CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
AGENDA
December 1, 2026, at 6:30 pm
City Hall Board Room
No Work Session

1. **ROLL CALL**:
2. **INVOCATION:**
3. **PLEDGE TO THE FLAG**
4. **APPROVAL OF AGENDA**
5. **MINUTES**
   11-3-26 BOMA Meeting Minutes & 11-16-26 BOMA Special Call Meeting Minutes
6. **COMMENTS FROM CITIZENS**
7. **COMMENTS FROM MAYOR**
8. **COMMITTEE AND COMMISSION REPORTS**
   *Safety *Finance *Street *Water & Sewer *Recreation *Tourism *Planning & Zoning *Historic Zoning
9. **RESOLUTIONS AND ORDINANCES**

   Resolutions:
   a) A resolution to committing additional funds for the Manchester Industrial Park Site Development Grant (SDG) Sewer Project; Vice Mayor Parsley.
   b) A resolution approving the purchase of 29 AXON Taser Systems through a 5-year contract of service and payments for the total price of $106,140.00 for use of the Police Dept. of the City of Manchester; sponsored by Vice Mayor Parsley.
   c) A resolution approving a contract with Rebuild It Services Group, at a total cost of $113,872.00 to provide a replacement drive unit for the Clarifier at the Water and Sewer Department; sponsored by Alderman Thornton.

   Ordinances:
   a) 2nd reading of an ordinance to close and vacate the northside intersection of South Ramsey Street and Hwy 41/SR 2; sponsored by Alderman Thornton.
   b) 2nd reading of an ordinance regulation Residential Energy Storage Systems within the City of Manchester, TN; sponsored by Vice Mayor Parsley.
   c) 2nd reading of an ordinance regulating Commercial and Industrial Energy Storage Systems within the City of Manchester, Tn; sponsored by Vice Mayor Parsley.
   d) 2nd reading of an ordinance rezoning property owned by Ronald L. Clouse at 419 Woodbury Highway from R-3 to C-2; sponsored by Alderman Thornton.
   e) 1st reading of an ordinance rezoning property owned by Joey Phillips at 801 Oakdale St. from R-3 to R-4; sponsored by Alderman Thornton.
10. **OLD BUSINESS**
11. **NEW BUSINESS**
    - Coffee County Industrial Board Appointment
12. **ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN**
13. **ADJOURNMENT:** Beer Board to follow

www.cityofmanchestertn.gov
LIVE STREAMING https://www.youtube.com/@CityOfManchesterTennessee

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
November 3, 2026, @ 6:30 pm
City Hall Board Room

The Board of Mayor and Aldermen met in regular session at 6:30 p.m. in the Board Room at Manchester City Hall. The meeting was presided over by Mayor Hobbs. Present for the meeting were Mayor Hobbs, City Attorney Johnson, Alderman Thornton, Alderman Anderson, Vice Mayor Parsley, Alderman Crosslin, Alderman Threet, Alderman French, Executive Administrative Assistant Keele, Finance Director Burrows, Community Development & Zoning Director Brittany Fiske, Senior Accountant Kelley Weber, MWSD Director Foley, Parks/Rec. Director Fox, I.T. Technician Cody Rogers, MPD Chief Floied, MFD Chief Chambers, Director Public Works Gannon, Dr. Joey Vaughn and City Engineer Adam Carter. Meeting opened with a prayer by Pastor Welch, and the pledge to the flag was spoken in unison. Mayor Hobbs called the meeting to order.

ROLL CALL:
Called via open meetings.

MOTION TO APPROVE AGENDA: Alderman Crosslin made a motion to approve and seconded by Alderman French. The motion passed 6-0.

APPROVAL OF MINUTES: Alderman Crosslin made a motion to approve the 10-6-26 BOMA Meeting Minutes, seconded by Alderman French and the motion passed 6-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: Resident Marty Sherrill spoke in opposition of AI Centers across the country.

COMMENTS FROM MAYOR: Mayor Hobbs welcomed everyone and read a letter from County resident Mr. Dale Cooperman regarding repairs by the MWSD in the New Union area and wanted to thank the crews and Director Foley on the work and how everyone was notified. A letter from Tennis Tournament event organizer Mr. Christopher regarding a tournament held at the Fred Deadman Park and how professional and helpful Miranda Edwards and her staff were. Mayor Hobbs spoke on how great the Safe on the Square event was and called out staff members Dawn Adams and Emily Pennick for their hard work on the decorations. Mayor Hobbs discussed the upcoming Hwy 55/Exit 111 Bridge work and closures.

Safety Committee- Chief Chambers discussed the MFD Oct. Report, Chief Floied discussed the MPD Oct. Report, the next Safety meeting scheduled for 11-9-26

Finance Committee- Director Burrows discussed his October report, and next Finance Committee meeting will meet on 11-17-26.

Street Committee- Director Gannon discussed his October report, Drainage Project, Cross-Training and next Street Committee meeting is scheduled for 11-12-26.

Water /Sewer Commission- Director Foley discussed the Oct. MWSD report and next Water & Sewer Commission meeting on 11-5-26.

Recreation Commission-Mayor Hobbs discussed the Parks & Rec. Oct. Report and stated the next Parks & Rec. Commission would be on 11-10-26.

Tourism- Director Hughes discussed the Tourism Oct. report, ARPA Funds, Trees of Christmas along Greenway, and next meeting would be scheduled for 11-9-26.

Planning & Zoning Commission- Director Fiske discussed Oct. Report and next meeting would be 11-16-26.

Historic Zoning Commission-Director Fiske stated the next meeting would be 11-5-26.

