CITY OF DRESDEN
BOARD MEETING AGENDA
August 3, 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

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
- A. Zoning Ordinance Amendment 2027-01 (Second & Final Reading)

X. New Business
- A. City Code Update
- B. Budget Amendment Resolution 2027-03
- C. TCRS Actuarial Study Resolution 2027-04
- D. Donation Acceptance Resolution 2027-05

XI. Announcements

XII. Adjournment

City of Dresden
Board of Directors Meeting
July 13, 2026
6:00 p.m.

BE IT REMEMBERED that the Board of Mayor and Aldermen met in regular session on Monday, July 13, 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. Ralph Cobb gave the invocation and Mayor Maddox led the board and guests in the pledge.

Roll Call

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

Mayor Maddox presented the minutes of the June 1, 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 stated Dyan Panah retired effective July 10, 2026. He stated a retirement reception would be held for her on July 17, 2026 from 2-4 pm at City Hall. Mayor Maddox commended Ms. Panah for her service and dedication.

Jennifer Schlicht stated there is a tractor trailer parked on S. Parkway every night. She stated the street is posted to not allow heavy truck traffic. She stated several tractor trailer trucks travel that street on a regular basis. Chief Chandler stated he would address the issue with the truck driver again tonight.

Jennifer Schlicht gave an update on the adopt-a-flowerbed program. She stated 7 businesses and 3 individuals had adopted beds so far. She stated there were beds left to be adopted. Mayor Maddox thanked Alderman Schlicht for her involvement in this program.

Lyndal Dilday stated the City Code needed to be updated. There was some question as to the date this was completed last. Mayor Maddox stated he would form a committee to complete this project.

Mayor Maddox stated the Budget Amendment Resolution 2027-01 that was included in the packet was for items that occurred in the 2025-2026 budget. He stated the Board could not take action on them due to it being outside of the fiscal year.

Mayor Maddox presented Zoning Ordinance 2027-01 to allow apartments in the B-2 zoning district upon meeting certain guidelines. Mayor Maddox stated this was discussed in the Planning Commission meeting and was recommended to the City Board for adoption. Ralph Cobb made a motion to adopt Zoning Ordinance 2027-01 on first reading. Jennifer Schlicht seconded the motion. With no further discussion, Cobb, Dilday, Doran, and Schlicht all voted yes. Moore voted no. The motion passed with a vote of 4 to 1. Mayor Maddox stated a second reading and public hearing would be held at the August meeting.

Mayor Maddox stated the Board needed to appoint a member to the Weakley County Economic Development Subcommittee. He stated Ricky Finney has been serving this position. Mayor Maddox recommended reappointing Ricky Finney. Curtis Doran made a motion appoint Ricky Finney to the WCECD Subcommittee. Jennifer Schlicht seconded the motion. Cobb, Dilday, Doran, Moore and Schlicht all voted yes. The motion passed with a vote of 5 to 0.

Mayor Maddox presented Certified Tennessee Downtowns Grant Resolution 2027-02 for approval. He stated this grant would be a precursor to receiving any other downtown revitalization grants. Lyndal Dilday made a motion to adopt Resolution 2027-02. Jennifer Schlicht seconded the motion. Cobb, Dilday, Doran, Moore and Schlicht all voted yes. The motion passed with a vote of 5 to 0.

Mayor Maddox stated that Susie Sims owns property on Sweetwood Cove. He stated the street is needing to be paved. Mrs. Sims has offered to pay one half of the costs to pave the street. The cost is estimated around $15,000. Mayor Maddox asked the Board for permission to add this street to the paving being done on Parkway and Evergreen Streets. Ralph Cobb made a motion to add Sweetwood Cove to the current paving project with the understanding that Mrs. Sims will pay one half of the costs. Curtis Doran seconded the motion. Cobb, Dilday, Doran and Schlicht all voted yes. Moore voted no. The motion passed with a vote of 4 to 1.

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

_____

Mayor Mark Maddox

ATTEST:

_____

City Recorder Jennifer Branscum

Finance Director Report

Board Meeting 8/3/26

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 7/27/26 equal $821,623.03. The current outstanding receivable amount is $16,995.87. This amount is lower than the prior year balance by $12,628.38. Ad valorem taxes have been 100% collected.
2. As of 7/27/26, the outstanding balance for 2024 Property Taxes is $1,938.45. The balance has been reduced by payments in the amount of $539.46 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 $1,155.68.
3. As of 7/27/26, the outstanding balance for 2015 through 2023 Property Taxes is $4,693.95. The balance is unchanged since the 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 7/3/26, 7/17/26 and 7/31/26
   b. Processed volunteer fire and monthly payroll for 7/31/26.
   c. Processed purchase orders.
   d. Coded and entered accounts payable invoices and check requests.
   e. Processed 4 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
July 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

Paving Ongoing

Repaired sewer main on N. Parkway St.

