

CITY OF DRESDEN
BOARD MEETING AGENDA
March 2, 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**
 - LeAnne Moore
 - Laura Woodruff
 - Coach Nick Chappell
- 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. Storm Drain Project Update
 - B. Chamber Construction Project – Abandon Portion of Alley
- X. New Business**
 - A. Rezoning Ordinance 2026-01 – Second Reading
 - B. Extension of Water/Sewer to Property off of Hwy 22
 - C. High School Softball/Baseball Field Maintenance
- XI. Announcements**
 - Public Hearing – 5:45 p.m. RE: Rezoning Ordinance 2026-01**
- XII. Adjournment**

City of Dresden
Board of Directors Meeting
February 2, 2026
6:00 p.m.

BE IT REMEMBERED that the Board of Mayor and Aldermen met in regular session on Monday, February 2, 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. City Attorney Lowe Finney 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 January 5, 2026 meeting. Mayor Maddox asked if there were any corrections, additions or deletions to the minutes. With no corrections noted, Mayor Maddox stated the minutes were approved as corrected.

Mayor Maddox reported that a speed limit sign has been missing on Palmersville Hwy 89 at the city limit line. He stated the speed limit will be 35 mph coming into the city limits and 55 mph leaving the city limits. He stated Chief Chandler would contact TDOT for approval.

Mayor Maddox commended Public Works on their snow removal efforts.

Mayor Maddox reported that Toya Bell has assumed her new role as Circuit Court Clerk. He stated she will be missed but will serve Weakley County well. He stated several applications had been submitted for the open position and that position will be filled as soon as possible.

Mayor Maddox commended the Fire Department for the equipment grant they received which will require no match from the City. Chief Hutcherson commended Deputy Green for his efforts in applying and assisting the department in being awarded the grant.

Mayor Maddox thanked Linda Sandefer and Karen Riddick for their efforts in cleaning the items removed from the bicentennial time capsule. He stated the items that could be identified for family members have been returned to them. He stated the other items will be appropriately displayed.

Barry Odle addressed the Board concerning the storm drain issue on his property. He stated he has an issue with the easement that was presented to him. He stated he feels he is giving up 1/3 of his property. He stated he has not met with the contractor to know the scope of the project. Mayor Maddox stated a pre-construction meeting would be held prior to any work being performed.

City Attorney Lowe Finney gave an update on the storm drain projects. He stated an easement is ready to be signed by Mrs. Moore. He stated A2H reviewed the easement with no issues with the description but had some concern with the permanent versus temporary language. Mrs.

Moore stated the City's insurance company was contacted and she was told the damages to her parent's basement were not covered by the City's insurance. She was advised to contact Farm Bureau and was told it was not covered under her parent's policy either. She stated Madeline Moore from Union City (Westan Insurance) contacted her about this issue. She stated she was then contacted by Public Entity Partners. She stated Public Entity Partners was surprised the City did not submit a claim on the damages. Mrs. Moore stated she is concerned it is outside of the coverage area now since so much time has lapsed. Mayor Maddox stated he spoke with Cody Martin (Westan Insurance) back when this issue first occurred. Mrs. Moore stated Public Entity Partners asked her to submit documentation. She stated the City had submitted documentation but she didn't feel everyone was on the same page. Mayor Maddox stated he would get everyone on the same page.

City Attorney Lowe Finney stated he drafted a deed for the Chamber project. He stated the deed only conveyed the portion of the alley that serves the Chamber. He stated the remainder of the alley would remain the ownership of the City. City Attorney Finney stated the board agreed in a previous meeting to take this action. Mayor Maddox signed the deed prior to the meeting.

Mayor Maddox presented Donation Acceptance Resolution 2026-11 for approval. A monetary donation was received to purchase five AEDs for the Police Department. Chief Chandler stated the devices would be placed in the Board room, City Hall, Police Department, shift supervisor's vehicle and his vehicle. Jennifer Schlicht made a motion to approve Donation Acceptance Resolution 2026-11. 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 Maddox presented Budget Amendment Resolution 2026-12 for approval. Mayor Maddox asked Finance Director Carla Edwards to explain each item. Ralph Cobb made a motion to approve Budget Amendment Resolution 2026-12. Curtis Doran seconded the motion. Anderson, Cobb, Dilday, Doran, Moore and Schlicht all voted yes. Moore voted no. The motion passed with a vote of 5 to 1.

Mayor Maddox presented Resolution 2026-13 to apply for a CDBG grant for paving. Mayor Maddox stated improvements had been made to the water system and would not be beneficial to apply for more water system work at this time. He stated several streets are in need of paving, especially after damage suffered from the tornado and winter weather. Lyndal Dilday made a motion to adopt Resolution 2026-13 as presented. Curtis Doran seconded the motion. Anderson, Cobb, Dilday, Doran, and Schlicht all voted yes. Moore voted no. The motion passed with a vote of 5 to 1.