RESOLUTIONS AND ORDINANCES

Resolutions:

a) A resolution to approve a contract in the amount of $1,766,556.00 with Fischer Excavating, Inc. for 2023 EDA Grant Basin E Sewer Rehabilitation Project #102-191; sponsored by Vice Mayor Parsley. Alderman Anderson made a motion to approve and seconded by Vice Mayor

Parsley. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.

b) A resolution authorizing the purchase of a Vactor Sewer Cleaner and Accessories at a cost of $596,309.21 for use of the Water and Sewer Dept. of the City of Manchester; sponsored by Vice Mayor Parsley. Vice Mayor Parsley made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.

c) A resolution authorizing the purchase of a Minicam Cube Camera System in the amount of $123,585.43 for the use of the Water and Sewer Dept. of the City of Manchester; sponsored by Vice Mayor Parsley. Vice Mayor Parsley made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.

Ordinances:

a) 2nd reading of an ordinance rezoning property owned by Yasin Kanakrieh at 232 West Moore Street from R-2 to R-4; sponsored by Alderman Thornton. Alderman Thornton made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and a discussion ensued. Mayor Hobbs called for the roll. The ordinance passed 2nd and final reading 5-1 with Alderman Anderson voting nay.

b) 1st reading of an ordinance to close and vacate the northside intersection of South Ramsey Street and Hwy 41/SR 2; sponsored by Alderman Thornton. Alderman Anderson made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed 1st reading 6-0.

c) 1st reading of an ordinance regulation Residential Energy Storage Systems within the City of Manchester, TN; sponsored by Vice Mayor Parsley. Alderman Anderson made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed 1st reading 6-0.

d) 1st reading of an ordinance regulating Commercial and Industrial Energy Storage Systems within the City of Manchester, Tn; sponsored by Vice Mayor Parsley. Alderman Anderson made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed 1st reading 6-0.

e) 1st reading of an ordinance rezoning property owned by Ronald L. Clouse at 419 Woodbury Highway from R-3 to C-2; sponsored by Alderman Thornton. Alderman Anderson made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed 1st reading 6-0.

OLD BUSINESS- City School Admin. Bldg. Mayor Hobbs stated working on appraisals and have an offer that would be brought to the board in December.

NEW BUSINESS –

a) BOMA Committee/Commission Assignments revised to include (2) Tourism Seats. Alderman French made a motion to approve Alderman Anderson & Vice Mayor Parsley appointment to the Tourism Commission. Alderman Thornton to replace Alderman Crosslin on Safety and Finance. Alderman Threet to replace Alderman Crosslin on Policy & Procedures due to working out of town for the next couple of months. Seconded by Alderman Crosslin. Mayor Hobbs called for the roll and the motion passed 5-1 with Alderman Anderson abstaining.

b) Committee/Commission Meeting Dates & Times Revised – Effective 12-1-26. Alderman Crosslin made a motion to approve and seconded by Vice Mayor Parsley. Mayor Hobbs opened the floor to discussion and called for the roll. The motion passed 6-0.

COMMENTS FROM BOMA:

Mayor Hobbs asked the BOMA if they had any comments. -none

ADJOURNMENT:

- Being no further business to discuss, Mayor Hobbs asked for a motion to adjourn and Alderman French made the motion. The motion was seconded by Alderman Crosslin. The motion to adjourn was passed 6-0. The meeting adjourned at 7:30 p.m.

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMAN
SPECIAL CALL BOARD MEETING Minutes
Manchester City Hall Board Room
November 16, 2026
5 P.M.

CALL THE MEETING TO ORDER:
Pursuant to a call by Mayor Hobbs, there will be a Special Called Board of Mayor and Alderman Board Meeting on Tuesday, June 16, at 5:30 p.m. The meeting was called to order by Mayor Hobbs. Attorney Johnson read the call sheet and the agenda. Present for the meeting were Mayor Hobbs, Vice Mayor Parsley, Alderman Threet, Alderman Thornton, Alderman French, Executive Administrative Assistant Keele, Finance Director Burrows, Parks & Rec. Director Fox, Water & Sewer Director Foley, and Police Chief Floied. Absent were Alderman Anderson and Alderman Crosslin.

ROLL CALL: Absent Alderman Anderson and Alderman Crosslin.

COMMENTS FROM CITIZENS none

Old Business:

a) City of Manchester School Board Administration Bldg. at 215 East Fort St; Mayor Hobbs discussed a proposal that was submitted by Martha & Brett Henley. The City countered the proposal at 400,000.00 with no contingencies. Mayor Hobbs discussed three appraisals that were submitted with the average price being 400,000 – 395,000. Mayor Hobbs discussed the condition of the building. Alderman Crosslin made a motion to approve and seconded by Alderman Thornton. Mayor Hobbs opened the floor to discussion and Alderman Thornton discussed if the board had voted previously on the building. Mayor Hobbs stated the board voted on the matter prior to Alderman Thornton being elected to the board. A discussion ensued regarding the condition of the building and advertising along with Attorney Johnson. Alderman French made a motion to table the matter till the next board meeting. Alderman Thornton seconded the motion. Mayor Hobbs called for the roll and the motion failed 1-2 with Alderman Threet and Vice Mayor Parsley voting nay. Alderman Thornton voting yay and Alderman French passed. A discussion ensued with the BOMA. Mayor Hobbs called for the roll on the original motion to approve and the motion passed 4-0.

ADJOURNMENT: Alderman French made a motion to adjourn and seconded by Alderman Thornton. The motion passed 4-0.

