CITY OF DRESDEN
BOARD MEETING AGENDA
July 13, 2026
6:00 p.m.

I. Call To Order By Mayor

II. Opening Ceremonies
- A. Welcoming Remarks
- B. Invocation
- C. Pledge of Allegiance

III. Roll Call by City Recorder

IV. Minutes of the Previous Meeting

V. Mayor's Report

VI. Input From Citizens

Angela Proffitt – Signs & Speeding

VII. Employee's Report
- A. Carla Edwards – Finance
- B. Josh Lassiter – Public Works
- C. Jeff Pierpoint – Water Plant
- D. Bryan Chandler – Police
- E. Joey Winstead – Park
- F. Paul Hutcherson – Fire

VIII. Reports from Aldermen or Advisory Committees

IX. Unfinished Business

X. New Business
- A. Budget Amendment Resolution 2027-01
- B. Zoning Ordinance Amendment 2027-01
- C. Weakley County Economic Development Board Subcommittee Appointment

XI. Announcements

XII. Adjournment

City of Dresden
Board of Directors Meeting
June 1, 2026
6:00 p.m.

BE IT REMEMBERED that the Board of Mayor and Aldermen met in regular session on Monday, June 1, 2026 at 6:00 p.m. at Dresden Municipal Complex. Mayor Mark Maddox was present and presiding when the following was entered into record. Mayor Mark Maddox, City Recorder Jennifer Branscum, Finance Director Carla Edwards, Water Plant Operator Jeff Pierpoint, Park Director Joey Winstead, Police Chief Bryan Chandler, Fire Chief Paul Hutcherson and Public Works Director Josh Lassiter were present. City Attorney Lowe Finney was also present. Mayor Mark Maddox called the meeting to order. Mayor Mark Maddox then asked for the roll call. Mayor Hutcherson gave the invocation and Mayor Maddox led the board and guests in the pledge.

Roll Call

Gwin Anderson	Present	Ralph Cobb	Present
Lyndal Dilday	Present	Curtis Doran	Present
Kenneth Moore	Present	Jennifer Schlicht	Present

Mayor Maddox presented the minutes of the May 7, 2026 meeting. Mayor Maddox asked if there were any corrections, additions or deletions to the minutes. With no corrections needed, Mayor Maddox stated the minutes were approved as presented.

Mayor Maddox announced that RaeKar is being sold to Republic Services. He stated the services will remain the same. He stated Republic Services plans to maintain the same pickup days, trucks, cans, and drivers as RaeKar has utilized. He stated the contract will be assumed by Republic and will be carried through as it is written. Tommy Legins with RaeKar and Todd Chamberlain with Republic Services were present to address the Board.

Mayor Maddox stated the City has received a grant to complete a master plan for the park. He stated public input is necessary for the completion of this project. He stated one public input meeting was held at the park on Saturday during park day in which we received great participation. The next opportunity for public input will be Thursday, June 11 at 6 pm at City Hall.

Mayor Maddox urged citizens to sign up for storm alerts through the QR code on Facebook and the City's website to receive storm alerts by text message, email or phone call. He stated we are still working to improve the siren tone and volume and studying the possibility of adding an additional siren downtown.

Mayor Maddox stated the July and September Board meetings fall during holidays. He suggested moving the meeting dates to July 13 and September 14. Jennifer Schlicht made a motion to move the meetings. Lyndal Dilday seconded the motion. The motion was unanimously approved.

Mayor Maddox stated the rules for citizen input at public meetings has changed again. Citizens are welcome to speak at public meetings without having a specific item on the agenda. Mayor Maddox stated he would offer some recommendations on the amount of time allowed to speak, etc. and will provide that information to the Board. Kenneth Moore asked for it to be placed on Facebook as well.

Josh Lassiter stated the Parkway storm drain project was nearly complete. He stated curb and gutter was remaining to be poured once it dried enough to do so. He stated the Evergreen storm drain project was nearly complete. He stated the yard needs to be cleaned up, brush hauled off and the sidewalk poured back.

Josh Lassiter stated he had removed the back portion of the old shop by the water plant and is working to clean up around it some more.

Josh Lassiter stated he has several trucks and some equipment that are no longer in use that he would like to bid out for sale. Lyndal Dilday made a motion to declare these items surplus property and allow for sealed bids to be taken and presented to the Board for approval. Jennifer Schlicht seconded the motion. The motion was unanimously approved.