Mayor Maddox presented Rezoning Ordinance 2026-01 to rezone four residential properties on Weakley County Nursing Home Road within the city limits from industrial to residential. He stated this item was presented to the Planning Commission on behalf of the property owners. The Planning Commission unanimously approved it and recommended it to the City Board for adoption. Lyndal Dilday made a motion to adopt Rezoning Ordinance 2026-01 on first reading. Gwin Anderson seconded the motion. Anderson, Cobb, Dilday, Doran, and Schlicht all voted yes. Moore voted no. The motion passed with a vote of 5 to 1.

Mayor Maddox presented Resolution 2026-14 to adopt the plan documents for the City's retirement plan. He stated the written documents were destroyed in the tornado. He stated this was the first step in being able to transition to TCRS. He stated an attorney drafted the document with review from the City's actuarial firm and City staff. Lyndal Dilday made a motion to adopt Resolution 2026-14 as presented. Jennifer Schlicht seconded the motion. Kenneth Moore asked City Attorney Finney if he had reviewed the entire document. Attorney Finney stated he had not

reviewed it in full detail. Jennifer Schlicht asked if any of the employees had received any documentation on the plan while being employed. Mayor Maddox stated that the employees receive a funding statement every year but have not ever been presented a copy of a written policy. Anderson, Cobb, Dilday, Doran, and Schlicht all voted yes. Moore voted no. The motion passed with a vote of 5 to 1.

Jennifer Schlicht asked if training would be conducted on the AEDs. Chief Chandler stated training would be conducted for City Hall employees and the Police Department. Mayor Maddox suggested the aldermen be involved in the training as well.

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 3/2/26

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 \$1270.27. The current revenue amount of \$839,012.93 is higher than the budget of \$838,284.00 by \$728.98. Collections to date as of 2/23/26 equal \$567,946.10. The current outstanding receivable amount is \$271,066.88. This amount is lower than the prior year balance of \$33,168.91.
2. As of 2/23/26, the outstanding balance for 2024 Property Taxes is \$11,699.75. The balance has been reduced by payments in the amount of \$3,131.61 since the previous report. The one year delinquent tax receivable at this time in the prior year was \$15,756.69. Our current balance is lower than the prior year by \$4,056.94.
3. As of 2/23/26, the outstanding balance for 2015 through 2023 Property Taxes is \$6,938.09. The balance has been increased due to a correction to prior period receipts. The delinquent tax receivable for two years or more at this time in the prior year was \$8,421.26. Our current balance is lower than the prior year by \$1,483.17.
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 2/13/26 and 2/27/26
 - b. Processed volunteer fire and monthly payroll for 2/27/26.
 - 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
February 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

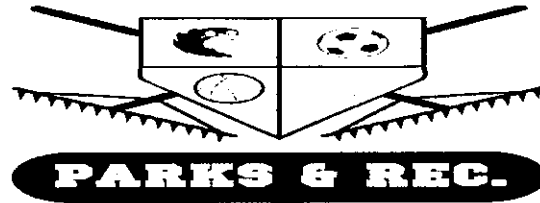
Routine Maintenance of Equipment & made necessary repairs

