Mr. Kevin Huh  
3389 Shady Grove Road  
Clarksville, TN 37043

May 23, 2025

Mr. Jason Pilkington  
Director  
City of Dickson  
Planning and Zoning Department  
600 East Walnut Street  
Dickson, TN 37055

RE: Annexation Request; Huh Parcel, Map 103, Parcel 088.01

Dear Mr. Pilkington,

I am writing to request that my parcel located on Valleywood Drive be annexed into the city of Dickson. All required information for the application will be provided to you by Southern Consulting. I am working to develop this parcel for single family residences under the city's R-1 zoning designation.

If you have questions, I may be reached at 615.542.6531.

Sincerely,

Kevin Huh

A handwritten signature in black ink, appearing to be 'KH' followed by a long horizontal line.

5/23/2025

## **RESOLUTION #2025-54**

### **A RESOLUTION TO ADOPT A PLAN OF SERVICES FOR THE ANNEXATION OF TERRITORY ON VALLEYWOOD DRIVE (MAP 103, PARCEL 088.01) BY THE CITY OF DICKSON, TENNESSEE**

**WHEREAS**, Tennessee Code Annotated § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and

**WHEREAS**, the area proposed for annexation to the City of Dickson is within the City's Urban Growth Boundary, as required by law, and is described as follows:

Grove Land Property Management, LLC.  
Valleywood Dr  
± 27.71 Acres

Lying and being in the Fifth Civil District of Dickson County, State of Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the southeast corner of the Weyman C. Lewis property in a western boundary line of the Town of Dickson, Tennessee, property; thence along boundary lines of the Town of Dickson to points as follows:

South 47 degrees 56 minutes 25 seconds East 32.84 feet to an existing iron pipe; South 12 degrees 37 minutes 58 seconds West 188.27 feet to an existing concrete marker; South 13 degrees 09 minutes 47 seconds East 211.41 feet to an existing iron rod; South 13 degrees 12 minutes 41 seconds East 251.43 feet to an existing iron rod at the northeast corner of the William B. Burgess et ux property; thence along boundary lines of the Burgess property and with a fence line to points as follows: South 76 degrees 52 minutes 37 seconds West 974.92 feet to an existing concrete marker; South 41 degrees 56 minutes 48 seconds East 647.35 feet to an iron rod set on the north side of Valleywood Drive, said point being a northwest corner of the Robert Wayne Mathis et ux property; thence with a western boundary line of the Mathis property and crossing Valleywood Drive, South 41 degrees 56 minutes 48 seconds East 52.65 feet to an iron rod set on the south side of Valleywood Drive; thence continuing along a northern boundary line of the Mathis property, South 77 degrees 04 minutes 55 seconds West 461.82 feet to an iron rod set in the northeastern boundary line of Lot 35 of the West Meade Subdivision; thence crossing Valleywood Drive and along the northeast boundary line of Lot 35 and then Lot 76 of the West Meade Subdivision, North 42 degrees 13 minutes 55 seconds West 320.28 feet to an existing iron rod at the southeast corner of the Elbert H. Wright et ux property; thence along the northeast boundary line of the Wright property, North 42 degrees 13 minutes 55 seconds West 117.62 feet to an existing concrete marker at the southeast corner of the Larry Hough et ux property; thence along boundary lines of the Hough property to points as follows: North 42 degrees 14 minutes 54 seconds West 262.26 feet to an existing iron rod; North 42 degrees 17 minutes 14 seconds West 342.84 feet to an existing angle iron; thence continuing along an eastern boundary line of the Hough property with a fence line, North 11 degrees 38 minutes 32 seconds West 407.65 feet to a wood fence post at the southwest corner of the Lewis property; thence along the south boundary line of the Lewis property and with a fence line North 78 degrees 31 minutes 14 seconds East 1,659.68 feet to the

point of beginning, according to a survey of Bledsoe, Adams & Christy Engineering and Surveying, LLC, 3383 N. Highway 48, Charlotte, Tennessee, Phillip Darrin Christy, Tennessee Registered Land Surveyor No. 1821, dated September 1, 2004.

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

**SECTION 1.** Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

**A. Police**

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
2. One additional officer and one additional patrol car will be added to continue the present level of police services throughout the city, including the newly annexed area.
3. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as needed, based on a thorough study and adherence to relevant traffic engineering standards.

**B. Fire Services**

1. Fire protection by the present personnel and equipment of the fire department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.
2. No additional personnel, fire engines, or auxiliary equipment will be allocated to the fire department to maintain current standards throughout the entire city, including the annexed area.
3. No additional station(s) will be constructed to serve the annexed area.
4. (1) Brush Truck requested.

**C. Streets**

1. Emergency street maintenance will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the existing city, will begin in the annexed area when state shared street aid funds begin to be received based on the annexed population. (July 1 following the annexation effective date.)
3. Reconstruction and resurfacing of streets, installation of storm drainage systems, and construction of curbs, gutters, and sidewalks will be carried out in accordance with existing city policies.
4. Regular cleaning of streets with curbs and gutters will begin after the effective date of annexation on the same basis as in the existing city.

**D. Inspections and Code Enforcement**

1. Any inspection services now conducted by the city (building, plumbing, electrical, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation.

**E. Planning and Zoning**

1. The city's planning and zoning jurisdiction will extend to the annexed area as of the effective date of annexation. City planning jurisdiction and regulation will thereafter encompass the entire annexed area. The annexation ordinance will temporarily zone all property in the annexed area as R-1, 3<sup>rd</sup> Ward.

**F. Street Lighting**

1. Street lights will be installed in substantially developed commercial and residential areas at the will of the City Council, using the prevailing standards in the existing city.

**G. Recreation**

1. Residents of the annexed area may use all city recreational facilities, parks, ball fields, etc., on the effective date of annexation. The prevailing standards and policies currently in use in the existing city will be applied to expand the recreational and program facilities in the enlarged city.

**SECTION 2.** This Resolution shall become effective from and after its adoption on second reading.

Approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

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

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

Public Hearing: \_\_\_\_\_

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_



**RESOLUTION #2025-55**

**A RESOLUTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN A  
MASTER CONSULTING SERVICES AGREEMENT WITH CONSOR NORTH  
AMERICA, INC. FOR NATIONAL FLOOD INSURANCE PROGRAM ENGINEERING  
CONSULTANT SERVICES AND ASSOCIATED STORMWATER ENGINEERING**

**WHEREAS**, the City of Dickson, Tennessee, seeks to promote adherence to applicable statutes, ordinances, building codes, and recognized best practices related to the management of and development within areas that may be designated as floodplains; and

**WHEREAS**, to this goal the City wishes to engage the professional engineering consultant services of an engineering firm specializing in National Flood Insurance Program requirements; and

**WHEREAS**, following a review of proposals and qualifications according to the City's policy, the administration recommends the Master Consulting Services Agreement with Consor North America, Inc. attached as Exhibits "A" and "B" hereto; and

**WHEREAS**, per the terms and agreements of the Master Consulting Services Agreement, Consor will provide engineering consulting services as needed by the City on a task-by-task basis.

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

**SECTION 1.** The Master Consulting Services Agreement with Consor North America, Inc. attached as exhibits hereto is hereby accepted and approved.

**SECTION 2.** The Mayor of the City of Dickson is authorized to sign and execute said Master Consulting Services Agreement with Consor North America, Inc. and all documents and instruments necessary to its implementation.

**SECTION 3.** Payment for services within the scope of services contained in the Master Consulting Services Agreement is authorized subject to the terms and conditions contained therein.

This resolution shall become effective upon passage, the public welfare requiring it.

Approved and adopted this 2nd day of September, 2025.

**ATTEST:**

---

**Chris Norman, RECORDER**

---

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



## MASTER CONSULTING SERVICES AGREEMENT

Conсор Project No. Conсор Project No. R252773TN.00

This Services Agreement made and entered into on August 13, 2025 by and between Conсор North America, Inc. hereinafter referred to as ("CONSULTANT"), and City of Dickson, TN, hereinafter referred to as ("CLIENT"), each also referred to individually as a "PARTY" and collectively as "PARTIES."

**WHEREAS**, CONSULTANT has certain expertise in the field of professional engineering services; and

**WHEREAS**, CONSULTANT and CLIENT wish to enter into this **Master Consulting Services Agreement**, hereinafter referred to as the "Agreement," for the furnishing of professional Services in the field of engineering as further provided in this Agreement ("Services") and in the applicable Services Task Order for the Project stated therein.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants of the parties hereto, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

### TERMS AND CONDITIONS

- SERVICES AND INSTRUMENTS OF SERVICE.** CONSULTANT shall perform and CLIENT shall pay for the Services to be performed by CONSULTANT pursuant to the "Services Task Order" issued by CONSULTANT and agreed to by CLIENT for each Project in the form attached as **ATTACHMENT A**. All Services not described in the Services Task Order shall be "Additional Services," shall not be included in any pricing in the Services Task Order and shall be performed based on the CONSULTANT's standard fee schedule. All plans, drawings, specifications, ideas, data, scripts, sketches, designs, concepts, reports, documentation, or other work product (whether tangible or intangible) prepared by or furnished by CONSULTANT (collectively "Instruments of Service"), as well as any final deliverables provided to Client ("Deliverables") whether in hard copy or electronic form, shall be deemed the property of the CONSULTANT, authored by the CONSULTANT, and that CONSULTANT shall retain all common law, statutory and other reserved rights, including copyrights and all attendant intellectual property rights, of all Instruments of Service and Deliverables. On the express condition that all amounts due to CONSULTANT are fully paid to CONSULTANT and that CLIENT is not in default of this Agreement, CONSULTANT grants to the CLIENT a contingent, revocable, nonexclusive license to use the CONSULTANT's Instruments of Service and Deliverables solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project described in the Services Task Order. No other use of the Instruments of Service or Deliverables is authorized under this Agreement without CONSULTANT's prior written authorization in each instance. Any unauthorized use of the Instruments of Service or Deliverables shall be at the CLIENT's sole risk and without liability to the CONSULTANT and, to the extent permitted by law, CLIENT further agrees to indemnify and hold harmless the CONSULTANT and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the CLIENT's unauthorized use of the Instruments of Service or Deliverables.
- TERM.** This Agreement shall be effective as of the date above and shall terminate upon completion of CONSULTANT's full performance of the Agreement and CLIENT's final payment to CONSULTANT. In no event shall the term of this agreement extend beyond three (3) years from the effective date, without a written amendment executed by both PARTIES.
- COMPENSATION AND PAYMENT TERMS.** CLIENT shall compensate CONSULTANT as set forth in the applicable Services Task Order. Invoices will be submitted at least monthly for Services rendered. Terms of payment are net thirty (30) days from date of invoice. Payment will be made to CONSULTANT at the address specified on CONSULTANT's invoice. If CLIENT reasonably objects to all or any portion of an invoice, CLIENT shall notify CONSULTANT in writing within ten (10) days from the date of receipt of CONSULTANT's invoice, give reasons for the objection, and pay that portion of the invoice not reasonably in dispute. CONSULTANT may suspend all Services until payment is received. Any amounts due to the CONSULTANT under this Agreement may bear interest at twelve percent (12%) per annum at the sole option of the CONSULTANT.
- STANDARD OF CARE.** CONSULTANT will perform its Services using the care and skill ordinarily exercised by professionals performing similar services under similar conditions in the same or similar locality as CONSULTANT ("Standard of Care"). CLIENT acknowledges that CONSULTANT's Services may be imperfect, inaccurate or not fully compliant with all relevant laws or ordinances, but that such Services are compliant with the Standard of Care. CONSULTANT's sole obligation of performance under this Agreement is to perform pursuant to the Standard of Care, to the exclusion of any other higher standards, warranties or obligations. No other warranty, guaranty, or representation, either express or implied, is made or intended in this Agreement. CONSULTANT shall not be responsible for CLIENT's directive or substitution, or for the CLIENT's acceptance of non-conforming Work, made or given without the CONSULTANT's written approval. To the extent any Services are not required to be performed by a licensed or registered professional, such services shall not be subject to the Standard of Care required hereunder. Subject to and as limited by the Standard of Care, CONSULTANT is responsible for the technical accuracy of its final work product. Subject to the Standard of Care, CONSULTANT shall correct any deficiencies in any final work product without additional compensation except to the extent such action is attributable to actions by CLIENT or deficiencies in CLIENT furnished information or other actions, omissions or errors of CLIENT or CLIENT's architects, other design professionals, contractors, agents or employees. CLIENT is responsible for and CONSULTANT may rely upon the accuracy and completeness of all CLIENT furnished information, specifications, studies and documents (collectively "Client Information") without CONSULTANT's need to confirm any Client Information. Both parties recognize that the Client Information may change and, in that event, the CLIENT and CONSULTANT