SIGNATURES:

_____
Mayor Joey Hobbs

_____
Executive Administrative Assistant Keele

RESOLUTION NO. _____

A RESOLUTION COMMITTING ADDITIONAL FUNDS FOR THE MANCHESTER INDUSTRIAL PARK SITE DEVELOPMENT GRANT (SDG) SEWER PROJECT

WHEREAS, the Industrial Board of Coffee County (IBCC) is the recipient of a Site Development Grant (SDG) for the installation of sanitary sewer infrastructure to serve the Manchester Industrial Park; and

WHEREAS, the construction contract for the Manchester Industrial Park SDG Sewer Project will be between the Industrial Board of Coffee County and Hawkins & Price, LLC, with the project being awarded and administered through the IBCC; and

WHEREAS, the sanitary sewer infrastructure constructed through this project will be owned and operated by the City of Manchester, Tennessee, and the City has agreed to provide the required local matching funds so that the IBCC is not responsible for funding infrastructure that will ultimately belong to the City; and

WHEREAS, the construction bid was received in the amount of $2,231,052.00, which exceeds the grant's allocated construction funding of $1,199,000.00; and

WHEREAS, the difference between the construction bid and the grant's construction funding, together with a ten percent (10%) contingency, results in an additional funding requirement of $1,135,257.20; and

WHEREAS, the City of Manchester desires to commit additional funds in the amount of $1,140,000.00 to ensure sufficient funding is available for the Manchester Industrial Park SDG Sewer Project.

NOW, THEREFORE, BE IT RESOLVED, THAT

(1) The City of Manchester, Tennessee, hereby commits additional funding in the amount of **$1,140,000.00** toward the Manchester Industrial Park SDG Sewer Project, which is being awarded and administered by the Industrial Board of Coffee County.

(2) The additional funding shall be used to cover the construction costs exceeding the grant's allocated construction funding and provide for project contingency expenses associated with the installation of sanitary sewer infrastructure to serve the Manchester Industrial Park.

(3) This resolution does not authorize the City of Manchester to award or execute the construction contract for the project. The construction contract shall remain between the Industrial Board of Coffee County and Hawkins & Price, LLC.

(4) This resolution shall take effect from and after its passage, the welfare of the City demanding it.

PASSED AND SO ORDERED THIS _____ DAY OF _____, 2026.

_____

Joey Hobbs
Mayor

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF 29 AXON TASER SYSTEMS THROUGH A FIVE-YEAR CONTRACT OF SERVICE AND PAYMENTS FOR THE TOTAL PRICE OF ONE HUNDRED AND SIX THOUSAND ONE HUNDRED AND FORTY AND 00/100 DOLLARS ($106,140.00) FOR USE OF THE POLICE DEPARTMENT OF THE CITY OF MANCHESTER

WHEREAS, the City of Manchester Police Department needs to replace its aging non-lethal Tasers and accessories; and

WHEREAS, the Police Department has determined that the Axon is the only compatible software for its current equipment and will best serve the department's needs; and

WHEREAS, the city police department has sufficient funds for the first year's payment in its account (#110-42100-312) to pay for the Tasers and service, and expects to have the funds to pay over the whole five years at the rate of Twenty-One Thousand and Two Hundred and Twenty Eight Dollars ($21,228.00) per year, and

WHEREAS, this service is the only service available that is compatible with the City's current equipment and software, making the purchase exempt as a "sole source" purchase from the City's normal procurement requirements; and

WHEREAS, Code Section 5-703(4) of the City of Manchester requires any obligation of the City on any contract of $50,000 be approved by resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, that the City of Manchester enter into a contract for 29 Axon Taser Systems and accessories for its Police Department at a total cost of ONE HUNDRED AND SEVENTY-FIVE THOUSAND ONE HUNDRED AND SEVENTY FIVE AND 00/100 DOLLARS ($175,175.00) to be paid in five equal yearly installments of

Twenty-One Thousand and Two Hundred and Twenty Eight Dollars ($21,228.00) through a Sole Source Vendor, said purchase being in the best interest of the City, and

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor and the Finance Director be authorized to enter into the contract and any other documents required.

RESOLVED THIS _____th DAY OF August, 2026.

_____
Joey Hobbs, Mayor

_____
Anthony Burrows, Finance Director

RESOLUTION NO. _____

A RESOLUTION APPROVING A CONTRACT WITH REBUILD IT SERVICES GROUP, AT A TOTAL COST OF ONE HUNDRED, THIRTEEN THOUSAND EIGHT HUNDRED AND SEVENTY-TWO AND 00/100 DOLLARS ($113,872.00) TO PROVIDE A REPLACEMENT DRIVE UNIT FOR THE CLARIFIER AT THE WATER AND SEWER DEPARTMENT

WHEREAS the City of Manchester is planning for and undergoing water and sewer system maintenance and rehabilitation; and

WHEREAS the City of Manchester needs the services of Rebuild It Services Group (RSG) to provide and install a replacement Drive Unit for the Clarifier which is the only comparable Drive Unit with the specifications needed for use within the City's water and sewer system; and

WHEREAS the Manchester Water and Sewer Director has made an exhaustive search for a company to timely provide this equipment and service and has been unable to find another company with the same comparable equipment with the specifications needed, and

WHEREAS RSG, has offered these services, for the needed Drive Unit replacement for a total not to exceed one hundred and thirteen thousand, eight hundred and seventy-two and 00/100 dollars ($113,872.00), and

WHEREAS at the recommendation of the MWSD Director and the Finance Committee, and with the opinion of the City Attorney, the Board of Mayor and Aldermen feel that this arrangement is the "sole source" for this equipment and is the best value for the City and is in its best interest; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester contract with RSG for the installment of the needed Drive Unit replacement for a total not to

exceed one hundred and thirteen thousand, eight hundred and seventy-two and 00/100 dollars ($113,872.00). The Mayor and the Finance Director are hereby authorized to execute the documents to attain this equipment and services.

Resolved this _____ day of _____ 2026.