Josh Lassiter stated there is a storm drain issue at the corner of Locust and Poplar Streets. He stated he has a barrel in that area currently to keep people from stepping into the hole. He stated the engineers will need to look at it to see how to correctly repair it. He stated there is another storm drain issue at the park on Gaylord where a pipe is eroding.

Joey Winstead stated baseball has finished for the season. He stated softball will have a tournament on June 13. Curtis Doran commended Joey and his staff for the work they did to prepare the fields for park day after much rain the day before.

Gwin Anderson commended Paul Hutcherson and the fire department on the great job performed during the structure fire at Ricky Finney's property on E. Main. Anderson stated Mr. Finney was very complementary of the department.

Jennifer Schlicht asked for an update from the police department on code violations. Thomas Travis stated he would relay the message to Chief Chandler.

Jennifer Schlicht noted the lot at the corner of Poplar and Nelson needs to be mowed. She stated it was high before the rain came. She also recommended we try to adopt the beds downtown out to businesses or families/individuals to keep them clean. She stated they are in dire need of attention and the City should not rely on DHS FFA to keep them maintained. She stated she would chair the committee to adopt them out. Mayor Maddox told her to proceed with the formation of the committee.

Ralph Cobb asked for a cost estimate be obtained on pouring sidewalk on a section of E. Main near the new Dollar General.

Mayor Maddox stated Josh Lassiter had already given an update on the storm drain projects. He asked the Board if they had any questions. He stated Mr. Kemp still has not signed his easement. Curtis Doran stated that the storm drain issue on Church Street needed to be considered since the business owners are getting water in their shops. Ralph Cobb stated the storm drain issue on Hwy 118 needed to be considered since the property owners are near to getting water in their houses.

Mayor Maddox presented Budget Amendment Resolution 2026-18 for approval. Carla Edwards explained each line item. Ralph Cobb made a motion to approve Budget Amendment Resolution 2026-18. Jennifer Schlicht seconded the motion. Anderson, Cobb, Dilday, Doran, Moore and Schlicht all voted yes. The motion passed with a vote of 6 to 0.

Mayor Maddox presented Budget Ordinance 2026-02 to adopt the budget for fiscal year 2026-2027 on second and final reading. He stated the budget presented is balanced with some capital outlay items removed. He stated the State Street Aid, SCBAs, camera trailer and sewer rehab were left in the budget. He stated there was a 3% raise included for all employees except the Police Department. He added that Chief Chandler chose to remove the extra officer in his budget to allow for more pay for his current officers. Mayor Maddox stated there was a 10% increase in the water and sewer base rates to comply with recommendations from the rate study that MTAS performed. Mayor Maddox gave an overview of the financial oversight the State has had on the City in the past couple years and the need for the increase in water and sewer rates. Gwin Anderson made a motion to adopt Budget Ordinance 2026-02 on second and final reading. Curtis Doran seconded the motion. Gwin Anderson gave a brief history on the reasoning for the sewer rates being higher than the water rates. With no further discussion, Anderson, Cobb, Doran, Moore and Schlicht all voted yes. Dilday voted no. The motion passed with a vote of 5 to 1.

Mayor Maddox stated the Board needed to call for an election for November. He stated three aldermen positions and the position of Mayor will be on the ballot. Lyndal Dilday made a motion to call for the election. Ralph Cobb seconded the motion. Anderson, Cobb, Dilday, Doran, Moore and Schlicht all voted yes. The motion passed with a vote of 6 to 0.

Mayor Maddox stated some volunteers had shown interest in helping at the dog pound. He stated they are assisting with adopting the dogs out.

Mayor Maddox thanked Kory Green for his assistance with storm coverage and with help in working to improve the storm sirens.

With no further business to discuss, Lyndal Dilday made a motion to adjourn. Gwin Anderson seconded the motion. Anderson, Cobb, Dilday, Doran, Moore and Schlicht all voted yes. The motion passed with a vote of 6 to 0.