Picked Up Trash

Worked with Zenner on meters that were not reading electronically

Repaired water main break at Pikeview & Hillcrest

CITY OF DRESDEN

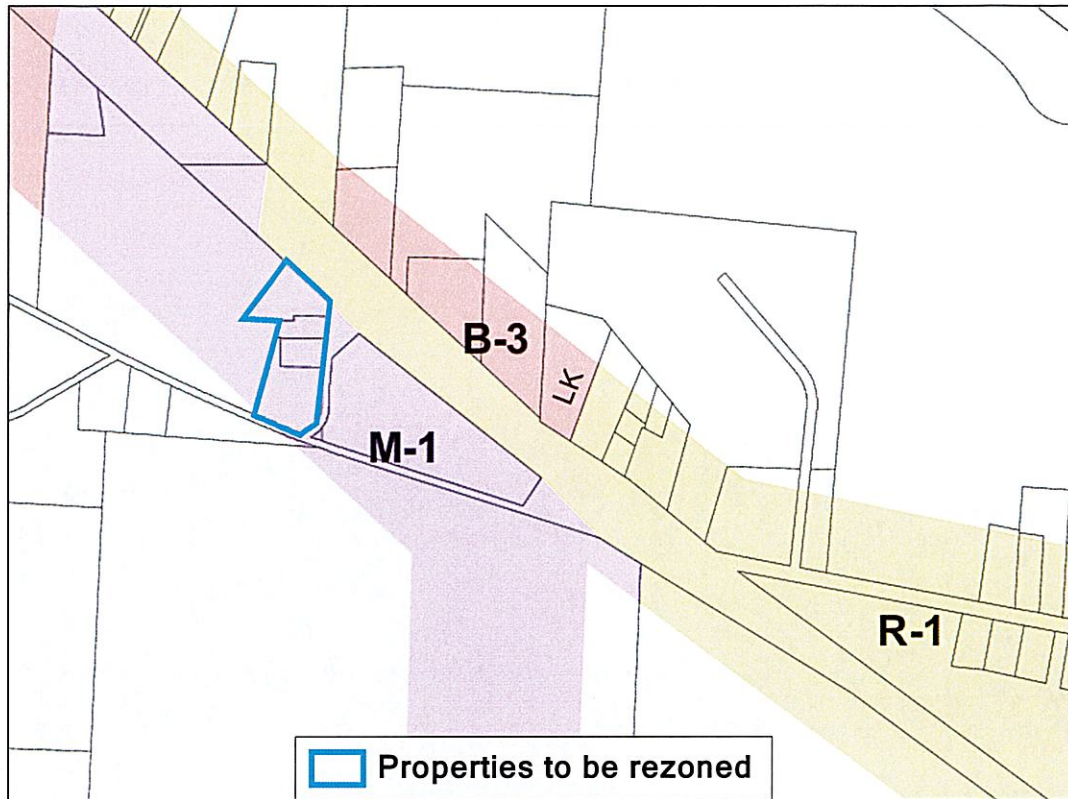


Feb 2026 Monthly Report

- Maintained park properties
- Filed prep for high school baseball and softball
- Repaired drinking fountains at Farmers Market and Rail Trail (Moore St)
- Dirt work on baseball/softball fields
- Repaired water leak at Wilson Park and Farmers Market restroom
- Vehicle maintenance
- Installed new signage for softball field scoreboard
- Assisted WCMES with field lighting issues

NOTICE OF PUBLIC HEARING

Pursuant to Tennessee Code Annotated 13-7-203, the Town of Dresden Board of Mayor and Aldermen does hereby give notice of a public hearing to be held at 5:45 PM on the 2nd day of March, 2026 at City Hall. The amendment would rezone properties located on Nursing Home Road (Tax Map 101, Parcels 6.01, 8.00, 8.01, & 8.02) (owned respectively by James & Deborah Kidwell, Deborah Austin, Becky West, and David Smith & Maegan Jolley) from M-1 (Light Industrial) to R-1 (Low-Density Residential). Full copies of the proposed amendment may be viewed at Dresden City Hall during normal business hours. All interested persons are invited to attend and comment.



ORDINANCE 2026-01

AN ORDINANCE TO AMEND THE TOWN OF DRESDEN'S MUNICIPAL ZONING MAP: TO REZONE FROM M-1 (LIGHT INDUSTRIAL) TO R-1 (LOW-DENSITY RESIDENTIAL) ADJACENT PROPERTIES LOCATED ON NURSING HOME ROAD (TAX MAP 101, PARCELS 6.01, 8.00, 8.01, & 8.02), WHICH ARE OWNED RESPECTIVELY BY JAMES & DEBORAH KIDWELL, DEBORAH AUSTIN, BECKY WEST, AND DAVID SMITH & MAEGAN JOLLEY.

WHEREAS, pursuant to Tennessee Code Annotated Sections 13-7-201 and 13-7-202 a zoning ordinance and map have been adopted for the Town of Dresden; and,

WHEREAS, the Dresden Municipal-Regional Planning Commission has recommended that the following property be reclassified from its current zoning designation to the proposed zoning designation; and,

WHEREAS, a public hearing was held before the Dresden Board of Mayor and Aldermen pursuant to Section 13-7-203, Tennessee Code Annotated, the time and place of this was published with fifteen days advance notice.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE TOWN OF DRESDEN:

SECTION 1. That the following described properties be rezoned from M-1 (Light Industrial) to R-1 (Low-Density Residential):

Tax Map 101, Parcel 6.01
Tax Map 101, Parcel 8.00
Tax Map 101, Parcel 8.01
Tax Map 101, Parcel 8.02

SECTION 2. BE IT FURTHER RESOLVED that this Ordinance shall become effective immediately upon its adoption, **THE PUBLIC HEALTH, SAFETY AND WELFARE REQUIRING IT.**

Passed First Reading: 2/2/26
Date

Public Hearing: 3/2/26
Date

Passed Second Reading: _____
Date

Mayor Mark Maddox

ATTEST:

City Recorder Jennifer Branscum