Formatted: Font: Not Bold



## MASTER CONSULTING SERVICES AGREEMENT

Conсор Project No. Conсор Project No. R252773TN.00

shall appropriately adjust the Services, Scope of Services, and the CONSULTANT's compensation.

5. **INSURANCE.** CONSULTANT and CLIENT shall procure and at all times during the Term of this Agreement maintain insurance as follows: Worker's compensation and employer's liability as required by applicable law; comprehensive general liability (\$1,000,000 per occurrence / \$2,000,000 aggregate); and automobile liability (\$1,000,000 - combined single limit). If requested by either PARTY, the PARTY shall add the other PARTY as an additional insured to its comprehensive general liability policy. CONSULTANT shall maintain at all times professional liability insurance sufficient to secure its obligations under this Agreement.
6. **CHANGE ORDERS OR MODIFICATIONS TO SERVICES.** If CONSULTANT discovers, in connection with any Services Task Order, any event or circumstance that: (a) would change the costs for Services; (b) would materially change the scope of the Services; (c) would require the CONSULTANT to perform Additional Services beyond what is specified by this Agreement and the Attachments hereto; or (d) would require additional time to perform the Services beyond the time allowed under this Agreement (collectively a "Change Event"), CONSULTANT shall promptly inform CLIENT of the Change Event in writing. In connection with a Change Event, the PARTIES may add to, delete from or otherwise modify the Services, Scope of Work, Project Schedule, Compensation or other elements of the Agreement by way of Amendment, Addendum, Supplement, or other written instrument ("Change"). If CLIENT and CONSULTANT cannot agree on the fees for any additional Services, CONSULTANT shall have the right to suspend all Services until an agreement is reached. If unforeseen circumstances substantially alter the Services or the risks involved in providing such Services, CONSULTANT shall promptly notify and consult with the CLIENT but will act based on its sole judgment where risk to personnel is involved. If specific periods of time or dates for rendering Services are set forth in this Agreement, and if such periods of time or dates are changed through no fault of CONSULTANT exclusively, the time and compensation for Services shall be subject to equitable adjustment. It shall be the sole responsibility of the CLIENT to inform the CONSULTANT of any schedules or time limitation in CONSULTANT's performance of its Services. Absent any express written agreements as to the time required to perform the Services, CONSULTANT shall not be responsible for any delay in performing Services by any particular date or period of time. If CLIENT requests a Change or other revision in the scope, extent, or character of the project, the CONSULTANT shall draft and present a Change in which the Parties shall agree on an equitable adjustment in CONSULTANT's compensation, schedule, or both. If CLIENT and CONSULTANT cannot agree on the fees for any Additional Services, CONSULTANT shall have the right to suspend all Services pertaining to that Services Task Order until an agreement is reached. If unforeseen circumstances substantially alter the Services or the risks involved in providing such Services, CONSULTANT shall promptly notify and consult with the CLIENT but will act based on our sole judgment where risk to personnel is involved. If specific periods of time or dates for rendering Services are set forth in the Services Task Order, and if such periods of time or dates are changed through no fault of CONSULTANT exclusively, the time and compensation for Services shall be subject to equitable adjustment. It shall be the sole responsibility of the CLIENT to inform the CONSULTANT of any schedules or time limitation in CONSULTANT's performance of its Services. Absent any express written agreements as to the time required to perform the Services, CONSULTANT shall not be responsible for any delay in performing Services by any particular date or period of time. If CLIENT requests a Change or other revision in the scope, extent, or character of the project, the CLIENT shall issue a Change Order in which the Parties shall agree on an equitable adjustment in CONSULTANT's compensation, schedule, or both.
7. **INDEMNIFICATION.** To the maximum extent permitted by law, ~~CLIENT-CONSULTANT~~ agrees to indemnify ~~defend~~ and hold harmless the ~~CONSULTANT-CLIENT~~, its parents, affiliates, and subsidiaries and their respective directors, officers, and employees harmless from and against all ~~third party tort~~ claims, causes of action, suits, demands, judgments, liabilities, damages, losses, costs, expenses (including reasonable attorneys' fees), fines, or penalties (collectively, "Loss") ~~to the extent~~ arising from or relating to the negligence, errors, omissions, or willful acts of ~~CLIENT-CONSULTANT~~ and its agents, employees, contractors, and consultants.
8. **NOTICE.** All notices, requests, claims, demands and other communications herein shall be in writing. For a notice or other communication to a PARTY under this Agreement to be valid, it must be written and delivered (a) by hand, (b) by a nationally recognized commercial courier service, (c) registered or certified U.S. Mail, return receipt requested and postage prepaid, or (d) by email. The notice must be addressed using the information specified below:

**To CONSULTANT**

Conсор North America, Inc.  
6505 Waterford District Drive, Suite 470, Miami, FL 33126  
Attention: Andrew Howe  
Conсор Email: Legal@Consoreng.com

**To CLIENT**

City of Dickson, TN  
600 East Walnut Street, Dickson, TN, 37055  
Attention: Bret M. Stock  
Client Email: bstock@cityofdickson.com



## MASTER CONSULTING SERVICES AGREEMENT

Conсор Project No. Conсор Project No. R252773TN.00

**9. LIMITATION OF LIABILITY.** To the maximum extent permitted by law, CLIENT agrees that the liability of CONSULTANT to CLIENT and its agents, employees, contractors, and consultants for any and all injuries, damages, claims, losses, expenses, and claim expenses (including attorney's and expert witness fees) arising out of or related to the negligent acts(s), error(s), or omission(s) of CONSULTANT in performing services as stated within the Agreement, or for CONSULTANT's breach of this agreement, shall be limited to only those damages that are proximately caused and reasonably foreseeable by the negligent acts, errors, or omissions of CONSULTANT, and shall not to exceed the proceeds of CONSULTANT's available insurance coverage, which shall remain in force and not be reduced during the term of this agreement. The foregoing limitation shall not apply to claims arising solely from CONSULTANT's fraud, gross negligence, or willfully wrongful conduct, nor shall it apply to 3<sup>rd</sup> party indemnities as provided for in Article 7. the lesser of: (a) the total compensation payable to Consultant under this Agreement, or (b) one million dollars (\$1,000,000). CLIENT acknowledges that this limitation of liability is a material term of this Agreement for the CONSULTANT, and that but for this limitation of liability, the CONSULTANT would not have entered into this Agreement. To the extent damages are covered by property insurance, the parties waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance.

Formatted: Superscript

9.  
10.

Formatted: Font: (Default) Calibri Light, 9 pt

**11.10. FORCE MAJEURE.** CONSULTANT shall not be responsible for damages or delays in performance caused by force majeure, acts of God, strikes, lockouts, accidents, shortage of materials, shortage of labor, vandalism or other events beyond CONSULTANT's control.

Formatted: Normal, Left, Space Before: 0 pt, No bullets or numbering, Widow/Orphan control

**12.11. SITE ACCESS.** If entry on a project site is required to perform the Services agreed to under any Services Task Order, CLIENT, at its cost, shall arrange for right-of-entry to the property. CLIENT represents that it possesses necessary permits and licenses for the activities required at each site under each Services Task Order.

**13.12. HAZARDOUS CONDITIONS.** If a hazardous environmental condition is encountered or alleged, CONSULTANT has the obligation to notify CLIENT and, to the extent required by applicable laws and regulations, notify appropriate authorities. CLIENT warrants that it has disclosed, to the best of its knowledge, to CONSULTANT, the existence of any hazardous environmental condition at or near the work site.

**14.13. CLIENT RESPONSIBILITIES.** CLIENT shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, CLIENT objectives; schedule; constraints and criteria; and site requirements. CLIENT shall identify a representative authorized to act on the CLIENT'S behalf with respect to the Project. CLIENT shall render decisions and approve the CONSULTANT'S Services and work product in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Services. CLIENT shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site.

**15.14. CONSTRUCTION AUTHORITY.** For any Project that proceeds to construction, CONSULTANT shall not: (a) direct, supervise or have control over any Contractor's work; (b) have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by any Contractor; (c) be responsible for safety precautions and programs related to any Contractor's work; (d) be responsible for any failure of any Contractor to comply with applicable laws and regulations. CONSULTANT shall not be responsible for the acts or omissions of any Contractor or any of their agents or employees or any other persons (except CONSULTANT's own employees, agents and Sub-Consultants) at any work site or otherwise furnishing or performing any of the Contractor's work; or for any decision made on interpretations or clarifications of the Contract Documents given by CLIENT without direct consultation and advice of CONSULTANT. CONSULTANT shall be under no obligation to report any deviations from the Instruments of Service unless expressly requested to do so by the CLIENT, and only to the extent such work is easily viewable and such deviations are actually known to CONSULTANT.

**16.15. SUB-CONSULTANTS.** CONSULTANT may arrange for some of the Services to be performed by outside consultants to CONSULTANT ("Subconsultants"). CONSULTANT shall supervise Subconsultant's work but Subconsultant shall be responsible to perform to the Subconsultant's Standard of Care. All communication to any Subconsultant shall be through the CONSULTANT. All payments from CONSULTANT to any Subconsultant shall be expressly contingent upon CONSULTANT's receipt of full payment from CLIENT. CONSULTANT shall not be obligated to pay any Subconsultant unless and until CONSULTANT receives full payment from CLIENT.

**17.16. ASSIGNMENT; SUCCESSORS; THIRD PARTIES.** CONSULTANT may assign this Agreement or subcontract services without consent to any entity directly or indirectly controlling, controlled by, or under common control with CONSULTANT, or any entity that is, concurrently with such assignment, succeeding to substantially all of the assets and liabilities of CONSULTANT, or any entity or such entity's affiliates that becomes the owner of CONSULTANT or its affiliates' interest in CONSULTANT. This Agreement shall bind the successors and legal representatives of both parties. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the parties signed below.

**18.17. DISPUTE RESOLUTION.** CLIENT and CONSULTANT agree to negotiate all disputes through good faith negotiations. If the parties fail to resolve a dispute after sixty (60) days of good faith negotiations, CLIENT and CONSULTANT agree to submit any and all unsettled claims, counterclaims, disputes, and other matters in question arising out of or related to this Agreement or any Services Task Order or breach



**19.18. TERMINATION.** Either party may terminate this Agreement or any Services Task Order without cause upon ten (10) days' advance written notice. In the event CLIENT requests termination prior to completion of the any Services, CLIENT agrees to pay CONSULTANT for all costs incurred up to and including the date of the notice of termination. The limitation of liability and indemnity obligations of this Agreement shall survive any termination of this Agreement.

**21.20. AUTHORITY; SIGNATURES.** Each PARTY represents that the person executing this Agreement has the necessary legal authority to do so on behalf of the respective PARTY. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement. Each PARTY may sign this Agreement by facsimile or exchange of digital signatures, which shall be deemed to be original signatures.

**23.22. SEVERANCE.** If any provision of this Agreement is held to be illegal, invalid, or unenforceable under any present or future law, such provisions will be fully severable and this Agreement will be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part hereof.

**25.24. ENTIRE AGREEMENT.** This Agreement, and the Services Task Order(s) issued pursuant to this Agreement, and any modifications thereto, represent the entire Agreement and understanding between the parties and supersede any prior any negotiations, proposals or oral agreements. Any modification to this Agreement shall be in writing and signed by the parties.

Conсор North America, Inc.

**AUTHORIZED SIGNATURE (CONSULTANT)**

NAME &amp; TITLE

DATE OF ACCEPTANCE



MASTER CONSULTING SERVICES AGREEMENT  
Consor Project No. Consor Project No. R252773TN.00

ATTACHMENT A  
Services Task Order

Effective Date: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Project Site Location: \_\_\_\_\_  
Client Name: \_\_\_\_\_  
Client Representative: Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Consultant:  
Consultant Representative: Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Scope of Services: \_\_\_\_\_  
Task Order Price: \_\_\_\_\_  
Task Order Time: \_\_\_\_\_

This Services Task Order is subject to the terms of the Master Consulting Services Agreement between Client and Consultant.  
The Exhibits to this Services Task Order are the following:

- ☐ Services Task Order ATTACHMENT A: Consultant's Proposal  
☐ Services Task Order Exhibit

Client and Consultant each express its intent to be bound to the other by the terms of this Services Task Order by their respective signatures set forth below. This Services Task Order is subject to modification, and Consultant may provide and bill for Additional Services, as set forth in the Master Consultant Services Agreement.

Client:	Consultant:
By: _____	By: _____
Its: _____	Its: _____
Date: _____	Date: _____



# **ATTACHEMENT A**

## **TASK 1 - SCOPE OF WORK NFIP ON-CALL CONSULTANT CITY OF DICKSON, TENNESSEE**

### **Introduction/General/Background**

This Scope of Services has been separated into four (4) tasks for clarity and is described in detail below.

### **Scope of Work Understanding and Assumptions**

The scope of work consists of providing National Flood Insurance Program (NFIP) engineering consultant services and associated stormwater engineering for the City of Dickson, Tennessee (City). As a participating community in NFIP, the City has developed and administers a floodplain management ordinance that meets the federal guidelines for the NFIP. Projects that require floodplain encroachment permits can also require that such projects be submitted through FEMA's Letter of Map Revision (LOMR) or Conditional Letter of Map Revision CLOMR process as well. Consor North America, Inc. (Conсор, Engineer) will assist the City with technical reviews of floodplain encroachment and LOMR/CLOMR submittals using the technical and administrative standards and processes involved with both the local permitting under your ordinance, and when FEMA needs to be engaged based on project impacts or changes to the floodplain or floodway to properly manage the City's risk. ENGINEER will assist the City in administering floodplain regulations according to the City's Zoning Ordinance, TCA § 6-58-117, and TEMA and FEMA regulations and guidelines. The stated goals of these regulations are to prevent loss of life, preserve property, minimize disruptions and expenses while maintaining the City's status within the NFIP.

### **Scope of Services**

ENGINEER will perform the following services for the City.

#### **Task 1 – Review of No-Rise Certifications, Conditional Letters of Map Revision and Letters of Map Revision**

##### **Objective**

The scope of this task will include the review of hydraulic models, grading and drainage plans and documentation submitted to the City in support of development or construction proposals affecting the floodplain and floodway (No-Rise), and proposals in which the base flood elevations,

floodway elevations or floodway delineations are proposed to be changed (CLOMR/LOMR). Items to be reviewed include:

- Hydraulic models in a currently approved FEMA hydraulic model, including:
  - Effective Model (may be older than a currently approved model);
  - Duplicate Effective Model (Effective Model run on the modeler's software and hardware)
  - Corrected Effective Model (if needed to correct errors in the model);
  - Existing Conditions Model (model the existing project area and man-made changes since the Effective Model);
  - Proposed Conditions Model (model the proposed project area);
  - Project narrative;
  - Topographic work map;
  - Grading/construction plans;
  - Cross-section plots;
  - Property survey;
  - No-Rise Certification;

The Hydraulic models shall be in their computer program format. Other documentation can be either hard-copy or electronic format. PDF format is preferred.

## Activities

### *1.1 Pre-Submittal Meeting*

ENGINEER will attend a meeting with the City Engineer and Developer's representative to discuss the scope and intent of the project and ascertain NFIP requirements and compliance. During this meeting, a general schedule for reviews will be discussed. In coordination with the City, the ENGINEER will develop and distribute meeting summary notes.

### *1.2 Technical Review*

ENGINEER will review submittals provided by the Developer that support the proposed development and prepare a technical review memorandum for the City. Reviews will incorporate current FEMA and Tennessee Emergency Management Agency (TEMA) guidance on technical and regulatory matters pertaining to the project. If subsequent reviews are required based on comments from the initial review, these will be accomplished after receiving revisions from the Developer. Many proposals require at least two reviews.

### *1.3 Technical Review of CLOMR/LOMR*

If the project proposal cannot be accomplished within the guidelines of the NFIP without the submittal of a CLOMR/LOMR, the ENGINEER will conduct a review of the documentation submitted to change the floodplain and floodway delineations, or base flood elevation or floodway elevation and provide commentary or recommendation to the City to support the City's community acknowledgement to FEMA.

## Task Deliverables

ENGINEER will provide meeting summary.

ENGINEER will provide documentation of the technical review of reports, narratives and hydraulic models and supporting forms and documents.

ENGINEER will deliver to CITY a monthly invoice.

## Estimated Level of Effort

- Pre-Submittal Meeting and Technical Review (Activities 1.1 and 1.2): Approximately four (4) hours.
- Technical Review of CLOMR/LOMR (Activity 1.3): Approximately three (3) hours.
- Subsequent Technical Reviews (Activity 1.2 only): Approximately four (4) hours for each resubmittal.

## Task 2 – Review of Proposals within the Floodplain that Do Not Affect the Floodway

### Objective

The scope of this task will include the review of grading and drainage plans and documentation submitted to the City in support of development or construction proposals affecting the floodplain but do not affect the floodway and in which the base flood elevations, floodway elevations or floodway delineations are not proposed to be changed. The review will confirm compliance with NFIP guidelines for floodplain fill. Items reviewed include:

- Topographic workmap of the project area with floodplain and floodway overlain, and proposed project depicted;
- Narrative description of the project;
- CLOMR/LOMR-F forms.

## Activities

### *2.1 Pre-Submittal Meeting*

ENGINEER will attend a meeting with the City Engineer and Developer's representative to discuss the scope and intent of the project and ascertain NFIP requirements and compliance. During this meeting a general schedule for reviews will be discussed. In coordination with the CITY, the ENGINEER will develop and distribute meeting summary notes.

## *2.2 Technical Review of Proposal*

ENGINEER review the proposal presented by the Developer's representative for compliance with the NFIP, and prepare documentation of results to be returned to the CITY. The technical review will be based on local, FEMA and TEMA guidance for developments within the floodplain. This review excludes review of documentation needed for a Conditional Letter of Map Revision/Letter of Map Revision based on Full required to remove properties from the floodplain, which is included in Activity 2.3.

## *2.3 Review of CLOMR/LOMR-F Documentation*

ENGINEER will review forms and narrative provided supporting the project for removal from the regulatory floodplain based on fill in the floodplain, and provide commentary or a recommendation letter to the CITY. This would be added to the work in Activities 2.1 and 2.2 to deliver the total review for the CITY.

## *2.4 Subsequent Reviews*

If the original proposal is not approvable and the Developer/Owner determines to revise and resubmit, ENGINEER will review revised forms and narrative and provide commentary or a recommendation letter to the CITY,

## **Task Deliverables**

ENGINEER will provide meeting summary.

ENGINEER will provide documentation of the technical review of submittals.

ENGINEER will deliver to CITY a monthly invoice.

## **Estimated Level of Effort**

- Pre-Submittal Meeting and Technical Review (Activities 2.1 and 2.2) - Approximately four (4) hours.
- CLOMR/LOMR-F documentation Review (Activity 2.3) - Approximately three (3) hours.
- Subsequent Reviews (Activity 2.4) - Approximately three (3) hours for each resubmittal.

## **Task 3 – Technical Review of Developer/Engineer-Provided Analyses to Establish Base Flood Elevations and Floodways along Unstudied Streams**

### **Objective**

The scope of this task will include review of technical analyses presented by the Developer's Engineer to establish base flood elevations and floodway limits in the area of a proposed project

to confirm technical adequacy and compliance with NFIP standards. Submittals required from the Developer include:

- Topographic workmaps of the project area illustrating;
  - Location map;
  - North arrow and scale bar;
  - Topography;
  - Existing and proposed features;
  - Proposed floodplain and floodway;
  - Cross-section locations, alignments and labels;
  - Existing and proposed features.
- Hydrologic analysis of stream flows including:
  - Drainage area map;
  - Hydrologic calculations including any electronic models used;
  - Narrative of procedure and summary of results.
- Hydraulic models in executable format describing floodplain and floodway:
  - Existing conditions;
  - Proposed conditions;
  - Narrative of procedures and summary of results.

## Activities

### *3.1 Pre-Submittal Meeting*

ENGINEER will attend a meeting with the City Engineer and Developer's representative to discuss the scope and intent of the project and ascertain NFIP requirements and compliance. During this meeting a general schedule for reviews will be discussed. In coordination with the CITY, the ENGINEER will develop and distribute meeting summary notes.

### *3.2 Technical Review of Proposal*

ENGINEER review the proposal presented by the Developer's representative for compliance with the NFIP, and prepare documentation of results to be returned to the CITY. The technical review will be based on local, FEMA and TEMA guidance for establishing base flood elevations and floodways and for developments within the floodplain. This review excludes review of documentation needed for a Conditional Letter of Map Revision/Letter of Map Revision based on Full required to remove properties from the floodplain, which is included in Activity 3.3.

### *3.3 Review of CLOMR/LOMR Documentation*

ENGINEER will review the provided forms and narrative supporting the project to establish base flood elevations and floodway delineations within the study reach, which must be submitted to FEMA for adoption. This would be added to the work in Activities 3.1 and 3.2 to deliver the total review for the CITY.



### *3.4 Subsequent Reviews*

If the original proposal is not approvable and the Developer/Owner determines to revise and resubmit, ENGINEER will review revised forms and narrative and provide commentary or a recommendation letter to the CITY,

### **Task Deliverables**

ENGINEER will provide meeting summary.

ENGINEER will provide documentation of the technical review of submittals.

ENGINEER will deliver to CITY a monthly invoice.

### **Estimated Level of Effort**

- Pre-Submittal Meeting and Technical Review (Activities 3.1 and 3.2) - Approximately sixteen (16) hours.
- CLOMR/LOMR-F documentation Review (Activity 2.3) - Approximately six (6) hours.
- Subsequent Reviews (Activity 3.4) - Approximately six (6) hours for each resubmittal.

## **Task 4 – Technical Review of Hydrologic Analyses Affecting Water Quantity or Quality, or Review/Development of Flood Risk Reduction Proposals**

### **Objective**

The scope of this task will include review of technical analyses quantifying water quantity and quality related to a project and/or impacts on local flooding, or technical analyses of flood risk reduction projects. Submittals will be determined on a project-specific basis.

### **Activities**

#### *4.1 Pre-Submittal/Project Meeting*

ENGINEER will attend a meeting with the City Engineer and Developer's representative, if needed, to discuss the scope and intent of the project and confirm items to be considered. During this meeting a general schedule for reviews will be discussed. In coordination with the CITY, the ENGINEER will develop and distribute meeting summary notes.

#### *4.2 Technical Review*

ENGINEER will review the information presented for technical accuracy and policy compliance and prepare documentation of results to be returned to the CITY. The technical review will be based on local, state and federal guidelines for the type of work under consideration.

#### *4.3 Flood Risk Reduction*

ENGINEER will review the information presented for technical accuracy and policy compliance and prepare documentation of results to be returned to the CITY. The technical review will be based on local, state and federal guidelines for the type of work under consideration. If the project is a CITY initiative to develop flood risk reduction alternatives, the ENGINEER will assist the CITY by conducting hydrologic and hydraulic analyses of alternatives and help with identification of the most advantageous solution.

#### *4.4 Subsequent Reviews*

If the original proposal is not approvable and the Developer/Owner determines to revise and resubmit, ENGINEER will review revised information and provide commentary or a recommendation letter to the CITY,

### **Task Deliverables**

ENGINEER will provide meeting summary.

ENGINEER will provide documentation of the technical review of submittals, or with technical report of analyses and results.

ENGINEER will deliver to CITY a monthly invoice.

### **Assumptions**

- CITY will provide Developer's submittals to ENGINEER and provide ENGINEER's results to Developer.
- Activities not covered in Tasks 1, 2 or 3 may be conducted under Task 4 with an agreed scope of work and using normal hourly rates or mutually agreed total fee.

### **Compensation and Invoicing**

Payment shall be made to the ENGINEER at the hourly rates specified in the attached rate schedule, based on the job classifications of personnel directly engaged in the Project, plus reimbursement for Direct Expenses incurred. The ENGINEER shall submit monthly invoices reflecting work performed, up to the total amount authorized under the initial Purchase Order ("PO") of \$50,000. If the City determines that additional services are required beyond this amount, an additional PO may be issued. Upon the City's request, the ENGINEER will provide an effort estimate prior to commencing any reviews.

## Direct Expenses

Expenses incurred in-house that are directly attributable to the project will be invoiced at actual cost. These expenses include the following.

Mileage	Current IRS Rate
Printing and Reproduction	At Cost

## Schedule

The project is to proceed based on the assumption that the agreement is approved by the CITY Council on September 1, 2025. Individual tasks will be scheduled as assigned.

**RESOLUTION #2025-60**

**A RESOLUTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN A  
CONTRACT WITH THE REGIONAL TRANSPORTATION AUTHORITY TO  
PROVIDE PUBLIC TRANSPORTATION SERVICE BETWEEN  
NASHVILLE/DAVIDSON COUNTY AND THE CITY OF DICKSON FOR THE FISCAL  
YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026**

**WHEREAS**, the City of Dickson, Tennessee, Dickson County, Tennessee, and Davidson County, Tennessee, jointly fund a public transportation service from the City of Dickson to Nashville/Davidson County through the Regional Transportation Authority (RTA); and

**WHEREAS**, identified as 88X Dickson Express, the service consists of two weekday bus routes connecting the City of Dickson to Nashville/Davidson County; and

**WHEREAS**, RTA proposes funding for the transportation service for the fiscal year beginning July 1, 2025, and ending June 30, 2026, to include regional partner subsidies of twenty-four thousand dollars (\$24,000) from the City of Dickson, Dickson County and Davidson County, in addition to grant funding and RTA reserves.

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

**SECTION 1.** The contract for 88X Dickson Express commuter bus service between the City of Dickson and Regional Transportation Authority for fiscal year 2025/2026, attached as an exhibit hereto, is accepted and approved.

**SECTION 2.** The Mayor of the City of Dickson, Tennessee, is hereby authorized to sign and execute said contract with RTA and any and all instruments necessary to its implementation.

**SECTION 3.** Payment of the annual regional partner subsidy of twenty-four thousand dollars (\$24,000) along with annual RTA membership dues of one thousand, six hundred six dollars (\$1,606) is authorized according to the terms and conditions contained therein.

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

Approved and adopted this 2nd day of September, 2025.

**ATTEST:**

---

**Chris Norman, RECORDER**

---

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

**CONTRACT NO. 2015547-C**  
**BETWEEN**  
**REGIONAL TRANSPORTATION AUTHORITY**  
**AND**  
**CITY OF DICKSON**

This Contract, entered into on the 1<sup>st</sup> Day of July, 2025 by and between the Regional Transportation Authority, located at 430 Myatt Drive, Nashville TN 37115, (hereinafter "RTA"), and the City of Dickson, located at 600 East Walnut Street, Dickson, TN 37055, (hereinafter "the City"). This contract is for the provision of Commuter Bus Service (hereinafter "Service(s)") between Nashville/Davidson County and the City of Dickson.

The RTA was established pursuant to statutory law enacted by the Tennessee General Assembly, T.C.A. 64-8-101 et seq.

A. SCOPE OF SERVICES

The RTA shall provide Service between Nashville/Davidson County, and City of Dickson, Tennessee. The City shall have no obligation for Services rendered by the RTA which are not performed within the specified period or between the specified route terminus.

B. TERM

The Contract term start date shall be July 1, 2025; the Contract end date shall be June 30, 2026.

C. PAYMENT

In consideration for RTA's provision of Services, the City shall provide RTA the amount of fifty-three thousand two hundred fifty-five dollars (\$53,255.00 service total less \$29,255.00 from reserves equals \$24,000.00 payment due).

The RTA shall invoice the City for its route subsidy share as stated above and shown in Attachment 1 & 2. RTA will send the City a lump sum invoice in the amount of \$24,000.00 to be paid directly to RTA. The amount represents the full amount owed to RTA by the City.

The City shall send payment to RTA, 430 Myatt Drive, Nashville, TN 37115, ATTN: Accounting Department.

D. STANDARD TERMS AND CONDITIONS

1. Neither RTA nor the City are bound by this Contract until it is executed by the parties.
2. This Contract may be modified only by a written amendment executed by all parties hereto.
3. The RTA may terminate this Contract and the Service obligations if adequate Grant Funds are not available to continue the Service. In the event of termination, the City shall receive a share of any of their route subsidy that remains. The reimbursement will be determined by dividing the \$53,255.00 by 12 and multiplying that amount by the number of months the City did not receive Service.
4. The RTA warrants that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Contract or in the employment practices of the RTA on the grounds of handicap and/or disability, age, race, color, religion, sex, national origin, or any other classification protected by Federal, Tennessee State constitutional, or statutory law. The RTA shall, upon request, show proof of such nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.
5. The RTA warrants that no part of the Contract amount shall be paid directly or indirectly to an employee or official of City as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, or consultant to the RTA in connection with any work contemplated or performed relative to this Contract.
6. This Contract shall be governed by and construed in accordance with the laws of the State of Tennessee.
7. As part of the RTA yearly audit, a full audit of this project will be conducted by an outside auditing firm and made available to the City. All financial records will be consistent with internal accounting procedures.



IN WITNESS WHEREOF, as of the date written above, the parties have caused this Contract to be signed by their duly authorized representatives.

Regional Transportation Authority

City of Dickson

\_\_\_\_\_  
Stephen G. Bland, CEO

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



## Dickson Express (88X) Commuter Bus Srvc Budget FY2025 Budget with Comparative FY2026 Forecast Budget

	FY2025	FY2026
Days of Service [365 days - 104 days in weekends - 7 weekday holidays]	254	254
Number of Daily Trips	4	4
Ridership (estimate)	5,862	5,862
Operating Hours per Day (including deadhead)	11.00	11.00
Cost per hour of Service	\$140.60	\$144.32
<b>TOTAL</b> Daily Cost of Service	\$1,547	\$1,588
<b><u>Cost of Service</u></b>		
Cost of Runs [ hrs/day X Cost/hr X 254 days]	392,836	403,230
Board-Initiated Bus RESERVE	(83,604)	(87,766)
<i>Total Costs</i>	309,232	315,464
<b><u>Estimated Revenues</u></b>		
Estimated Cash Fares/Pass Sales	14,684	16,886
ADD: RTA \$5307 Operating Funding Federal (50%)	189,076	193,172
TDOT Operating Subsidy	33,472	33,406
<i>Total Estimated Revenues</i>	237,232	243,464
<i>Estimated Net Cost</i>	72,000	72,000
<u>Regional Subsidies *</u>		
City of Dickson	24,000	24,000
Dickson County	24,000	24,000
Davidson County	24,000	24,000
* includes funds contributed to RESERVE		
<i>Total Partner Contributions</i>	72,000	72,000
<b>Balance</b>	0	0

<https://metronashville.sharepoint.com/sites/FinanceAccounting/Shared Documents/Grants Management/RTA/Coordinator Activities/4-BUS Partner Subsidy & Dues/FY26/2->



INVOICE
FY26-DCKSN
07/01/25

TO: CITY OF DICKSON  
600 EAST WALNUT ST.  
DICKSON, TN 37055  
ATTN: DON WEISS JR, MAYOR

FROM: Regional Transportation Authority  
430 Myatt Drive  
Nashville, IN 37115  
615-862-5969

Description of Charges		AMOUNT
07/01/25	ANNUAL PARTNER SUBSIDY FOR COMMUTER BUS SERVICES FOR ROUTE 88X-DICKSON FOR THE PERIOD JULY 1, 2025 THRU JUNE 30, 2026	\$53,255.00
	(RESERVES APPLIED):	(\$29,255.00)
QUESTIONS REGARDING THIS INVOICE PLEASE CONTACT Jeff Burysek @ <a href="mailto:jeffery.burysek@nashville.gov">jeffery.burysek@nashville.gov</a>		
Please send remittance to REGIONAL TRANSPORTATION AUTHORITY		TOTAL \$24,000.00

Weekdays		to Nashville	
Dickson Walmart	Bellevue Park & Ride	Central Bay 6	7th & Harrison
4	3	2	1
5:50 6:25	6:20 6:55	6:45 7:25	6:50 7:30
Bold times denote p.m. hours.			
Weekdays		from Nashville	
7th & Harrison	Central Bay 6	Bellevue Park & Ride	Dickson Walmart
1	2	3	4
3:55 4:40	4:05 4:50	4:28 5:18	5:08 6:03
No service Saturdays, Sundays, or holidays.			

### WeGo Link

Through a partnership with Uber, we have an even easier way to get where you need to go at a discounted rate. You can get an Uber to and from select stops for just a couple of bucks, depending on your trip's eligibility and overall cost of your trip.

Service is available during WeGo bus service hours, and rides must begin or end at designated fixed-route stops and continue within the zone.

How to:

- Download your reusable voucher at [t.uber.com/WeGoLink](https://t.uber.com/WeGoLink).
- Schedule your ride to and from select stops with the Uber app.

For more information or to check if your destination is within a WeGo Link zone, visit [bit.ly/WeGo-Link](https://bit.ly/WeGo-Link).

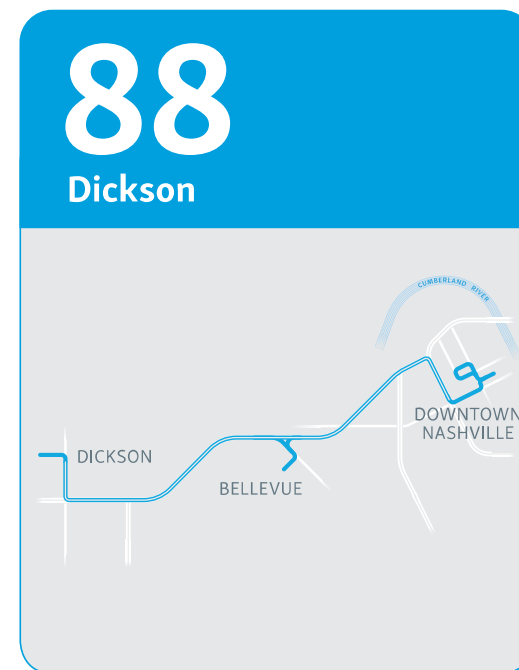
*Mobility Solutions* is best for riders who need wheelchair accessibility, would like to use cash for their trip, or are 17 years old or younger. To schedule, call 615-844-3399.

### ADA

WeGo Public Transit makes reasonable accommodations in order for individuals with disabilities to fully use transit services. All requests should be made in advance by filling out and submitting a Reasonable Accommodation Request form. For more information on Reasonable Accommodations, visit [WeGoTransit.com](https://WeGoTransit.com).

### Title VI

Title VI of the Civil Rights Act of 1964 states that "No Person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance." For more information on Title VI, visit [WeGoTransit.com](https://WeGoTransit.com).



### For More Information

**Customer Care**  
615-862-5950  
6:30 a.m. to 8:00 p.m. – Monday-Friday  
8:00 a.m. to 5:00 p.m. – Saturday  
10:30 a.m. to 2:30 p.m. – Sunday

**Elizabeth Duff Transit Center at WeGo Central**  
400 Dr. Martin L. King Jr. Blvd.  
4:45 a.m. to 1:15 a.m. – Monday-Saturday  
5:45 a.m. to 11:15 p.m. – Sundays and holidays

**Administrative Offices**  
615-862-5969  
430 Myatt Drive  
8:00 a.m. to 4:30 p.m. – Monday-Friday  
Closed weekends and holidays

### Stay Connected

WeGoTransit
 @WeGoTransit
 @WeGoTransit

[WeGoTransit.com](https://WeGoTransit.com)
[WeGoTransit.com/ride/alerts](https://WeGoTransit.com/ride/alerts)
[customer.comments@nashville.gov](mailto:customer.comments@nashville.gov)

### Regional Fares

1-Ride Regional Bus .....\$4.25

1-Ride Regional Bus Discounted\* ...\$2.00

20-Ride Regional Bus .....\$73.50

Star Shuttles (Routes 64 & 93) ...Free

Active military and veterans ride free with military ID. Children age 4 and younger ride free.

\*Youth, seniors, persons with disabilities, and Medicare cardholders may be eligible for discounted fares and passes. Apply at WeGo Central.

QuickTicket is WeGo's fare payment system, available as a reloadable card or the QuickTicket by WeGo app. Exact cash is also accepted on the bus. However, no change, charge cards, transfers, or on-bus passes will be given.

For more information on QuickTicket, visit [QuickTicketTN.com](https://QuickTicketTN.com)

### Regional Fares

1-Ride Regional Bus .....\$4.25

1-Ride Regional Bus Discounted\* ...\$2.00

20-Ride Regional Bus .....\$73.50

Star Shuttles (Routes 64 & 93) ...Free

Active military and veterans ride free with military ID. Children age 4 and younger ride free.

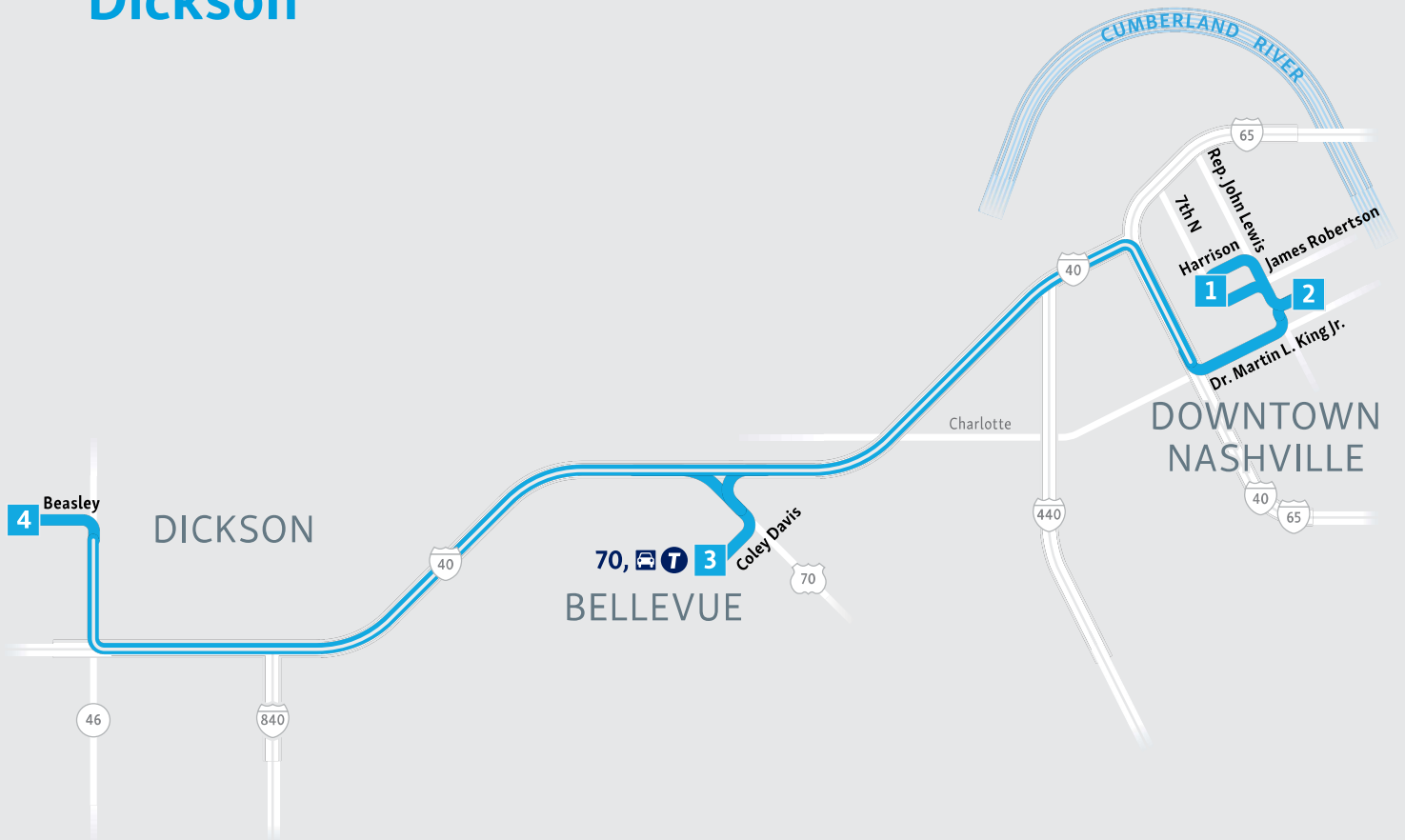
\*Youth, seniors, persons with disabilities, and Medicare cardholders may be eligible for discounted fares and passes. Apply at WeGo Central.

QuickTicket is WeGo's fare payment system, available as a reloadable card or the QuickTicket by WeGo app. Exact cash is also accepted on the bus. However, no change, charge cards, transfers, or on-bus passes will be given.

For more information on QuickTicket, visit [QuickTicketTN.com](https://QuickTicketTN.com)

# 88

## Dickson



### Map Key

- Non-stop service
- Timepoint
- Transfer point
- Transfer route
- Transfer *WeGo Link*





## **RTA MEMBERSHIP DUES INVOICE**

**07/01/2025 – 06/30/2026**

Accounts Payable  
City of Dickson  
600 East Walnut  
Dickson, TN 37055

**DUES**

**\$1,606.00**

**TOTAL DUE SEPTEMBER 1, 2025**

**Payable to: Regional Transportation Authority (RTA)  
430 Myatt Drive Nashville, TN 37115**

Thank you so much for your support of the RTA. This invoice is for your Annual Membership Dues. Dues are calculated at a rate of \$0.10 per capita or \$500.00, whichever is greater. This is based on the population figures of the latest certified population of Tennessee incorporated municipalities and certified population of Tennessee counties as reported by the Department of Economic and Community Development on June 6, 2022. Please contact Jeff Burysek at (615) 862-8869 or [jeffery.burysek@nashville.gov](mailto:jeffery.burysek@nashville.gov) should you have any questions.

**RESOLUTION #2025-61**

**A RESOLUTION TO ABANDON ANY AND ALL RIGHTS, INTERESTS AND CLAIMS  
TO AN UNOPENED SECTION OF FREEMAN AVENUE WEST OF BRYANT AVENUE  
SUBJECT TO ANY EXISTING DEEDS AND/OR EASEMENTS**

**WHEREAS**, there is an unopened section of Freeman Avenue beyond its terminus south of West Chestnut Street and west of Bryant Avenue, more fully described as lying between Map 103N, Group O, Parcels 006.00, and Map 103, Group O, Parcel 003.00, in the records of the Office of the Register of Deeds for Dickson County; and

**WHEREAS**, the approximately 226-foot easement is not improved, maintained, used as a through street or needed for City purposes; and

**WHEREAS**, the City of Dickson has received a request from Alan and Rebecca Ragan, the owners of 302 Bryant Avenue and all of the unaddressed property surrounding the unopened section, to abandon all rights, interests and claims to the approximately 226-foot section of said unopened street, further identified in Exhibits “A,” “B” and “C” attached hereto; and

**WHEREAS**, the City of Dickson has determined it is in the best interest of the City and the aforementioned property owners to abandon any rights, interests and claims to the unopened portion of Freeman Avenue south of West Chestnut Street and West of Bryant Avenue described herein.

Now, therefore, **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DICKSON, TENNESSEE**, that the easement to an unopened section of Freeman Avenue south of West Chestnut Street and West of Bryant Avenue, as previously described and shown in Exhibits “A,” “B” and “C” attached hereto, is hereby abandoned and the City releases any and all rights, interests and claims thereto subject to any and all existing deeds and/or easements that might be applicable.

Approved and adopted this 2nd day of September, 2025.

**ATTEST:**

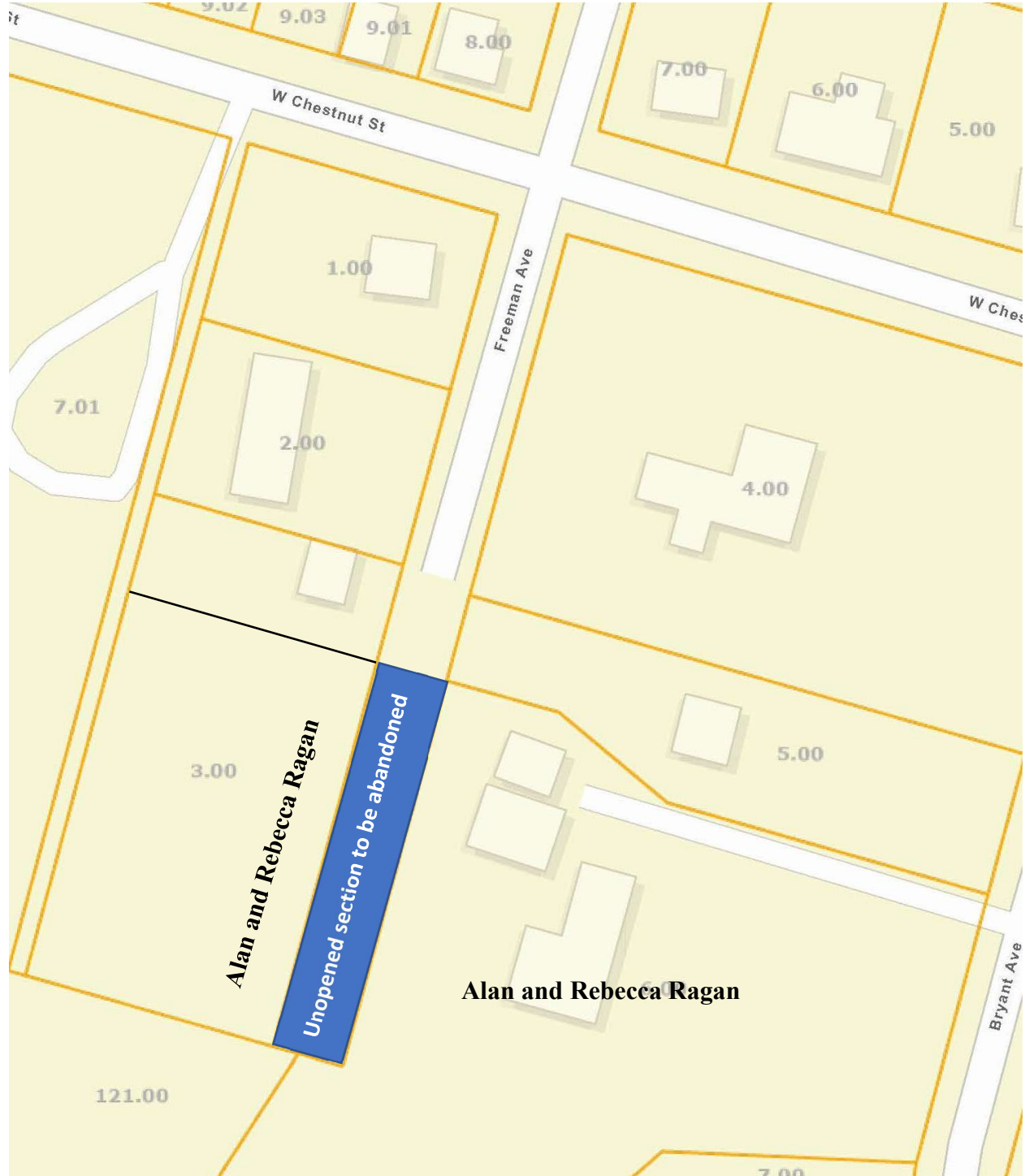
---

**Chris Norman, RECORDER**

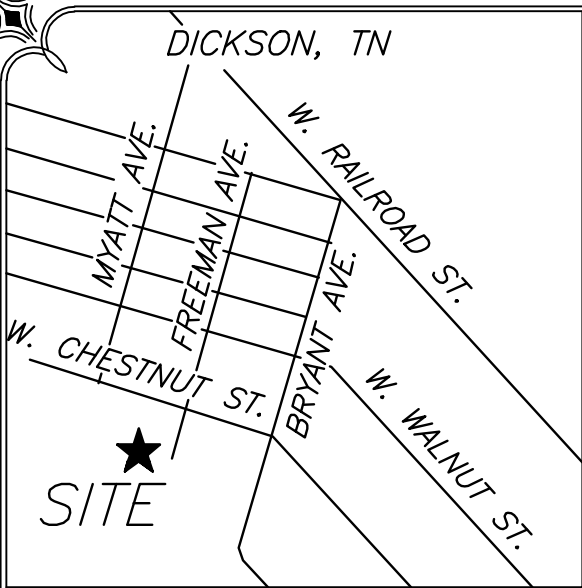
---

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

# RESOLUTION #2025-61 EXHIBIT A



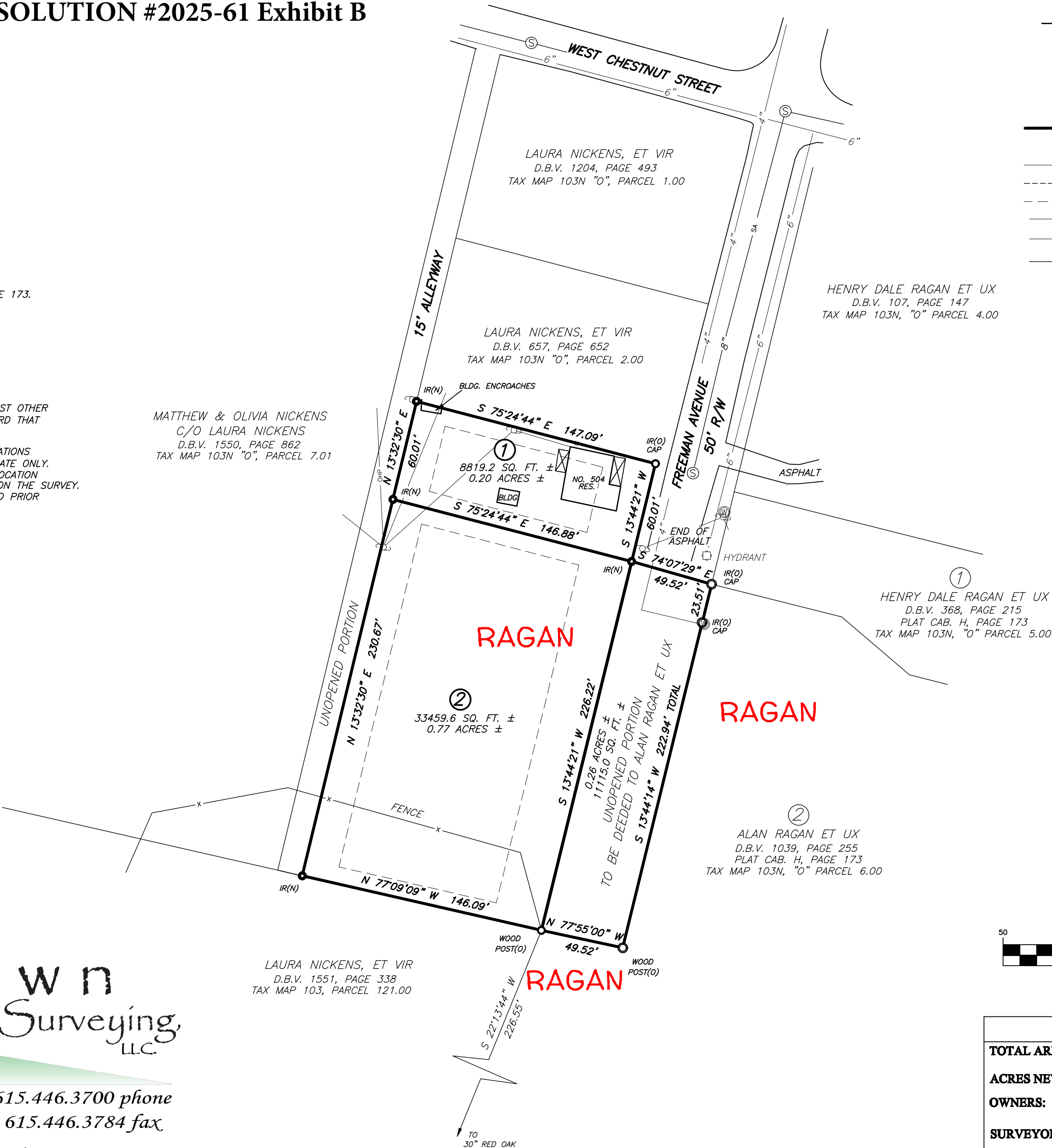
RESOLUTION #2025-61 Exhibit B



VICINITY MAP N.T.S.

- NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON PLAT CABINET H, PAGE 173.
  - PARCEL NUMBERS PERTAIN TO DICKSON COUNTY TAX MAPS.
  - PROPERTY IS ZONED "R-2".  
BUILDING SETBACK REQUIREMENTS ARE:  
FRONT ARTERIAL 50' COLLECTOR 35' MINOR 30'  
SIDE 10'  
REAR 20'
  - NO ABSTRACT OF TITLE PROVIDED TO SURVEYOR. THERE MAY EXIST OTHER EASEMENTS (WRITTEN OR UNWRITTEN) OR DOCUMENTS OF RECORD THAT COULD EFFECT THIS PROPERTY.
  - UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE ONLY. BROWN LAND SURVEYING, LLC. DOES NOT CERTIFY THE EXACT LOCATION OF UTILITIES OR THAT ALL THE UTILITIES PRESENT ARE SHOWN ON THE SURVEY. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY. CALL TN-ONE CALL.
  - THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP AND FOUND THE HEREON DESCRIBED PROPERTY APPEARS NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP 47043C0234C DATED 9/25/2009 FOR DICKSON COUNTY TENNESSEE UNIC. & INC. AREAS.

MATTHEW & OLIVIA NICKENS  
C/O LAURA NICKENS  
D.B.V. 1550, PAGE 862  
TAX MAP 103N "O", PARCEL 7.01



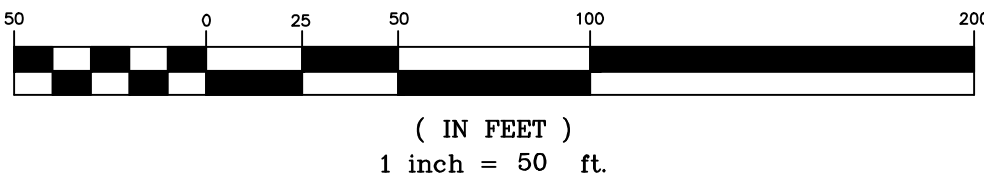
- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - MAG NAIL SET
  - UNMONUMENTED POINT
  - TREES OF VARIOUS SIZE & SPECIES
  - PROPERTY LINE
  - N.T.S. NOT TO SCALE
  - OVERHEAD UTILITY LINE
  - LOT LINE TO BE REMOVED
  - BUILDING SETBACK LINE
  - APPROXIMATE 6" WATER LINE
  - APPROXIMATE 4" WATER LINE
  - APPROXIMATE 8" SANITARY SEWER LINE
  - POWER POLE
  - GAS METER
  - SANITARY SEWER MANHOLE
  - WATER METER
  - WATER VALVE
  - HYDRANT
  - NEW LOT NUMBERS

SEE NOTE 1.

CURRENT OWNERS:

**LARRY MICHAEL BRUCE**  
111 GILLIAM LANE  
DICKSON, TN 37056

GRAPHIC SCALE



CITY OF DICKSON PLANNING COMMISSION			
TOTAL AREA	42278.8 SQ. FT. ± 0.97 ACRES ±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNERS:	LARRY MICHAEL BRUCE	CIVIL DISTRICT:	5th
SURVEYOR:	BROWN LAND SURVEYING, LLC	CLOSURE ERROR	1:10,000
SCALE:	1"=50'	DATE:	8/14/2025

FINAL PLAT OF:

**LARRY MICHAEL BRUCE SUBDIVISION**

504 FREEMAN AVENUE  
DICKSON, TN 37055  
DEED BOOK VOLUME 1118, PAGE 924  
TAX MAP 103N, "O" PARCEL 3.00

JOB# 25-0804



105 Luther Road  
Dickson, TN 37055

615.446.3700 phone  
615.446.3784 fax

[brownsurvey@bellsouth.net](mailto:brownsurvey@bellsouth.net)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon as evidence in Book Number \_\_\_\_\_ Page \_\_\_\_\_ and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

\_\_\_\_\_, 20\_\_\_\_  
Date Owner(s)

\_\_\_\_\_, 20\_\_\_\_  
Date Owner(s)

CERTIFICATE OF ACCURACY

I (we) hereby certify that to the best of (my) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code, and the ratio of precision is greater than or equal to 1:10000.

\_\_\_\_\_, 20\_\_\_\_  
Date Registered Land Surveyor Number 2438



CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM

I hereby certify that the water and sewer system(s) outlined or indicated on the final subdivision plat entitled LARRY MICHAEL BRUCE SUBDIVISION, has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

\_\_\_\_\_, 20\_\_\_\_  
Date Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Dickson Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

\_\_\_\_\_, 20\_\_\_\_  
Date Secretary, Planning Commission

# **RESOLUTION #2025-61 Exhibit C**

**Situated and lying in the 5th Civil District of Dickson County, Tennessee being a particular tract of land more fully described as follows:**

## **Unopened portion of Freeman Avenue:**

Beginning at an Iron Rod Old with Cap also being the Southwest corner of Lot 1 of the Ragan Subdivision (Plat Cab. H, Page 173) and the Northwest corner of Lot 2 of the Ragan Subdivision (Plat Cab. H, Page 173); thence leaving Lot 1 of the Ragan Subdivision and with Lot 2 of the Ragan Subdivision S 13°44'14" W passing an Iron Rod Old with Cap a distance of 23.51' on in all a total distance of 222.94' to a Wood Post Old; thence N 77°55'00" W a distance of 49.52' to a Wood Post Old also being the Northeast corner of Laura Nickens Etvir (D.B.V. 1551, Page 338) and the Southeast corner of Lot 2 of the Larry Michael Bruce Subdivision (Plat Cab. N, Page 142); thence leaving Nickens and with Lot 2 of the Larry Michael Bruce Subdivision N 13°44'21" E a distance of 226.22' to an Iron Rod New with Cap also being the Southeast corner of Lot 1 of the Larry Michael Bruce Subdivision thence S 74°07'29" E a distance of 49.52' to the point of beginning having an area of 11115.1 square feet or 0.26 acres more or less being surveyed by Joseph A. Brown RLS# 2438 of Brown Land Surveying, LLC dated August 14, 2025.



## Chris Norman

---

**From:** alan.ragan ragans.biz <alan.ragan@ragans.biz>  
**Sent:** Friday, August 22, 2025 8:12 AM  
**To:** Bret Stock; Chris Norman  
**Subject:** Unopened End of Freeman Avenue  
**Attachments:** Legal Description - Unopened Freeman Avenue - by Brown - 08.14.25.docx; Survey - Unopened Freeman Ave - 08.14.25 - 0.26 ac - Copy.pdf

Bret and Chris,

I was instructed to contact the two of you to begin the process of obtaining the unopened portion of Freeman Avenue that is contained within my property.

I have recently purchased a vacant lot (0.77 ac) behind my house from Mr. Larry Bruce. The unopened portion of Freeman Avenue is located between my house lot and the lot purchased from Mr. Bruce. I now surround the unopened portion of Freeman Avenue on both sides and at the end. Over the years, it has been used for discarding old tires, trash, etc. It is my desire to include it in my legal description and start cleaning it up to be utilized as part of my house lot.

What steps do I need to take to have the city abandon this unopened portion of Freeman Avenue?

I have attached a survey and legal description by Joseph Brown for the unopened portion of Freeman Avenue. He has noted where the asphalt ends. Please let me know what you need from me.

Thank you for your help.

Alan

H. ALAN RAGAN, REALTOR/AUCTIONEER  
OWNER/PRINCIPAL BROKER, BBA, GRI



RAGAN'S FIVE RIVERS REALTY & AUCTION COMPANY  
204 NORTH MAIN STREET  
DICKSON, TENNESSEE 37055

(C) 615-202-3316 (O) 615-446-2359

FIRM LIC. #223931 (1985)  
AGENT LIC. #259802 (1996)

## **RESOLUTION #2025-62**

### **A RESOLUTION AUTHORIZING THE DISPOSAL OF OLDER PAPER RECORDS**

**WHEREAS**, pursuant to Tennessee Code Annotated § 10-7-702(b), the governing body of any municipality may by resolution authorize the disposal of any permanent paper record of the municipality when the record has been photocopied, photostated, filmed, microfilmed, preserved by microphotographic process, or reproduced onto computer or removable computer media, or any appropriate electronic medium, in accordance with Tennessee Code Annotated § 10-7-121; and

**WHEREAS**, the older paper traffic citations issued by the City of Dickson have been electronically preserved in accordance with TCA § 10-7-121; and

**WHEREAS**, the older court records from general sessions cases adjudicated in the City of Dickson have been electronically preserved in accordance with TCA § 10-7-121; and

**WHEREAS**, other permanent paper records of the various departments of the City of Dickson have been electronically preserved in accordance with TCA § 10-7-121; and

**WHEREAS**, other paper records of the City of Dickson have passed the statutory time period for retention and are eligible to be disposed of per the requirements of TCA and the City of Dickson's Records Retention Policy; and

**WHEREAS**, the Council of the City of Dickson now desires to dispose of the older paper traffic citations issued by the City of Dickson, paper court records and paper records in various departments that have been electronically preserved in accordance with Tenn. Code Ann. § 10-7-121.

Now, therefore, **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DICKSON, TENNESSEE**, that the older paper court records and traffic citations issued by the City of Dickson and other paper records of the city's various departments that have been electronically preserved in accordance with TCA § 10-7-121 or exceeded the required time for preservation be disposed of within the guidelines of Tennessee Code Annotated and the City of Dickson's Records Retention Policy.

This resolution shall become effective upon passage, the public welfare requiring it.

Approved and adopted this 2nd day of September, 2025.

**ATTEST:**

---

**Chris Norman, RECORDER**

---

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

**RESOLUTION #2025-66**

**A RESOLUTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN  
INDIVIDUAL PROJECT ORDER 017 WITHIN THE MASTER AGREEMENT FOR  
CONTINUING PROFESSIONAL SERVICES WITH KIMLEY-HORN AND  
ASSOCIATES, INC. TO UPDATE THE PARKS AND RECREATION DEPARTMENT  
MASTER PLAN**

**WHEREAS**, the City of Dickson, Tennessee, entered into a Master Agreement for Continuing Professional Services with Kimley-Horn and Associates, Inc. on April 17, 2023; and

**WHEREAS**, the Council of the City of Dickson, Tennessee, wishes to update the Master Plan for the city's Parks and Recreation Department to include recent additions and improvements in order to prepare for future grant applications and to plan the continuing development of the city's recreational facilities; and

**WHEREAS**, Kimley-Horn and Associates, Inc. has submitted Individual Project Order 017, a copy attached as an exhibit hereto, within the scope of the Master Agreement for Continuing Professional Services to provide project management, assess existing facilities, conditions, needs and programs and prepare an updated master plan for the continuing development of the city's recreational facilities.

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

**SECTION 1.** Individual Project Order 017 with Kimley-Horn and Associates, Inc. attached hereto is hereby accepted and approved.

**SECTION 2.** The Mayor of the City of Dickson is authorized to sign and execute said Individual Project Order 017 and all documents and instruments necessary to its implementation.

**SECTION 3.** Payment for services within the scope of services contained in Individual Project Order 017 is authorized subject to the terms and conditions contained therein.

This resolution shall become effective upon passage, the public welfare requiring it.

Approved and adopted this 2nd day of September, 2025.

**ATTEST:**

---

**Chris Norman, RECORDER**

---

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

## INDIVIDUAL PROJECT ORDER NUMBER (IPO) 017

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant), and the City of Dickson, Tennessee (the Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated April 17, 2023, which is incorporated herein by reference.

### **Identification of Project:**

Project Name: City of Dickson Parks and Recreation Master Plan Five-Year Update  
Kimley-Horn Project Manager: Alisha Eley, PLA

### **Specific Scope of Services:**

#### **Task 1 – Project Management and Meetings**

This task will consist of general project management, administrative, and accounting activities for the project. Coordination activities will consist of preparing and distributing project correspondence, scheduling of meetings, and discussion of project elements with the Client throughout the process.

##### *Task 1.1 – Meetings with Client*

Kimley-Horn will attend up to three (3) virtual calls with the Client to discuss progress, data needs, and other pertinent information throughout the duration of the project.

##### *Task 1.2 – Kickoff Graphic*

Kimley-Horn will provide one (1) social media graphic noting the project is kicking off for the Client to utilize in facilitating outreach.

##### *Task 1.3 – SWOT Workshop*

Kimley-Horn will facilitate one (1) meeting with the Parks and Recreation Advisory Board to collect their input on the strengths, weaknesses, opportunities, and threats of the City's park system. This will meet TDEC's requirement for the Strengths Weakness Opportunities Threat (SWOT) Analysis.

##### *Task 1.4 – Public Open House*

Kimley-Horn will facilitate one (1) public engagement open house meeting to gather input on the final draft of the plan as required by Tennessee Department of Environment and Conservation (TDEC). Kimley-Horn will coordinate with the Client to determine the selected location within the City of Dickson. Kimley-Horn will provide one (1) social media graphic for the Client to utilize in facilitating outreach.

#### **Task 2 – Existing Conditions and Needs Assessment**

##### *Task 2.1 – Needs Assessment Survey*

Kimley-Horn will create a needs assessment survey that will consist of up to twenty (20) questions for citizens to provide public input for this project. This survey will be provided in an online format via Survey Monkey as well as a PDF version that the City can print as needed. Kimley-Horn will provide an executive summary of the survey methodology, a description of major findings, and charts to depict highlights of the results as a section in the Master Plan report outlined in Task 5 below. Kimley-Horn will provide one (1) social media graphic for the Client to utilize in facilitating outreach.

### *Task 2.2 – Evaluate Existing Park Facilities*

Kimley-Horn will visit up to nine (9) existing City park facilities as listed below to document existing facilities and conditions. Written notes and photographs will document the existing facilities and be provided as an appendix to the master plan. From that data, Kimley-Horn will provide facility assessments that will consist of facility name, existing photos, list of amenities with condition, and recommendations separated into short and long-term needs. For projects under design and construction, Kimley-Horn will document the future facilities in this section. Facility assessments will be provided for the following facilities:

- J. Dan Buckner Park
- Lester Speyer Community Complex
- Tom Waychoff Memorial Park
- Holland Park
- Luther Lake
- Lakeview Park/City Lake
- Henslee Park
- Dickson Skate Park
- Dickson Dog Park

### **Task 3 – Program Assessment**

Kimley-Horn will review a consolidated list of the City's existing programs and events provided by City staff. Kimley-Horn will analyze the age segment distribution and lifecycle analysis as required by TDEC. This data will be provided in the final Master Plan report outlined in Task 5 below.

### **Task 4 – Implementation Plan**

Kimley-Horn will refine and organize the needs identified in the tasks above into a series of actionable recommendations that will be organized into short-, mid-, and long-term goals. Kimley-Horn will outline the recommendations from the plan into the following categories:

- Existing Parks and Facilities
- Programming
- New Facilities

### **Task 5 – Master Plan Report**

Kimley-Horn will prepare a summary master plan report detailing the findings and recommendations of the project and compile the important documents and deliverables from the tasks above. The report will consist of graphics, tabular formats where feasible, and summary text that documents the process of the plan development.

A draft plan document will be submitted to City staff for review and comment for a sixty (60) day review period. Once a consolidated set of comments are received from the City, Kimley-Horn will address these comments and revise the document. The master plan report will meet the minimum requirements required by TDEC to be eligible for applying for Local Parks and Recreation Fund (LPRF) and Land and Water Conservation Fund (LWCF) grants. The final document will then be submitted to the City in digital PDF format. Final master plan digital files will be provided to the Client.

### **Task 6 – Additional Services**

Any services not specifically provided for in the above scope, as well as any changes in the scope the City requests, will be considered Additional Services and will be performed at our then current hourly rates. Additional Services Kimley-Horn can provide include, but are not limited to, the following:

- Additional meetings beyond those outlined in the above scope
- Additional analysis beyond the scope that is outlined above
- Additional design beyond the scope that is outlined above
- Additional grant writing and support beyond the scope that is outlined above
- Additional site visits beyond those outlined in the above scope
- Presentations of draft and final plan
- Others as requested by the Client

**Schedule:**

We will provide our services as expeditiously as practicable.

**Terms of compensation:**

Kimley-Horn will perform the services in Tasks 1 - 5 for the total lump sum fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Task Number & Name		Fee	Type
1-5	Parks and Recreation Master Plan (TDEC Requirements)	\$49,700	Lump Sum


Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

ACCEPTED:

**CITY OF DICKSON, TENNESSEE**

**KIMLEY-HORN AND ASSOCIATES, INC.**

SIGNED: \_\_\_\_\_

SIGNED: 

PRINTED NAME: \_\_\_\_\_

PRINTED NAME: Christopher D. Rhodes

TITLE: \_\_\_\_\_

TITLE: Senior Vice President

DATE: \_\_\_\_\_

DATE: August 25, 2025



# CITY OF DICKSON

600 EAST WALNUT STREET • DICKSON, TN 37055

Phone (615) 441-9504

PURCHASE ORDER NO. 109800

To: Ford of Murfreesboro

Ship To: Dickson Police Dept.

## WARNING

This Purchase Order Number  
Must Appear On Each Carton,  
Packing Slip and Invoice.

Vendor No.: \_\_\_\_\_

Requested By: \_\_\_\_\_

Date 8-26-2025

ITEM NO.	QTY.	PART NO.	DESCRIPTION	UNIT PRICE	TOTAL	ACCOUNT NO.	RECEIVED
1	1		2025 Ford Police Interceptor AWD SUV		44,876. <sup>00</sup>	42129	
2			This vehicle will replace a 2023 AWD SUV				
3			That was wrecked and totaled.				
4			Insurance is providing a check to the city				
5			for 36,019. <sup>50</sup> that must go back to the				
6			Drug fund.				
7			NEW Car 44,876. <sup>00</sup>				
8			Insurance 36,019. <sup>50</sup>				
9			Difference 8,856. <sup>50</sup>				
10							
11							
12							
13							
14							
15							

Order Must Be Filled in Quantities Listed  
and Must Not Be Filled At Higher Prices

TOTAL PRICE 44,876.<sup>00</sup>

TAX EXEMPT

WHITE - Vendor  
GREEN - Dept. Perm.  
YELLOW - Dept. Temp.  
PINK - Treas. / File Copy  
GOLD - Treas. / Voucher

Purchasing Agent \_\_\_\_\_

# Ford of Murfreesboro

John Hamby  
1550 NW Broad St.  
Murfreesboro, TN 37129

## SALES QUOTATION

STATE CONTRACT- 000084713

TO:

DICKSON

K8A-500A

2025 FORD POLICE INTERCEPTOR AWD  
WHITE

F.O.B.  
TERMS  
DELIVERY  
NUMBER

Thank you for your inquiry dated: August 26, 2025  
We are pleased to quote you the following:

ITEM	QUANTITY	DESCRIPTION	UNIT PRICE	DELIVERY DATE
1	1	2025 FORD POLICE INTERCEPTOR AWD SUV	\$44,876.00	TBD
2		3.3 LITER V-6 W/ 10 SPEED TRANSMISSION		
3		EXTERIOR - WHITE		
4		INTERIOR - EBONY CLOTH FRT & VINYL REAR		
5		OPTIONS LISTED ON WINDOW STICKER		
6		OPTIONS		
7				
8				
9				
10				
11				
12		TOTAL X 1	\$44,876.00	

We will be happy to supply any further information you may need and trust that you call on us to fill your order, which will receive our prompt and careful attention.

PER

August 26, 2025  
DATE



605 East Walnut Street  
Dickson, TN 37055  
P: 615-441-2830  
F: 615-441-2845  
[www.gdga.com](http://www.gdga.com)

August 7, 2025

Honorable Don L. Weiss, Jr., O.D.  
Mayor, City of Dickson, Tennessee  
600 East Walnut Street  
Dickson, TN 37055

Re: Recommendation for Reappointment of Jeff Corlew to serve as a Board Member at Large for the Greater Dickson Gas Authority, Board of Directors.

Dear Mayor Weiss:

As prescribed in the Greater Dickson Gas Authority Charter and Bylaws, the Board of Directors voted to submit Mr. Jeff Corlew as a recommendation for reappointment to a new five-year term as a Board of Director at Large at its meeting on August 7, 2025. The Board of Directors respectfully requests that the recommendation be considered at the next meeting of the Council of the City of Dickson, if possible.

Please let me know if you need any additional information.

I appreciate your help.

Respectfully,

Mark T. O'Neal  
Chief Executive Officer

Cc: Mr. Jeff Corlew  
Mr. Chris Norman  
Mr. Jerry V. Smith