_____

Mayor Hobbs, Mayor

_____

Anthony Burrows, Finance Director

ORDINANCE _____

AN ORDINANCE TO CLOSE AND VACATE THE NORTHSIDE INTERSECTION OF SOUTH RAMSEY STREET AND HWY 41/SR 2

WHEREAS, the Board of Mayor and Aldermen of the City of Manchester, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be subserved is such as to warrant the closure and vacation of the part of South Ramsey Street lying at the intersection of South Ramsey Street and Hwy 41/SR 2 in the City of Manchester; and

WHEREAS, the closure and vacation of the part of South Ramsey Street described above and attached hereto as Exhibit A, has been submitted to and approved by the Tennessee Department of Transportation by letter dated July 9, 2026; and

WHEREAS, the closure and vacation of the part of South Ramsey Street described above has been submitted to and approved by the Street Committee and the Planning Commission of the City of Manchester at its meeting on October 19, 2026; and

WHEREAS, a public hearing has been held on **12-1-26** in order to solicit public comment on this issue;

NOW, THEREFORE BE IT ORDAINED, by the Board of Mayor and Aldermen of the City of Manchester, Tennessee as follows:

SECTION 1. The part of South Ramsey Street intersecting HWY 41/SR 2 is hereby closed and vacated and replaced per the approved plat attached hereto, and

SECTION 2. This ordinance shall take effect from and after its final passage, the public welfare requiring it.

PASSED FIRST READING: November 3, 2026

PASSED SECOND AND FINAL READING: _____, 2026

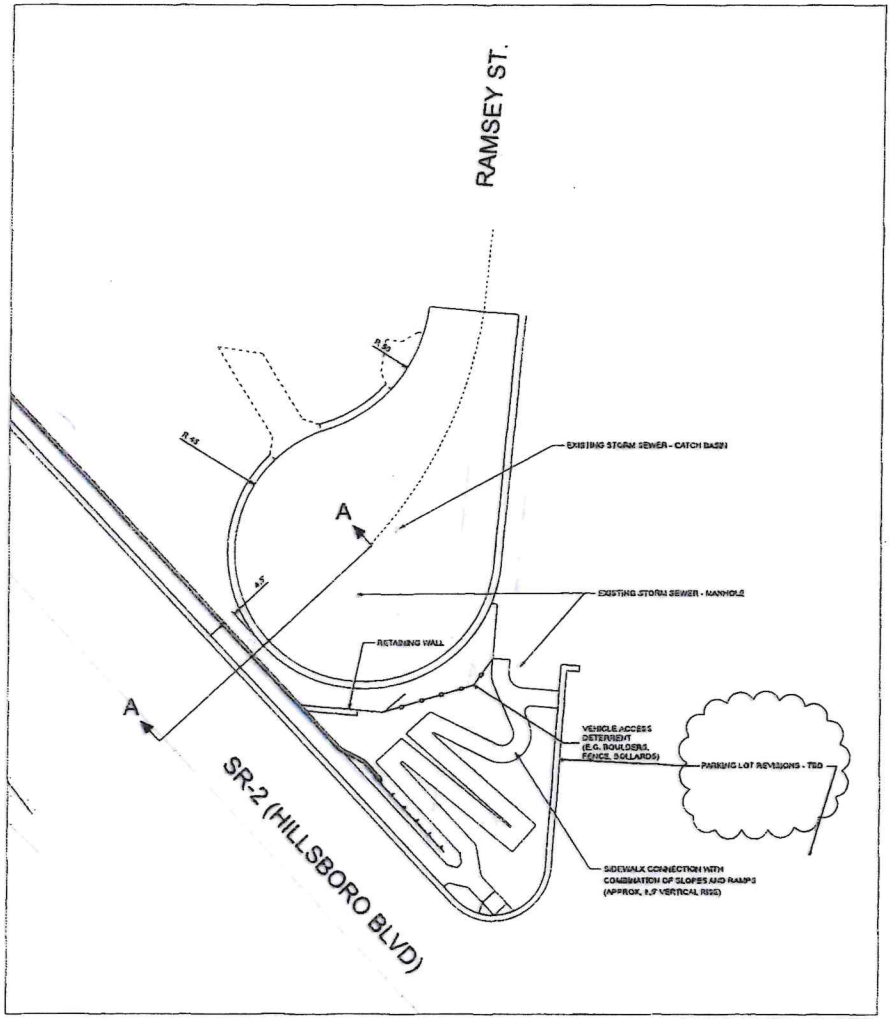
_____
Joey Hobbs, Mayor

_____
Anthony Burrows, Finance Director

APPROVED

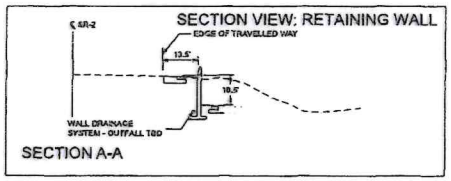
CONFIDENTIAL INFORMATION
WORK IN PROGRESS

RAMSEY ST. NORTH CUL-DE-SAC



SCALE: 1 INCH = 20 FEET

N



90' diameter cul-de-sac:

- Basis of cul-de-sac size: similar cities' code; some others require 96' or 100' min diameter. Did not find guidance from Manchester.

- Will require retaining wall proximate to the street end. Wall will require partial closure and reconstruction of SR-2 westbound lanes.

- Will have impacts on neighboring properties, depending on geometry and need to preserve on-street parking.

- Slight change to magnitude of surface discharge to Ramsey St storm drain with the larger cul-de-sac pavement area.

- Is a dead-end option more familiar to most drivers. Allows for more comfortable turning movements.

General Notes:

- Full acquisition of the property at the northwest corner of SR-2 (Hillsboro Blvd) and S Ramsey St.

- Goal: Minimize/eliminate impacts to historic property.

- Assumption: Closing access to Parking lot at the northeast corner of SR-2 and S Ramsey St. Acquiring a portion of the parking lot and some reconfiguration.

- No grass strip. Lighting barrier mounted and utilities placed in roadway or at base of wall.