Installed water and sewer lines for Clifton St. development

DRESDEN POLICE DEPARTMENT REPORT

JUNE 16, 2026-JULY 15TH, 2026

Calls: 371

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

Codes Enforcement:

Chandler:

1. Southfield Drive: overgrown vegetation, trash in cul-de-sac.
2. 614 Linden St: overgrown vegetation
3. 405 Evergreen St: overgrown vegetation and limbs
4. 640 Evergreen St: overgrown vegetation
5. 638 W Main St: overgrown vegetation
6. 355 W Main St: overgrown vegetation
7. 936 E Main St: overgrown vegetation
8. 617 E Main St: overgrown vegetation
9. 426 S Parkway St: truck parking on street facing wrong direction
10. 310 N Cedar St: overgrown vegetation
11. 307 Byrd St: overgrown vegetation
12. 208 W Maple St: overgrown vegetation
13. 229 W Maple St: overgrown vegetation
14. 246 W Maple St: debris clean-up from fallen tree
15. 216 W Maple St: overgrown vegetation (back lot) and bush over street to be trimmed.

16.121 E Park St: overgrown vegetation, trash, and junk

17.E Park St: Junk, trash, and debris on McDonald Property

Citations:

Kirk:	1	Theft of Services
	2	Speeding
	1	No DL
	1	Registration Violation
	Citations: 5	**Offenses: 5**
Simmons:	3	Speeding
	1	Animal at Large
	Citations: 4	**Offenses: 4**
Travis:	2	Hands Free
	4	Speeding
	1	Failure to Maintain Lane
	Citations: 7	**Offenses: 7**
Watkins	2	Theft
	1	Stop Sign
	1	Underage Consumption
	2	Simple Possession
	1	Possession of Legend Drugs
	1	No DL
	2	Hands Free
	1	Driving on Revoked
	3	Seat Belt
	1	Registration Violation

Citations: 13 **Offenses: 15**

TOTALS: Citations: 29 Offenses: 31

Location	**Citations Written**
Hwy 22	14
E. Main St.	2
E. Maple St.	1
Evergreen St.	2
Linden St.	1
Pikeview St.	4
Red Hill Rd.	1
S. Parkway St.	1
W. Main St.	2

City Court Docket: 07/21/2026 (Court rescheduled to August per Judge Moore)

Arrests:

1. **Watkins:**

I. Possession Schedule II (meth), Drug Paraphernalia

II. Aggravated Statutory Rape

III. Domestic Assault

IV. Shoplifting

Arrests: 4 **Charges: 5**

2. Simmons:

I. Aggravated Assault

II. Domestic Assault, Resisting Arrest, Assault on 1st Responder

III. Domestic Assault

Arrests: 3 Charges: 5

3. Kirk:

I. D.U.I., Implied Consent Violation

II. Theft of Property

III. Incest (x2)

IV. D.U.I., Simple Possession, Expired Registration, Possession of Stolen Property (from Obion County)

Arrests: 4 Charges: 9

4. **Sliger:**

I. Theft of Property

Arrests: 1 Charges: 1

CITY OF DRESDEN

PARKS & REC.

July 2026 Monthly Report

- Maintained, mowed, weed eat, edged sidewalks at Wilson Park, Maiden Park, Festival Park, Volunteer Ridge Disc Golf, Dresden Farmers Market, Rail Trail, Soccer Complex and other City properties
- Replaced master cylinder on work truck to restore brakes
- Equipment maintenance
- Applied Agriculture spray to Athletic Fields
- Applied herbicide spray along asphalt edges of Rail Trail
- Repair and maintenance of athletic fields
- Cut/trimmed trees and undergrowth along Rail Trail and Park properties
- Began pickleball court coating and painting process

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 7/13/2026 2nd reading _____

Resolution 2027-03

WHEREAS, the City of Dresden has adopted a budget for Fiscal Year 2027 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:

Water Fund – Truck ordered February 2026 but did not come in prior to the end of the fiscal year. Closed out Purchase Order for year end and re-issue Purchase Order.

DB	413-28000	Fund Balance	$41,918.00
CR	413-52100-940	Water-Capital Equipment	$41,918.00

General Fund – Pull budget from fund balance for 3 purchase orders liquidated at year end for items that were not received by 6/30/2026.