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Mayor Mark Maddox

ATTEST:

_____

City Recorder Jennifer Branscum

Finance Director Report

Board Meeting 7/13/26

1. The 2025 tax data has been received and has been loaded into our Accounting system. The original value for property tax was $824,338.90. The ad valorem tax data was received in December, 2025. The original value for ad valorem tax was $13,403.81 The original total revenue amount was $837,742.71. This total has been increased by assessment changes in the amount of $876.19. The current revenue amount of $838,618.90 is higher than the budget of $838,284.00 by $334.90. Collections to date as of 7/6/26 equal $815,372.34. The current outstanding receivable amount is $23,246.56. This amount is lower than the prior year balance by $6,730.42. Ad valorem taxes have been 100% collected.
2. As of 7/6/26, the outstanding balance for 2024 Property Taxes is $2,477.91. The balance has been reduced by payments in the amount of $1,123.02 and increased by roll back taxes in the amount of $14.95 since the previous report. The one year delinquent tax receivable at this time in the prior year was $3,094.13. Our current balance is lower than the prior year by $616.22.
3. As of 7/6/26, the outstanding balance for 2015 through 2023 Property Taxes is $4,693.95. The balance has been reduced by payments and corrections in the amount of $2.110.32 since he previous report. The delinquent tax receivable for two years or more at this time in the prior year was $5,540.62. Our current balance is lower than the prior year by $846.67.
4. All property taxes for years prior to 2015 have been written off as non-collectible. All outstanding taxes are fully reserved so any collections of prior year taxes will be recognized as delinquent tax revenue.
5. Monthly activities:
   a. Processed biweekly payrolls for 6/5/26 and 6/19/26
   b. Processed volunteer fire, alderman and monthly payroll for 6/30/26.
   c. Processed purchase orders.
   d. Coded and entered accounts payable invoices and check requests.
   e. Processed 3 weekly accounts payable check runs.
   f. Prepared monthly account reconciliations.
   g. Assisted at the counter to receipt water bill payments, property tax payments and miscellaneous receipts.

Please let me know if there is any additional information you would like for me to be presenting to you each month.

Thank you.

Carla R Edwards

Finance Director

City of Dresden

Dresden Public Works

June 2026

Daily checking of 25 lift stations

Cleaning of sewer lines

Read water meters & checked high readings

Repaired multiple water lines & water mains

Turn ons & offs

Picked up bulk items

Picked up brush

Routine maintenance of equipment & made necessary repairs

Picked up trash

Ford Construction has begun milling and paving Parkway Street

DRESDEN POLICE DEPARTMENT REPORT

MAY 16TH, 2026-JUNE 15TH, 2026

Calls: 394

Roadway Accidents: 2 **Private Property Accidents:** 0

Codes Enforcement:

Chandler:

1. 364 N Cedar St – Overgrown Vegetation
2. 429 Oakdale St – Overgrown Vegetation
3. 416 Oakdale St – Turn over to Condemnation
4. 1150 Gaylord Rd – Overgrown Vegetation
5. 117 Clifton St – Overgrown Vegetation
6. 603 Hatchel St – Junk and Trash
7. 515 E Main St – Unregistered Vehicle, Overgrown Vegetation
8. 521 E Main St – Overgrown Vegetation, Trash, Junk
9. 670 W Main St – Overgrown Vegetation
10. 276 W Main St – Junk
11. 118 Valley View Rd – Overgrown Vegetation, Trash
12. 153 Cooper Road – Overgrown Vegetation
13. 249 S Wilson St – Backyard in shambles, Fence must be repaired
14. 301 S Wilson St – Turn over to Condemnation
15. 139 W Main St – Overgrown Vegetation
16. 143 W Main St – Overgrown Vegetation
17. 120 S Poplar St – Overgrown Vegetation
18. 114 School St – Overgrown Vegetation
19. 538 E Maple St – Turn over to Condemnation

Location	Citations Written
Hwy 22	15
Greenfield Hwy 54	2
Hwy. 118	1
Linden St.	1
Locust St.	1
E. Main St.	3
Pikeview St.	1
School St.	1
TOTAL:	**25**

City Court Docket: 06/16/2026 19

4 Failure to Appear

5 Paid Before Court (Guilty plea per pmt)

2 Rescheduled to July Court

3 Ordered to Pay Court Costs

4 Guilty or Reduced

1 Continued to August Court

Arrests:

Watkins:

1. Aggravated Burglary, Theft of Property
2. Simple Possession, Seatbelt Law, Fugitive from Justice (Kentucky Warrant)
3. D.U.I., Implied Consent Law, Driving on Suspended, Driving without headlights
4. Felon in Possession of Firearm, Possession of Drug Paraphernalia

Arrests: 4 Charges: 11

CITY OF DRESDEN

PARKS & REC.

June 2026 Monthly Report

- Mowed, weed eat, edged sidewalks and maintained restrooms at Wilson Park, American Drive, Rail trail, Farmers Market, Maiden Park, Park St basketball court, soccer fields and other city properties
- Athletic field maintenance, upkeep and repair
- Cleared limbs and brush from behind wood fence at Farmers Market
- Repaired Tball field scoreboard
- Cleared debris from Rail Trail walkway
- Maintenance and equipment repair of machinery
- Prepared fields 8u and 10u District softball tournament
- Cut trees and brush behind high school baseball field
- Cleared brush and limbs from Festival Park/Volunteer Ridge Disc Golf
- Trimmed low lying limbs on Rail Trail
- Cleaned trash and litter from Park St basketball court property
- Applied agriculture spray to rock beds around city hall
- Applied selective agriculture spray to athletic fields

Resolution 2027-01

WHEREAS, the City of Dresden has adopted a budget for Fiscal Year 2026 that defines line-item budgets for the Water Fund and General Fund and,

WHEREAS, there is need to amend the budget to reallocate funds and expenses as well as reserve remaining funds for next fiscal year.

NOW, THERFORE BE IT RESOLVED, the Dresden Board of Mayor and Aldermen authorize the following:

General Fund – Recruitment grant for Nathan Gallimore.

DB	110-33400	State Grants	$3,000.00
CR	110-42100-121	Police Wages	$3,000.00

General Fund – Reimbursement grant for new signage at the Farmers Market.

DB	110-33400	State Grants	$1,358.00
CR	110-44460-265	Grounds Improvements	$1,358.00

General Fund – Public Works sale of scrap metal.

DB	110-36350	Sale of Materials	$1,329.90
CR	110-43100-122	Wages – Overtime	$1,329.90

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

_____ Anderson	_____ Cobb	_____ Dilday
_____ Doran	_____ Moore	_____ Schlicht

____ Passed / ___ Failed with a vote of ____ to ____ this 13th day of July, 2026.

_____
Mayor Mark Maddox

_____
ATTEST: Jennifer Branscum, City Recorder

NOTICE OF PUBLIC HEARING

Pursuant to Tennessee Code Annotated 13-7-203, the Town of Dresden Board of Mayor and Aldermen do hereby give notice of a public hearing to be held at 5:45 p.m. on the 3rd day of August, 2026 at Dresden City Hall. The purpose of the public hearing is to receive community input on a proposed zoning text amendment which would allow apartments, upon certain conditions being met, within B-2 (General Business) Districts. All interested persons are invited to attend.

ORDINANCE NO. 2027-01

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF DRESDEN, TO ALLOW APARTMENTS UPON CERTAIN CONDITIONS IN B-2 (GENERAL BUSINESS) DISTRICTS.

WHEREAS, certain revisions to the Dresden Zoning Ordinance are believed to be necessary and in the public interest; and
WHEREAS, the Dresden Municipal/Regional Planning Commission has reviewed and recommended these revisions; and
WHEREAS, the Dresden Board of Mayor and Aldermen has given due public notice of hearings on said amendments and has held public hearings in accordance with Section 13-7-203 of the Tennessee Code Annotated; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Dresden that the Dresden Municipal Zoning Ordinance be amended as follows:

SECTION 1. That apartments as Uses Permitted on Appeal be added in B-2 districts by creating section 11-702.2.(a) of the Dresden Municipal Zoning Ordinance as follows:

(a) Apartments provided all of the following conditions are met:

(1) Apartments shall be located either above the ground floor, below the ground floor, or in the rear portion (on the ground floor) of a commercial, service, or manufacturing structure.

(2) A floor layout is designed that ensures adequate living space and a separate outside entrance from the commercial, service, or manufacturing entrance.

(3) No more than two (2) apartments shall be allowed on the ground floor in any one (1) building.

(4) The character of the building as a commercial, service, or manufacturing structure shall not be changed by the addition of the apartment(s).

(5) Ground floor apartments can occupy no more than thirty-five percent of the floor's square footage.

(6) A site plan and floor layout shall be presented to the Board of Zoning Appeals to ensure the provisions of 1 through 5 above are met. Detailed construction information shall be required to ensure compliance with all pertinent codes of the city.

SECTION 2. That the existing section 11-702.2. which states:

Any other use which in the opinion of the Board of Zoning Appeals is similar in character and not detrimental to the neighborhood.

be relabeled as section 11-702.2(b)

SECTION 3. BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage the **PUBLIC WELFARE REQUIRING IT.**

ATTEST:

_____ _____
City Recorder Mayor

1st reading_____ 2nd reading_____