- Assumption: Maintaining sidewalk connection between Ramsey St. and SR-2. Additional coordination needed between barrier end and sidewalk ramp structure.

- Some street parking will need to be prohibited.

- Assumption: Existing storm drain can be utilized for revised Ramsey St flows. Project site predominantly slopes downhill to the west. Runoff flows not captured along Ramsey St. will trend toward the rail road property, similar to the existing yard.

- Assumption: Surface drainage on SR-2 that previously was directed along Ramsey St will not trigger additional storm drain construction on SR-2.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
REGION 2
7512 VOLKSWAGON DRIVE
CHATTANOOGA, TENNESSEE 37416
(423) 892-3430

WILL REID
COMMISSIONER

BILL LEE
GOVERNOR

July 9, 2026

Mayor Joey Hobbs
City of Manchester
200 West Fort Street
Manchester, TN 37355

RE: Closing of S. Ramsey St, PIN 124047.00

Mayor Hobbs,

The Design-Build Designer has investigated the possibility of maintaining access to S. Ramsey Street North by converting it to a one-way street rather than permanently closing the intersection at SR 2 (Hillsboro Boulevard).

Several alternatives were evaluated. The safest one-way configuration would have allowed access to S. Ramsey Street North only by a right turn from SR 55. However, each alternative presented significant challenges, including:

- Additional right-of-way acquisition along S. Ramsey Street, including property from the business located at the corner of SR 2 and S. Ramsey Street and from the historic property located on the first parcel to the right after turning off SR 2.
- Safety concerns associated with vehicles entering S. Ramsey Street from SR 2.
- The potential for residents of S. Ramsey Street to travel in the wrong direction on the one-way street to access SR 2.

After evaluating these alternatives, the Design-Build Designer concluded that permanently closing the northern intersection of S. Ramsey Street with SR 2 is the safest and most appropriate solution.

Sincerely,

William Curtis
Project Manager

ORDINANCE NO. _____

AN ORDINANCE REGULATING RESIDENTIAL ENERGY STORAGE SYSTEMS WITHIN THE CITY OF MANCHESTER, TENNESSEE

WHEREAS the Board of Mayor and Alderman of the City of Manchester believe it to be in the best interest of Manchester to adopt regulations governing the installation, operation, and maintenance of residential Energy Storage Systems; and

WHEREAS the following Chapter appropriately regulates Residential Energy Storage Systems and is in the best interest of the City of Manchester; and

WHEREAS the Fire Department and the Safety Committee recommend the regulation's passage; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 7-601 et. seq. be added to Title VII as follows:

7-601. PURPOSE AND INTENT. The purpose of this ordinance is to promote public safety, protect property, and establish minimum standards for the installation, operation, and maintenance of residential Energy Storage Systems (ESS) within the City of Manchester, Tennessee. This ordinance is intended to align with the 2018 International Fire Code (IFC), NFPA 855, and any additional requirements adopted by the City of Manchester.

7-602. DEFINITIONS. As used in this ordinance:

(1) **Energy Storage System (ESS):** One or more devices capable of storing energy for use at a later time, including but not limited to lithium-ion, lead-acid, flow battery, or mechanical storage technologies.
(2) **Residential ESS:** Any ESS installed in or on a one- or two-family dwelling, townhouse, or accessory structure serving such occupancies.
(3) **Permitting Authority:** Manchester Fire & Rescue Department Fire Marshal's Office.

7-603. PERMIT AND APPROVAL REQUIREMENTS.

(1) A permit shall be obtained from the Manchester Codes Office prior to installation of any residential ESS exceeding **1 kWh** capacity. $150 permit fee

(2) Installation shall comply with manufacturer specifications, NFPA 855, and IFC Chapter 12.
(3) A site plan shall be submitted showing the location, size, ventilation, clearances, electrical disconnects, and proximity to doors, windows, and ignition sources.
(4) Work shall be performed by a licensed electrical contractor.

7-604. LOCATION AND SEPARATION REQUIREMENTS.

(1) Residential ESS shall not be installed in:
    (a) Sleeping rooms;
    (b) Closets;
    (c) Under stairways;
    (d) Spaces not meeting ventilation requirements.
(2) ESS may be installed in garages, utility rooms, basements that open to the outdoors, or outdoors in approved weatherproof enclosures.
(3) Outdoor systems must maintain a minimum of **3 feet** separation from openings and property lines, unless otherwise listed.
(4) Multiple ESS units shall comply with NFPA 855 limits on maximum aggregate capacity for residential occupancies.

7-605. ELECTRICAL AND SAFETY REQUIREMENTS.

(1) ESS shall include readily accessible **disconnect switches**.
(2) ESS must feature integrated **thermal management**, **overcurrent protection**, and **fire detection**.
(3) Systems must be listed and labeled in accordance with UL 9540 and UL 9540A.
(4) Ventilation and temperature control shall be maintained per manufacturer specifications.

7-606. SIGNAGE AND EMERGENCY ACCESS.

(1) A placard shall be installed at the main electrical disconnect indicating:
    (a) Type of ESS
    (b) Capacity
    (c) Manufacturer
    (d) Emergency shutdown procedures
(2) Access shall be maintained for fire department operations.

7-607. INSPECTIONS. The Fire Marshal shall inspect all residential ESS installations before activation and may require periodic re-inspection when hazards or modifications are reported.

7-608. VIOLATIONS AND PENALTIES. Violation of this ordinance shall be subject to civil penalties as prescribed by the Manchester Municipal Code.