DB	110-27000	Fund Balance	$427,387.97
CR	110-43100-900	Paving Evergreen & Parkway	$350,658.85
CR	110-42200-333	Extrication Equipment – Fire Dept	$34,811.12
CR	110-43100-940	F150 4x4 Truck	$41,918.00

General Fund – Pull budget from reserved fund balance the unused budget the 3 projects to be completed in 2026.

DB	110-27000	Fund Balance	$172,400.30
CR	110-43100-910	Storm Drain Capital	$172,400.30

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 3rd day of August, 2026.

_____
Mayor Mark Maddox

_____
ATTEST: Jennifer Branscum, City Recorder

Tennessee Consolidated Retirement System

A RESOLUTION to authorize and appropriate funds for an actuarial study to determine the cost(s) associated with a political subdivision's participation in the Tennessee Consolidated Retirement System in accordance with Tennessee Code Annotated, Title 8, Chapters 34 – 37.

WHEREAS, Tennessee Code Annotated, Title 8, Chapter 35, Part 2 allows a political subdivision to request approval of the Board of Trustees of the Tennessee Consolidated Retirement System ("TCRS") to become a participating employer in TCRS; and

WHEREAS, prior to such request, Tennessee Code Annotated, Title 8, Chapter 35, Part 2 requires the chief governing body of the political subdivision to adopt a resolution authorizing and paying for the cost of an actuarial study to determine the liability associated with such participation.

NOW, THEREFORE BE IT RESOLVED, That the Board of Mayor and Aldermen of the
(Name of Governing Body)

City of Dresden hereby authorizes and agrees to pay for an actuarial study to determine the cost(s)
(Name of Political Subdivision)

associated with such participation based on the following scenarios:

A. TYPE PLAN. Assuming the Political Subdivision adopts one of the following type plans - NOTE: THE BASIC ACTUARIAL STUDY INCLUDES THE COST OF DETERMINING THE LIABILITY FOR EACH TYPE PLAN:

(1) Regular Defined Benefit Plan.
(2) Alternate Defined Benefit Plan.
(3) Local Government Hybrid Plan *(If this Plan is ultimately chosen, the Political Subdivision MUST also maintain a defined contribution plan on behalf of its employees. Such defined contribution plan could provide for employer contributions of 0% to up to 7% of its employees' salaries).*
(4) State Employee and Teacher Hybrid Plan *(If this Plan is ultimately chosen, the Political Subdivision MUST also maintain a defined contribution plan on behalf of its employees whereby the Political Subdivision makes a mandatory employer contribution on behalf of each of its employees participating in the Hybrid Plan equal to 5% of the respective employee's salary subject to the cost controls and unfunded liability controls of the Hybrid Plan).*

B. ASSUMPTION OF EMPLOYEE CONTRIBUTIONS. *(CHECK ONE OR MORE BOXES – IF THE STATE EMPLOYEE AND TEACHER HYBRID PLAN IS ULTIMATELY CHOSEN, NO EMPLOYEE CONTRIBUTIONS MAY BE ASSUMED).* Assuming the Political Subdivision elects to:

(1) [X] NOT assume any employee contributions.
(2) [ ] ASSUME 2.5% of its employees' contributions.
(3) [ ] ASSUME 5.0% of its employees' contributions.

C. COST-OF-LIVING INCREASES FOR RETIREES. *(CHECK ONE OR MORE BOXES – IF EITHER THE LOCAL GOVERNMENT, OR THE STATE EMPLOYEE AND TEACHER HYBRD PLAN IS ULTIMATELY SELECTED, COST-OF-LIVING INCREASES FOR RETIREES MUST BE GIVEN SUBJECT TO ANY APPLICABLE COST CONTROLS AND UNFUNDED LIABILITY CONTROLS).* Assuming the Political Subdivision elects to:

(1) [ ] NOT provide cost-of-living increases for its retirees.
(2) [X] PROVIDE cost-of-living increases for its retirees.

D. ELIBILITY OF PART-TIME EMPLOYEES. *(CHECK ONE OR MORE BOXES).* Assuming the Political Subdivision elects to:

(1) [X] NOT allow its part-time employees to participate in TCRS.
(2) [ ] ALLOW its part-time employees to participate in TCRS.

E. PRIOR SERVICE. *(CHECK AND COMPLETE ONE OR MORE BOXES - SELECTION OF MORE THAN TWO PRIOR SERVICE ACTUARIAL CALCULATIONS WILL BE AT ADDITIONAL COST. CAUTION: IF THE STATE EMPLOYEE AND TEACHER HYBRID PLAN IS ULTIMATELY SELECTED, ALLOWING ANY PRIOR SERVICE CREDIT COULD CAUSE THE EMPLOYER CONTRIBUTION RATE TO EXCEED 4% THEREBY CAUSING THE COST CONTROLS AND UNFUNDED LIABILITY CONTROLS TO AUTOMATICALLY APPLY).* For each employee employed with the Political Subdivision on the effective date of the Political Subdivision's participation in TCRS, assume the Political Subdivision elects to:

(1) [X] Purchase ALL years of prior service credit on behalf of its employees.

(2) [ ] Purchase NO years of prior service credit on behalf of its employees, but accepts the unfunded liability should its employees establish ALL years of prior service.

(3) [ ] Does NOT allow its employees to establish any prior service credit with the Political Subdivision.

(4) [ ] Purchase _____ years of prior service credit on behalf of its employees and accept the unfunded liability should its employees establish an additional _____ years of prior service credit.

(5) [ ] Purchase _____ years of prior service credit on behalf of its employees and that no additional prior service will be established.

BE IT FURTHER RESOLVED That there is hereby appropriated from the general funds of the Political Subdivision such amount as is required to pay for the cost of the actuarial study. Upon receipt of the actuarial study results, the Political Subdivision shall pay the cost for the study from the funds herein above appropriated to TCRS, or as otherwise directed by the TCRS Board of Trustees.

STATE OF TENNESSEE

COUNTY OF WEAKLEY

I, _____, clerk of the

Board of Mayor and Aldermen for the City of Dresden
(Name of Governing Body) (Name of Political Subdivision)

Tennessee, do hereby certify that this is a true and exact copy of the foregoing Resolution that was approved and adopted in accordance with applicable law at a meeting held on the _____ day of _____, 2026, the original of which is on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand, and the seal of the City of Dresden.
(Name of Political Subdivision)

_____
As Clerk of the Board, as aforesaid

Seal

R054FS03

RESOLUTION – 2027-05

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF DRESDEN, TENNESSEE, ESTABLISHING TO ACCEPT GIFTS AND OTHER DONATIONS.

WHEREAS, the Dresden Board of Mayor and Aldermen wish to evaluate the suitability of donations and other gifts prior to acceptance by the Town.

WHEREAS, gifts and donations to be approved by the Board of Mayor and Aldermen. It is the policy of the City of Dresden that no City official or employee shall solicit or accept any donation or gift on behalf of the City unless and until such solicitation or proposed donation is first approved and authorized by the Board of Mayor and Aldermen. For the purpose of this Resolution, the phrase "donation or gift" shall include, but is not limited to, such items of value as cash, bonds, real estate, automobiles, and other items of personal use.

WHEREAS, prior to voting to accept a donation or gift, the Board of Mayor and Aldermen shall first conduct a cost/benefit analysis to determine how acceptance of the proposed gift or donation will affect the City treasury and cash flow.

WHEREAS, prior to voting to accept a donation or gift, the Board of Mayor and Aldermen shall seek and obtain appropriate legal advice to determine the legal implications of such acceptance. In no event shall the City accept offers of donations or gifts which are predicated on the donor receiving favorable treatment by the City, nor shall the City accept donations or gifts which are predicated on the City pursuing policies which violate Federal or State laws or municipal ordinance.

WHEREAS, in considering the acceptance of gifts or donations, the Board of Mayor and Aldermen may consider whether such acceptance, or the conditions of such acceptance, may be unreasonably offensive to the citizens of Dresden.

WHEREAS, nothing in this policy shall be construed to apply to any federal or state grants or low-interest loans offered to the City of Dresden.

NOW, THEREFORE BE IT RESOLVED, the City of Dresden Board of Mayor and Aldermen authorize the acceptance of:

- A monetary donation to the Fire Department from an individual in the amount of $1,000.00.

This resolution shall be adopted and these donations be accepted, the public welfare requiring it.

PASSED AND APPROVED THIS 3rd DAY OF August, 2026 BY A ROLL CALL VOTE OF THE DRESDEN BOARD OF MAYOR AND ALDERMEN.

Aye / Nay	**Gwin Anderson**
Aye / Nay	**Ralph Cobb**
Aye / Nay	**Lyndal Dilday**
Aye / Nay	**Curtis Doran**
Aye / Nay	**Kenneth Moore**
Aye / Nay	**Jennifer Schlicht**

_____

Mark Maddox, Mayor

Attest:_____

City Recorder Jennifer Branscum