7-609. SEVERABILITY. If any clause or portion of this ordinance is invalidated, the remaining provisions shall remain in effect.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage, and any policy in contradiction shall be amended, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: November 3, 2026

PASSED SECOND AND FINAL READING: _____, 2026

_____

Joey Hobbs, Mayor

_____

Anthony Burrows, Finance Director

ORDINANCE NO. _____

AN ORDINANCE REGULATING COMMERCIAL AND INDUSTRIAL ENERGY STORAGE SYSTEMS WITHIN THE CITY OF MANCHESTER, TENNESSEE

WHEREAS the Board of Mayor and Alderman of the City of Manchester believe it to be in the best interest of Manchester to adopt regulations governing the installation, operation, and maintenance of commercial and industrial Energy Storage Systems; and

WHEREAS the following Chapter appropriately regulates commercial and industrial Energy Storage Systems and is in the best interest of the City of Manchester; and

WHEREAS the Fire Department and the Safety Committee recommend the regulation's passage; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 7-701 et. seq. be added to Title 7 as follows:

7-701. PURPOSE AND INTENT. This ordinance establishes safety standards for the installation, operation, and maintenance of Energy Storage Systems (ESS) within all commercial, industrial, and large-scale facilities in the City of Manchester, Tennessee. This ordinance is intended to minimize fire hazards, environmental risks, and operational failures associated with high-capacity energy storage systems.

7-702. DEFINITIONS.

(1) Commercial/Industrial ESS: Any ESS installed within commercial, industrial, institutional, or utility-scale facilities.

(2) Large-Scale ESS: Any ESS exceeding **20 kWh** capacity or classified as a "utility-scale energy storage system."

(3) Hazard Mitigation Analysis (HMA): A documented review of hazards required under NFPA 855 and UL 9540A testing.

7-703. PERMITTING AND TECHNICAL SUBMITTALS.

(1) A permit is required for the installation of any ESS exceeding **10 kWh**.
(2) Permit Fees to be collected by the Manchester Codes office are set at $10 per $1,000 cost of the project
(3) The following must be submitted:
    (a) Detailed site plan showing location, spacing, setbacks, and fire department access
    (b) Electrical one-line diagrams
    (c) UL 9540 listing documentation
    (d) UL 9540A test report (or equivalent)
    (e) Hazard Mitigation Analysis (HMA)
    (f) Emergency response plan (ERP)
(4) All systems shall comply with IFC Chapters 12 and 32, NFPA 855, and any local amendments.

7-704. LOCATION, SEPARATION, AND DESIGN REQUIREMENTS.

(1) ESS units shall maintain required separation between buildings, property lines, and public ways per NFPA 855 and UL 9540A test results.
(2) Outdoor large-scale ESS installations shall include:
    (a) Fire-resistant enclosure or container
    (b) Spill control and secondary containment where applicable
    (c) Security fencing with controlled access
    (d) 20-foot fire department apparatus access lanes 360° around the facility
(3) Indoor ESS shall not be located in:
    (a) High-hazard areas
    (b) Areas without approved ventilation
    (c) Areas lacking fire suppression systems

7-705. FIRE PROTECTION AND DETECTION REQUIREMENTS.

(1) ESS facilities must include an approved **automatic fire suppression system**, unless exempted by test data.
(2) Approved **gas detection**, **smoke detection**, and **thermal runaway monitoring** systems are required.
(3) Continuous monitoring with remote notification capability must be provided.
(4) 24-hour emergency access

7-706. OPERATIONS AND MAINTENANCE REQUIREMENTS.

(1) Facility owners shall maintain documentation of all maintenance, inspections, and monitoring activities.
(2) Personnel must be trained in ESS hazards and shutdown procedures.
(3) Modifications to ESS components require Fire Marshal review.

7-707. EMERGENCY RESPONSE REQUIREMENTS.

(1) An approved **Emergency Response Plan (ERP)** shall be provided to Manchester Fire & Rescue, including:
   (a) Shutdown procedures
   (b) Firefighter safety guidance
   (c) Ventilation recommendations
   (d) Contact information for responsible parties
(2) Clearly visible signage identifying ESS locations and hazards shall be posted.

7-708. VIOLATIONS AND PENALTIES. Violations of this ordinance may result in stop-work orders, revocation of permits, civil penalties, and other enforcement actions as authorized by City Code.

7-709. SEVERABILITY. If any clause or portion of this ordinance is invalidated, the remaining provisions shall remain in effect.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage, and any policy in contradiction shall be amended, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: Nov. 3, 2026

PASSED SECOND AND FINAL READING: _____, 2026

_____

Joey Hobbs, Mayor

_____

Anthony Burrows, Finance Director

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY OWNED BY RONALD L. CLOUSE AT 419 WOODBURY HIGHWAY FROM R-3 TO C-2

WHEREAS the City of Manchester has a currently enacted Zoning Ordinance and Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting October 19, 2026, considered the rezoning request that the property owned by Ronald L. Clouse, described below, be rezoned from R-3 to C-2, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of C-2 to the following described property owned by Ronald L. Clouse at 419 Woodbury Highway:

Map 67P Group C Parcel 010.00

BEING a part of Lot No. 1 in the HENDRIXSON SUBDIVISION according to a map or plat thereof of record in Trust Deed Book 82, page 445, ROCCTN, and beginning at an iron stake located in the West margin of Hwy 53, 116.5 feet in a southerly direction from the South margin of Hendrixson Drive, and running S 5 degrees West along the West margin of Hwy 53 126.5 feet to an iron stake; thence N 87 degrees 30 minutes W 231.9 feet to an iron stake, thence N 5 degrees E 119 feet to an iron stake; thence N 57 degrees E 24.6 feet to an iron stake; thence S 85 degrees 45 minutes East passing an iron stake at 100 feet and continuing on in all 213 feet

to an iron stake located in the West margin of Hwy 53, the same being the point of beginning., and being the property obtained by the requestor and described in WDB. 107, pg. 220.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as C-2; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on October 19, 2026.

PASSED FIRST READING: Nov. 3, 2026

PASSED SECOND AND FINAL READING: _____, 2026

_____
Joey Hobb, Mayor

_____
Anthony Burrows, Finance Director

419 Woodbury Hwy Land Use Plan



10/21/2026, 2:15:09 PM

1:2,018

0 75 150 300 ft

0 20 40 80 m

- Manchester City Limit
- Coffee UGB
- MANCHESTER
- TULLAHOMA
- Coffee Parcels
- Coffee Addresses
- Manchester Historic Zoning

Manchester Landuse

- Commercial, Central and General Neighborhood
- Industrial, Heavy
- Industrial, Light
- Institutional and Other Public
- Recreational and Open Space
- Residential Low Density / Single Family Duplexes
- Residential Medium Density / Single Family Duplexes
- Residential High Density Multi-Family
- High Density Mobile Home

Coffee County, TN - Property Assessor's Office, Andrew Ragland
William F. Ayers & Associates LLC
office: 931-967-4570, Vantor

419 Woodbury Hwy zoning



10/21/2026, 2:17:08 PM

1:2,018

0 75 150 300 ft

0 20 40 80 m

- Manchester City Limit
- Coffee UGB
- MANCHESTER
- TULLAHOMA
- Coffee Parcels
- Coffee Addresses

Manchester Zoning

- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- R-1
- R-2
- R-2A
- R-2M
- R-3
- R-4
- Manchester Historic Zoning

Coffee County, TN - Property Assessor's Office, Andrew Ragland
William F. Ayers & Associates LLC
office: 931-967-4570, Vantor

FEE: 200.00

DATE: 9-21-26

MEETING DATE: 10/19/26
TIME OF MEETING: **5:30 P.M.**
LOCATION: **City Hall Meeting Room**

CASE#: 16-2026
( ) APPROVAL
( ) DISAPPROVAL
( ) NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

NAME OF PROPERTY OWNER: Ronald h. Clouse

ADDRESS OF OWNER: 419 Woodbury Hwy

PHONE: (Home) 9315815038 (Work) NA

I hereby request to the Manchester Planning Commission:

θ **Rezoning** R-3 Residential **to** Commercial C-2

Intended use: Preparing to sell

ADDRESS OF PROPERTY: 419 Woodbury Hwy

Property Tax Map No. 067P Group C Control Map _____ Parcel No. 009.00

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0-_____
Map Revised: August 4, 2008.

NOTE: _____

I do hereby certify that the information given above is accurate/correct to the best of my knowledge.

Renee Hall
Signature of Owner / Authorized Agent
poa for Ronald L Clouse

θ Rezoning instruction sheet received _____

θ Site Plan checklist received _____

CITY OF MANCHESTER, TENNESSEE
Codes Department
107 Hillsboro Blvd.
Manchester TN, 37355
931-728-4652

Plat Application

Date: 09/23/2026

Applicant / Owner

Applicant Name:	Ronald L. Clouse	Owner Name:	Ronald L. Clouse
Address:	419 Woodbury Hwy	Address:	419 Woodbury Hwy
City, State, Zip:	Manchester TN 37355	City, State, Zip:	
Phone:	931-581-5038	Phone:	931-581-5038
Email:		Email:	

Project

Project Name:	Clouse rezoning	Zoning:	R-3
Location:	419 Woodbury Hwy	PC Meeting:	10/19/2026
Tax Map #:	067P	Number of Lots:	1
Parcels:	010.00		

Project Description: Rezoning from R-3 to C-2

I do hereby certify that the information contained herein is true and correct.

Name

09/23/2026
Date

Coffee County - Parcel: 067P C 010.00



Date: October 19, 2026

County: COFFEE
Owner: CLOUSE RONALD L ETUX DIANE
Address: WOODBURY HWY 419
Parcel ID: 067P C 010.00
Deeded Acreage: 0
Calculated Acreage: 0

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY OWNED BY JOEY AND MICHELLE PHILLIPS AT 801 OAKDALE ST. FROM R-3 TO R-4

WHEREAS the City of Manchester has a currently enacted Zoning Ordinance and Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting November 16, 2026, considered the rezoning request that the property owned by Joey and Michelle Phillips, described below, be rezoned from R-3 to R-4, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-4 to the following described property owned by Joey and Michelle Phillips at 801 Oakdale Street, Manchester, TN: **Map 076P, Group A, Parcel 020.01**

Being in the 1st (formerly 6th) Civil District of Coffee County, State of Tennessee, and in the City of Manchester, and beginning at a stake in the east margin of Oakdale Street, said place of beginning being north 03 deg. east along the east margin of Oakdale Street from Finchum's northwest corner; thence north 03 deg. east along the east margin of Oakdale Street 87 feet to a stake; thence in a northeasterly direction following a 20-foot radius to a stake in the south margin of Coffee Street; thence south 87 deg. east along the south margin of Coffee Street 105 feet to a stake; thence south 03 deg. west 97 feet to a stake; thence north 87 deg. west 115 feet to the place of beginning, as surveyed by W.C. Ingram, Coffee County Surveyor, on the 11th day of October, 1972.

Being the same property conveyed to Thomas Sain by deed of record in Deed Book 138, page 236, Register's Office of Coffee County, Tennessee.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as R-4; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on November 16, 2026.

PASSED FIRST READING: _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

_____
Joey Hobb, Mayor

_____
Anthony Burrows, Finance Director

801 Oakdale Zoning



11/17/2026, 3:21:09 PM

1:1,545

0 55 110 220 ft

0 15 30 60 m

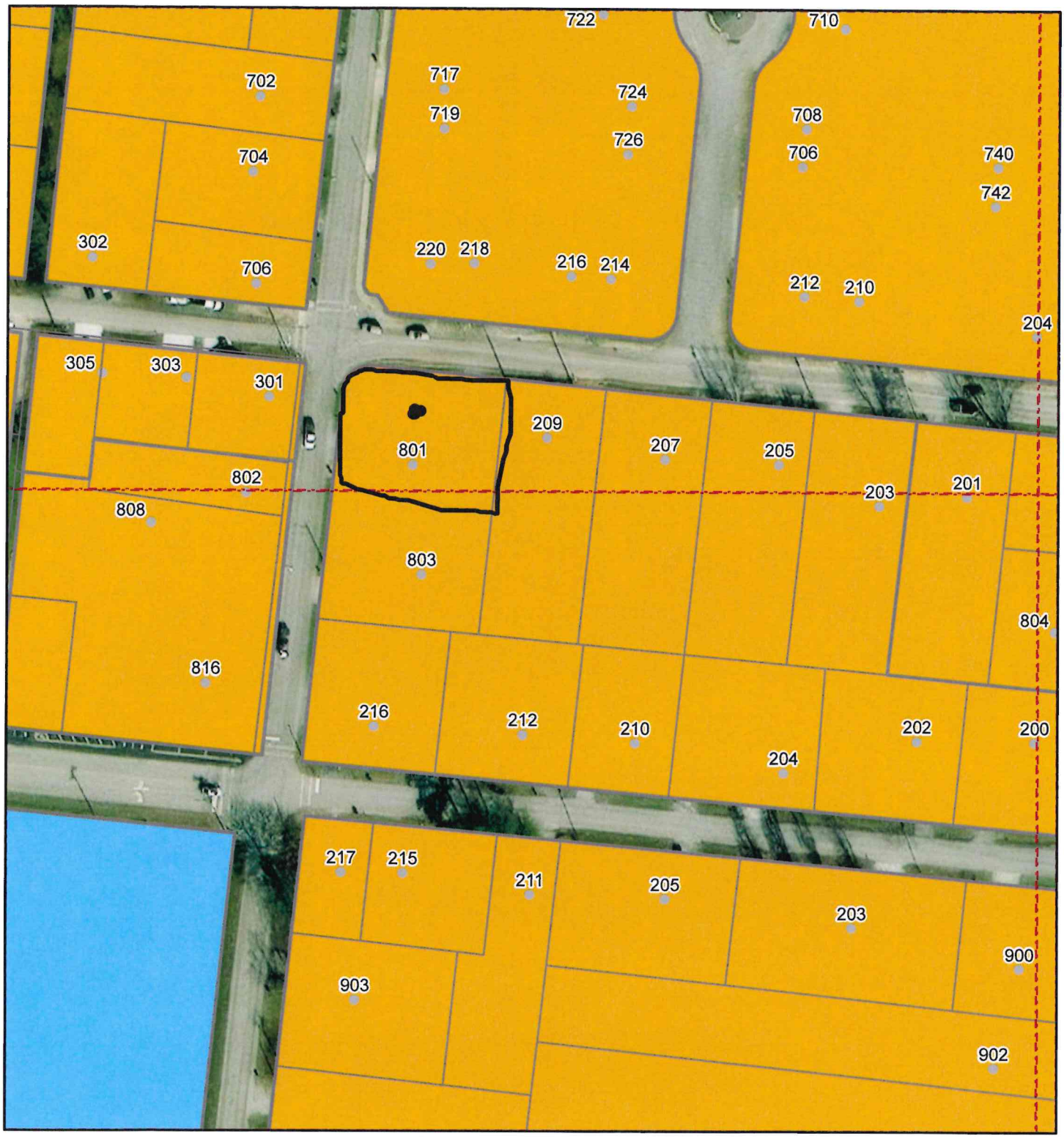
- Manchester City Limit
- Coffee UGB
- MANCHESTER
- TULLAHOMA
- Coffee Parcels
- Coffee Addresses

Manchester Zoning

- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- R-1
- R-2
- R-2A
- R-2M
- R-3
- R-4
- Manchester Historic Zoning

Coffee County, TN - Property Assessor's Office, Andrew Ragland
William F. Ayers & Associates LLC
office: 931-967-4570, Vantor

801 Oakdale Land Use plan



11/17/2026, 3:23:16 PM

1:1,545

0 55 110 220 ft

0 15 30 60 m

- Manchester City Limit
- Coffee UGB
- MANCHESTER
- TULLAHOMA
- Coffee Parcels
- Coffee Addresses
- Manchester Historic Zoning

Manchester Landuse

- Commercial, Central and General Neighborhood
- Industrial, Heavy
- Industrial, Light
- Institutional and Other Public
- Recreational and Open Space
- Residential Low Density / Single Family Duplexes
- Residential Medium Density / Single Family Duplexes
- Residential High Density Multi-Family
- High Density Mobile Home

Coffee County, TN - Property Assessor's Office, Andrew Ragland
William F. Ayers & Associates LLC
office: 931-967-4570, Vantor

Coffee County - Parcel: 076P A 020.01



Date: November 17, 2026

County: COFFEE
Owner: PHILLIPS MICHELLE & JOSEPH
Address: OAKDALE ST 801
Parcel ID: 076P A 020.01
Deeded Acreage: 0
Calculated Acreage: 0

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

The property lines are compiled from information maintained by your local

City of Manchester
Board of Mayor and Alderman
Beer Board Agenda
December 1, 2026

Immediately Following the Mayor and Aldermen Board Meeting

Call the Meeting to Order:

Approval of Agenda:

Citizen Comments:

Application(s):

1. Name of Business: Dollar General #3522; Business Address: 1720 McArthur St., Manchester, TN 37355; Previous Name of Business: n/a; Name and Address of Property Owner: Dolencorp, LLC., Montgomery Turner Sr., PO Box 150326, Nashville, TN 37215; Name of Applicant: Matt Ciramella, Woodbury TN; Application is for Off-premises consumption and retail.

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Adjournment: