CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
AGENDA
November 3, 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**
   10-6-26 BOMA 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 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

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.

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.

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.

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.

c) 1st reading of an ordinance regulation Residential Energy Storage Systems within the City of Manchester, TN; sponsored by Vice Mayor Parsley.

d) 1st reading of an ordinance regulating Commercial and Industrial Energy Storage Systems within the City of Manchester, Tn; sponsored by Vice Mayor Parsley.

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.

10. **OLD BUSINESS**
    - City School Admin. Bldg. Fort St.
11. **NEW BUSINESS**
    - Tourism Commission BOMA appointments
    - Meeting Dates & BOMA assignments
12. **ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN**
13. **ADJOURNMENT:**

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
October 6, 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 Minister Hillsman, 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 French made a motion to approve and seconded by Alderman Crosslin. The motion passed 6-0.

APPROVAL OF MINUTES: Alderman Crosslin made a motion to approve the 9-1-26 BOMA Meeting Minutes and BOMA Beer Board minutes. Seconded by Vice Mayor Parsley and the motion passed 6-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: Nicholas Northcutt of Northcutt Surveying spoke on Ordinance C. A discussion ensued with Alderman Threet and Alderman French regarding Ordinance C. Alderman Anderson stated the floor was open to Citizens not discussion from the board. Steve Burnett spoke on Resolution B and Ordinance E.

COMMENTS FROM MAYOR: Mayor Hobbs welcomed everyone.

Safety Committee- Chief Chambers discussed the MFD Sept. Report, Chief Floied discussed the MPD Sept. Report, Community Development & Zoning Director Brittany Fiske discussed her Safety Audit and TOSHA the next Safety meeting scheduled for 10-12-26

Finance Committee- Director Burrows discussed his September report, and next Finance Committee meeting will meet on 10-20-26.

Street Committee- Director Gannon discussed his September report, and next Street Committee meeting is scheduled for 10-8-26.

Water /Sewer Commission- Director Foley discussed the Sept. MWSD report and stated there would be a Special Call Water & Sewer Commission meeting on 10-22-26.

Recreation Commission-Director Fox discussed his September Report and stated the next Parks & Rec. Commission would be on 10-14-26.

Tourism- Director Hughes discussed the Tourism September report and next meeting would be scheduled for 10-12-26.

Planning & Zoning Commission- Director Fiske discussed September Report and next meeting would be 10-19-26.

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

RESOLUTIONS AND ORDINANCES

Resolutions:

a) A resolution of the City of Manchester, Tennessee to declare certain property owned by the City to be surplus to the City's needs and directing sale of same; sponsored by Mayor Hobbs. 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 resolution passed 6-0.

b) A resolution to approve a contract in the base amount of 73,744.00 with tickI0T, inc. for the Parks surveillance camera system project; sponsored by Alderman Threet. Alderman Threet 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.

Ordinances:

a) 2nd reading of an ordinance amending provisions to Manchester Municipal Code 4-218 regarding vacation leave; sponsored by Alderman Crosslin. Alderman French made a motion to approve and seconded by Alderman Anderson. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed 2nd and final reading 6-0.
b) 2nd reading of an ordinance amending provisions to Manchester Municipal Code 4-208 regarding nepotism; sponsored by Alderman Crosslin. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and after none called for the roll. The ordinance passed 2nd and final reading 5-1 with Alderman Anderson voting nay.
c) 1st reading of an ordinance zoning property owned by Curl Properties, LLC. located at 1409 Oakdale Street previously annexed into the City, as R-4 residential; sponsored by Alderman Thornton. Alderman Crosslin made a motion to approve and seconded by Alderman Anderson. Mayor Hobbs opened the floor to discussion. A discussion ensued and Mayor Hobbs called for the roll. The ordinance failed with 4 voting nay Alderman Anderson, Alderman Crosslin, Alderman Thornton, Vice Mayor Parsley. Abstaining Alderman French and Alderman Threet.
d) 1st reading of an ordinance rezoning property owned by Ronnie Randall on Belmont Drive from R-3 to R-4, consisting of 16.84 acres; sponsored by Alderman Thornton. Alderman Anderson made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion. A discussion ensued and Mayor Hobbs called for the roll. The ordinance failed 5 voting nay Alderman Anderson, Alderman Crosslin, Alderman Threet, Alderman Thornton, Vice Mayor Parsley. Alderman French abstaining.
e) 1st 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 Anderson made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed first reading 6-0.

OLD BUSINESS- none

NEW BUSINESS –

- Library Donation $20,000 – Alderman French made a motion to approve and seconded by Alderman Anderson. Mayor Hobbs opened the floor to discussion. The motion passed 6-0.
- Tourism Commission – the BOMA appointed Kendall Layne, Kayla Transue, Leanne Williams, Janet Thornton, Timothy Miles voting 6-0. Mayor Hobbs discussed the two Alderman seats to be appointed to the Tourism Commission at the next BOMA meeting in November.
- Manchester Housing Authority 2 vacancies – Mayoral Appointment – Mayor Hobbs reappointed Wilbert Eppenger and Lois Fletcher.
- Planning & Zoning Commission 1 vacancy - Mayoral Appointment – Mayor Hobbs appointed Mark Messick for a term ending in 2029.

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 Vice Mayor Parsley. The motion to adjourn was passed 6-0. The meeting adjourned at 7:27 p.m.

SIGNATURES:

_____

Mayor Joey Hobbs

_____

Executive Administrative Assistant Keele

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CONTRACT IN THE AMOUNT OF ONE MILLION, SEVEN HUNDRED SIXTY-SIX THOUSAND, FIVE HUNDRED FIFTY-SIX AND 00/100 DOLLARS ($1,766,556.00) WITH FISCHER EXCAVATING, INC FOR BASIN E SEWER REHABILITATION PROJECT #102-191

WHEREAS the City of Manchester solicited bids for the provision of certain specified sewer rehabilitation improvements in Project #102-191; and

WHEREAS the bids were reviewed by the Bid Committee and after said review, they and the City Engineer recommended acceptance of the base bid, of Fischer Excavating, Inc., for selected areas of Project #102-191, as it was the lowest responsive and responsible bid; and

WHEREAS Manchester Municipal Code Section 5-703(4) of the City of Manchester requires any obligation of the City on any contract in excess of $50,000 be approved by resolution as it is in the best interest of the City of Manchester, Tennessee.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester enter into a contract with Fischer Excavating, Inc. for sewer rehabilitation improvements in Project # 102-191; for the bid of One Million, Seven Hundred Sixty-Six Thousand, Five Hundred Fifty-Six and 00/100 Dollars ($1,766,556.00) including all alternatives.

Resolved this _____ day of November 2026.

_____
Joey Hobbs, Mayor

_____
Anthony Burrows, Finance Director

St. John ENGINEERING, LLC
ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

September 23, 2026

Mr. Lonnie Foley
Director
Manchester Water & Sewer Department
736 W. High Street
Manchester, TN 37355

RE: Engineer's Recommendation of Award
Basin E Sewer Rehabilitation – Funded by 2023 EDA Grant
Project Number 102-191

Mr. Foley:

Bids for the above-referenced sewer project were received and publicly opened on September 18, 2026 at 2:00 PM in the Manchester City Hall Board Room, at which time and place, the bids were opened and publicly read aloud. A total of ten (10) bids were received. However, only nine bids were read aloud because one was rejected due to the bidder failing to acknowledge the addendum. Two more of the bids were rejected due to failing to include all information in the bid submittal as required by the contract documents. Therefore, there were seven (7) bids that were accepted as responsive as shown in the attached Bid Tabulation.

We have reviewed the bids for mathematical accuracy, completeness, and compliance with the requirements of the Contract Documents. Based on our review, Fischer Excavating, Inc. submitted the lowest responsive and responsible bid in the amount of **$1,766,556.00** including all alternates.

St. John Engineering, LLC and the City of Manchester have recent experience working with Fischer Excavating, Inc. on a similar sewer project which was completed within the contract time and budget and working on the project was a positive experience for all parties involved. The Tennessee Contractors Licensing Board online database was checked and Fischer Excavating, Inc. has the appropriate licensing and limits. Therefore, based on recent experience, the bid documents submitted, available information concerning the Contractor's qualifications, and the funding available for the project, it is our recommendation that the City award the contract with all five (5) alternates included for the **Basin E Sewer Rehabilitation** to **Fischer Excavating, Inc.** in the amount of **$1,766,556.00**, subject to the following:

1. Approval by the Board of Mayor and Alderman;
2. Receipt of all required bonds, insurance certificates, licenses, and other post-bid documentation;
3. Approval or concurrence by the Economic Development Administration (EDA); and
4. Final review and execution of the Contract Documents by the City.

This recommendation is based on information available as of the date of this letter and does not constitute authorization for the Contractor to begin work. The Contractor should not proceed until the Contract has been fully executed and the City has issued a written Notice to Proceed.

Because this project was bid using unit prices, the bid amount is based on the estimated quantities shown in the Bid Form. The final Contract amount will be determined by the actual quantities of work satisfactorily completed and accepted, multiplied by the applicable unit prices contained in the Contractor's bid. Accordingly, the final cost may be greater or less than the bid amount depending on actual field conditions and quantities required to complete the work. Any material changes in the scope of work will be addressed in accordance with the Contract Documents and the City's applicable purchasing requirements.

Please contact me if you have any questions or require additional information regarding this recommendation.

Sincerely,



Adam Carter, P.E.
St. John Engineering, LLC

Attached: Bid Tabulation

Cc: Anthony Burrows, Finance Director
Giny McBride, Purchasing Agent

FINAL BID TABULATION

Basin E Sewer Rehabilitation - Manchester, TN
Bid Opening: Friday - 9/18/26 - 2pm
Project #: 102-191

NO.	ITEM	EST QTY	UNIT	Prince Utility, LLC 1233 South Jackson Street Tullahoma, TN 37389 UNIT PRICE	Prince Utility, LLC TOTAL PRICE	Fischer Excavating 1567 Heine Road Freeport, IL 61032 UNIT PRICE	Fischer Excavating TOTAL PRICE	John T. Hall Construction, Inc. PO Box 960 Sparta, TN 38583 UNIT PRICE	John T. Hall Construction, Inc. TOTAL PRICE	JDS, inc. 272 Hurricane Shoals Rd. NE Lawrenceville, GA 30046 UNIT PRICE	JDS, inc. TOTAL PRICE	Hawkins & Price, LLC 6815 TN-64 Wartrace, TN 37183 UNIT PRICE	Hawkins & Price, LLC TOTAL PRICE	Cleary Construction Inc. 2906 Edmonston Road Tompkinsville, KY 42167 UNIT PRICE	Cleary Construction Inc. TOTAL PRICE	Cliff Carey General Contractors, Inc. 4804 Coles Ferry Pike Lebanon, TN 37086 UNIT PRICE	Cliff Carey General Contractors, Inc. TOTAL PRICE	Curl Construction & Excavating, LLC 505 West Blackman Blvd. Wartrace, TN 37183 UNIT PRICE	Curl Construction & Excavating, LLC TOTAL PRICE	Lambert Contracting, LLC 31303 US Hwy 72 Hollywood, AL 35752 UNIT PRICE	Lambert Contracting, LLC TOTAL PRICE	APAC Atlantic, Inc. DBA Talley Construction 1751 McFarland Avenue UNIT PRICE	APAC Atlantic, Inc. DBA Talley Construction TOTAL PRICE
PROJECT AREA A																							
1	ROCK EXCAVATION	818	CY	$ 50.00	$ 40,900.00	$ 81.00	$ 66,258.00	$ 110.00	$ 89,980.00	$ 250.00	$ 204,500.00	$ 145.00	$ 118,610.00	$ 1.00	$ 818.00	$ 96.00	$ 78,528.00	$ 80.00	$ 65,440.00	$ 288.00	$ 235,584.00	$ -	$ -
2	AGGREGATE DRIVEWAY RESTORATION (6 IN THICK)	12500	SF	$ 1.00	$ 12,500.00	$ 1.28	$ 16,000.00	$ 2.00	$ 25,000.00	$ 2.00	$ 25,000.00	$ 4.00	$ 50,000.00	$ 2.25	$ 28,125.00	$ 28.00	$ 350,000.00	$ 3.00	$ 37,500.00	$ 5.00	$ 62,500.00	$ -	$ -
3	PROJECT SIGN	1	LS	$ 550.00	$ 550.00	$ 1,500.00	$ 1,500.00	$ 1,000.00	$ 1,000.00	$ 1,800.00	$ 1,800.00	$ 430.00	$ 430.00	$ 5,000.00	$ 5,000.00	$ 500.00	$ 500.00	$ 3,500.00	$ 3,500.00	$ 6,640.00	$ 6,640.00	$ -	$ -
4	ASPHALT PVMT REPAIR (FULL DEPTH)	3000	SF	$ 12.00	$ 36,000.00	$ 13.00	$ 39,000.00	$ 20.00	$ 60,000.00	$ 15.00	$ 45,000.00	$ 6.50	$ 19,500.00	$ 27.00	$ 81,000.00	$ 25.72	$ 77,160.00	$ 28.00	$ 84,000.00	$ 28.00	$ 84,000.00	$ -	$ -
5	ASPHALT PVMT MILLING & RESURFACING (1.5 IN DEPTH)	18000	SF	$ 8.00	$ 144,000.00	$ 2.50	$ 45,000.00	$ 5.00	$ 90,000.00	$ 4.00	$ 72,000.00	$ 4.00	$ 72,000.00	$ 5.00	$ 90,000.00	$ 14.00	$ 252,000.00	$ 7.25	$ 130,500.00	$ 6.00	$ 108,000.00	$ -	$ -
6	STREAM CROSSING (LITTLE DUCK RIVER)	0	LS	$ 32,767.00	$ -	$ 17,400.00	$ -	$ 55,000.00	$ -	$ 64,000.00	$ -	$ 120,600.00	$ -	$ 87,500.00	$ -	$ 172,000.00	$ -	$ 50,000.00	$ -	$ 67,000.00	$ -	$ -	$ -
7	24 IN PVC SEWER PIPE, SDR-26 (0 FT - 6 FT DEEP)	265	LF	$ 278.00	$ 73,670.00	$ 203.00	$ 53,795.00	$ 400.00	$ 106,000.00	$ 388.00	$ 102,820.00	$ 470.00	$ 124,550.00	$ 625.00	$ 165,625.00	$ 379.00	$ 100,435.00	$ 300.00	$ 79,500.00	$ 309.00	$ 81,885.00	$ -	$ -
8	24 IN PVC SEWER PIPE, SDR-26 (6 FT - 10 FT DEEP)	2039	LF	$ 304.00	$ 619,856.00	$ 360.00	$ 734,040.00	$ 450.00	$ 917,550.00	$ 428.00	$ 872,692.00	$ 480.00	$ 978,720.00	$ 720.00	$ 1,468,080.00	$ 391.00	$ 797,249.00	$ 370.00	$ 754,430.00	$ 343.00	$ 699,377.00	$ -	$ -
9	24 IN PVC SEWER PIPE, SDR-26 (10 FT - 15 FT DEEP)	122	LF	$ 353.00	$ 43,066.00	$ 283.00	$ 34,526.00	$ 500.00	$ 61,000.00	$ 468.00	$ 57,096.00	$ 490.00	$ 59,780.00	$ 850.00	$ 103,700.00	$ 410.00	$ 50,020.00	$ 500.00	$ 61,000.00	$ 490.00	$ 59,780.00	$ -	$ -
10	24 IN PVC SEWER PIPE, SDR-26 (>15 FT DEEP)	0	LF	$ 371.00	$ -	$ 514.00	$ -	$ 550.00	$ -	$ 515.00	$ -	$ 500.00	$ -	$ 1,025.00	$ -	$ 460.00	$ -	$ 1,000.00	$ -	$ 590.00	$ -	$ -	$ -
11	24 IN DIP SEWER PIPE, PC 350	0	LF	$ 541.00	$ -	$ 690.00	$ -	$ 650.00	$ -	$ 540.00	$ -	$ 565.00	$ -	$ 1,420.00	$ -	$ 340.00	$ -	$ 850.00	$ -	$ 727.00	$ -	$ -	$ -
12	48 IN DIA MANHOLE (0 FT - 10 FT DEEP)	7	EA	$ 9,285.00	$ 65,065.00	$ 11,506.00	$ 80,542.00	$ 11,800.00	$ 82,600.00	$ 12,500.00	$ 87,500.00	$ 14,150.00	$ 99,050.00	$ 14,500.00	$ 101,500.00	$ 10,580.00	$ 74,060.00	$ 39,500.00	$ 276,500.00	$ 19,100.00	$ 133,700.00	$ -	$ -
13	48 IN DIA MANHOLE (10 FT - 15 FT DEEP)	1	EA	$ 11,275.00	$ 11,275.00	$ 14,393.00	$ 14,393.00	$ 14,800.00	$ 14,800.00	$ 14,500.00	$ 14,500.00	$ 14,990.00	$ 14,990.00	$ 15,000.00	$ 15,000.00	$ 14,620.00	$ 14,620.00	$ 54,500.00	$ 54,500.00	$ 19,100.00	$ 19,100.00	$ -	$ -
14	48 IN DIA MANHOLE (> 15 FT DEEP)	0	EA	$ 21,230.00	$ -	$ 23,544.00	$ -	$ 17,800.00	$ -	$ 29,700.00	$ -	$ 16,000.00	$ -	$ 27,500.00	$ -	$ 25,540.00	$ -	$ 68,000.00	$ -	$ 27,500.00	$ -	$ -	$ -
15	60 IN DIA MANHOLE (0 FT - 10 FT DEEP)	2	EA	$ 13,200.00	$ 26,400.00	$ 12,235.00	$ 24,470.00	$ 17,800.00	$ 35,600.00	$ 15,000.00	$ 30,000.00	$ 18,030.00	$ 36,060.00	$ 14,500.00	$ 29,000.00	$ 18,750.00	$ 37,500.00	$ 44,000.00	$ 88,000.00	$ 22,000.00	$ 44,000.00	$ -	$ -
16	60 IN DIA MANHOLE (10 FT - 15 FT DEEP)	1	EA	$ 12,375.00	$ 12,375.00	$ 16,452.00	$ 16,452.00	$ 17,800.00	$ 17,800.00	$ 17,000.00	$ 17,000.00	$ 18,875.00	$ 18,875.00	$ 15,000.00	$ 15,000.00	$ 20,045.00	$ 20,045.00	$ 56,500.00	$ 56,500.00	$ 22,100.00	$ 22,100.00	$ -	$ -
17	4 IN OR 6 IN PVC SEWER SERVICE CONNECTION	4	EA	$ 11,165.00	$ 44,660.00	$ 7,685.00	$ 30,740.00	$ 7,500.00	$ 30,000.00	$ 7,300.00	$ 29,200.00	$ 14,330.00	$ 57,320.00	$ 16,000.00	$ 64,000.00	$ 12,480.00	$ 49,920.00	$ 10,600.00	$ 42,400.00	$ 18,150.00	$ 72,600.00	$ -	$ -
18	4 IN OR 6 IN PVC SEWER SERVICE LINE	80	LF	$ 34.00	$ 2,720.00	$ 163.00	$ 13,040.00	$ 60.00	$ 4,800.00	$ 104.00	$ 8,320.00	$ 95.00	$ 7,600.00	$ 200.00	$ 16,000.00	$ 44.00	$ 3,520.00	$ 165.00	$ 13,200.00	$ 120.00	$ 9,600.00	$ -	$ -
19	CONCRETE PIPE ANCHORS	12	EA	$ 1,155.00	$ 13,860.00	$ 1,789.00	$ 21,468.00	$ 1,000.00	$ 12,000.00	$ 2,250.00	$ 27,000.00	$ 1,930.00	$ 23,160.00	$ 2,000.00	$ 24,000.00	$ 1,309.00	$ 15,708.00	$ 2,335.00	$ 28,020.00	$ 1,600.00	$ 19,200.00	$ -	$ -
20	CONCRETE ENCASEMENT (24 IN DIP)	0	LF	$ 473.00	$ -	$ 267.00	$ -	$ 250.00	$ -	$ 186.00	$ -	$ 325.00	$ -	$ 425.00	$ -	$ 210.00	$ -	$ 507.00	$ -	$ 730.00	$ -	$ -	$ -
21	UNDERCUTTING AND STONE REFILL	60	CY	$ 56.00	$ 3,360.00	$ 137.00	$ 8,220.00	$ 50.00	$ 3,000.00	$ 90.00	$ 5,400.00	$ 135.00	$ 8,100.00	$ 140.00	$ 8,400.00	$ 43.00	$ 2,580.00	$ 133.60	$ 8,016.00	$ 328.00	$ 19,680.00	$ -	$ -
22	FULL STONE TRENCH BACKFILL	340	LF	$ 88.00	$ 29,920.00	$ 60.00	$ 20,400.00	$ 75.00	$ 25,500.00	$ 106.00	$ 36,040.00	$ 86.00	$ 29,240.00	$ 95.00	$ 32,300.00	$ 39.00	$ 13,260.00	$ 171.00	$ 58,140.00	$ 236.00	$ 80,240.00	$ -	$ -
TOTAL BASE BID					**$ 1,180,177.00**		**$ 1,219,844.00**		**$ 1,576,630.00**		**$ 1,635,868.00**		**$ 1,717,985.00**		**$ 2,247,548.00**		**$ 1,937,105.00**		**$ 1,841,146.00**		**$ 1,757,986.00**		**$ -**
ADD ALTERNATE NO. 1																							
1	ROCK EXCAVATION	77	CY	$ 50.00	$ 3,850.00	$ 81.00	$ 6,237.00	$ 110.00	$ 8,470.00	$ 250.00	$ 19,250.00	$ 145.00	$ 11,165.00	$ 1.00	$ 77.00	$ 96.00	$ 7,392.00	$ 80.00	$ 6,160.00	$ 288.00	$ 22,176.00	$ -	$ -
8	24 IN PVC SEWER PIPE, SDR-26 (6 FT - 10 FT DEEP)	184	LF	$ 304.00	$ 55,936.00	$ 360.00	$ 66,240.00	$ 450.00	$ 82,800.00	$ 428.00	$ 78,752.00	$ 480.00	$ 88,320.00	$ 720.00	$ 132,480.00	$ 391.00	$ 71,944.00	$ 370.00	$ 68,080.00	$ 343.00	$ 63,112.00	$ -	$ -
12	48 IN DIA MANHOLE (0 FT - 10 FT DEEP)	1	EA	$ 9,295.00	$ 9,295.00	$ 11,506.00	$ 11,506.00	$ 11,800.00	$ 11,800.00	$ 12,500.00	$ 12,500.00	$ 14,150.00	$ 14,150.00	$ 14,500.00	$ 14,500.00	$ 10,580.00	$ 10,580.00	$ 39,500.00	$ 39,500.00	$ 19,100.00	$ 19,100.00	$ -	$ -
17	4 IN OR 6 IN PVC SEWER SERVICE CONNECTION	1	EA	$ 11,165.00	$ 11,165.00	$ 7,685.00	$ 7,685.00	$ 7,500.00	$ 7,500.00	$ 7,300.00	$ 7,300.00	$ 14,330.00	$ 14,330.00	$ 16,000.00	$ 16,000.00	$ 12,480.00	$ 12,480.00	$ 10,600.00	$ 10,600.00	$ 18,150.00	$ 18,150.00	$ -	$ -
18	4 IN OR 6 IN PVC SEWER SERVICE LINE	20	LF	$ 34.00	$ 680.00	$ 163.00	$ 3,260.00	$ 60.00	$ 1,200.00	$ 104.00	$ 2,080.00	$ 95.00	$ 1,900.00	$ 200.00	$ 4,000.00	$ 44.00	$ 880.00	$ 165.00	$ 3,300.00	$ 120.00	$ 2,400.00	$ -	$ -
TOTAL ADD ALTERNATE NO. 1					**$ 80,926.00**		**$ 94,928.00**		**$ 111,770.00**		**$ 119,882.00**		**$ 129,865.00**		**$ 167,057.00**		**$ 103,276.00**		**$ 127,640.00**		**$ 124,938.00**		**$ -**
ADD ALTERNATE NO. 2																							
1	ROCK EXCAVATION	40	CY	$ 50.00	$ 2,000.00	$ 81.00	$ 3,240.00	$ 110.00	$ 4,400.00	$ 250.00	$ 10,000.00	$ 145.00	$ 5,800.00	$ 1.00	$ 40.00	$ 96.00	$ 3,840.00	$ 80.00	$ 3,200.00	$ 288.00	$ 11,520.00	$ -	$ -
6	STREAM CROSSING (LITTLE DUCK RIVER)	1	LS	$ 32,767.00	$ 32,767.00	$ 17,400.00	$ 17,400.00	$ 55,000.00	$ 55,000.00	$ 64,000.00	$ 64,000.00	$ 120,600.00	$ 120,600.00	$ 87,500.00	$ 87,500.00	$ 172,000.00	$ 172,000.00	$ 50,000.00	$ 50,000.00	$ 67,000.00	$ 67,000.00	$ -	$ -
11	24 IN DIP SEWER PIPE, PC 350	91	LF	$ 541.00	$ 49,231.00	$ 690.00	$ 62,790.00	$ 650.00	$ 59,150.00	$ 540.00	$ 49,140.00	$ 565.00	$ 51,415.00	$ 1,420.00	$ 129,220.00	$ 340.00	$ 30,940.00	$ 850.00	$ 77,350.00	$ 727.00	$ 66,157.00	$ -	$ -
12	48 IN DIA MANHOLE (0 FT - 10 FT DEEP)	1	EA	$ 9,295.00	$ 9,295.00	$ 11,506.00	$ 11,506.00	$ 11,800.00	$ 11,800.00	$ 12,500.00	$ 12,500.00	$ 14,150.00	$ 14,150.00	$ 14,500.00	$ 14,500.00	$ 10,580.00	$ 10,580.00	$ 39,500.00	$ 39,500.00	$ 19,100.00	$ 19,100.00	$ -	$ -
20	CONCRETE ENCASEMENT (24 IN DIP)	60	LF	$ 473.00	$ 28,380.00	$ 267.00	$ 16,020.00	$ 250.00	$ 15,000.00	$ 186.00	$ 11,160.00	$ 325.00	$ 19,500.00	$ 425.00	$ 25,500.00	$ 210.00	$ 12,600.00	$ 507.00	$ 30,420.00	$ 730.00	$ 43,800.00	$ -	$ -
TOTAL ADD ALTERNATE NO. 2					**$ 121,673.00**		**$ 110,956.00**		**$ 145,350.00**		**$ 146,800.00**		**$ 211,465.00**		**$ 256,760.00**		**$ 229,960.00**		**$ 200,470.00**		**$ 207,577.00**		**$ -**
ADD ALTERNATE NO. 3																							
1	ROCK EXCAVATION	130	CY	$ 50.00	$ 6,500.00	$ 81.00	$ 10,530.00	$ 110.00	$ 14,300.00	$ 250.00	$ 32,500.00	$ 145.00	$ 18,850.00	$ 1.00	$ 130.00	$ 96.00	$ 12,480.00	$ 80.00	$ 10,400.00	$ 288.00	$ 37,440.00	$ -	$ -
8	24 IN PVC SEWER PIPE, SDR-26 (6 FT - 10 FT DEEP)	317	LF	$ 304.00	$ 96,368.00	$ 360.00	$ 114,120.00	$ 450.00	$ 142,650.00	$ 428.00	$ 135,676.00	$ 480.00	$ 152,160.00	$ 720.00	$ 228,240.00	$ 391.00	$ 123,947.00	$ 370.00	$ 117,290.00	$ 343.00	$ 108,731.00	$ -	$ -
12	48 IN DIA MANHOLE (0 FT - 10 FT DEEP)	1	EA	$ 9,295.00	$ 9,295.00	$ 11,506.00	$ 11,506.00	$ 11,800.00	$ 11,800.00	$ 12,500.00	$ 12,500.00	$ 14,150.00	$ 14,150.00	$ 14,500.00	$ 14,500.00	$ 10,580.00	$ 10,580.00	$ 39,500.00	$ 39,500.00	$ 19,100.00	$ 19,100.00	$ -	$ -
TOTAL ADD ALTERNATE NO. 3					**$ 112,163.00**		**$ 136,156.00**		**$ 168,750.00**		**$ 180,676.00**		**$ 185,160.00**		**$ 242,870.00**		**$ 147,007.00**		**$ 167,190.00**		**$ 165,271.00**		**$ -**
ADD ALTERNATE NO. 4																							
1	ROCK EXCAVATION	85	CY	$ 50.00	$ 4,250.00	$ 81.00	$ 6,885.00	$ 110.00	$ 9,350.00	$ 250.00	$ 21,250.00	$ 145.00	$ 12,325.00	$ 1.00	$ 85.00	$ 96.00	$ 8,160.00	$ 80.00	$ 6,800.00	$ 288.00	$ 24,480.00	$ -	$ -
8	24 IN PVC SEWER PIPE, SDR-26 (6 FT - 10 FT DEEP)	187	LF	$ 304.00	$ 56,848.00	$ 360.00	$ 67,320.00	$ 450.00	$ 84,150.00	$ 428.00	$ 80,036.00	$ 480.00	$ 89,760.00	$ 720.00	$ 134,640.00	$ 391.00	$ 73,117.00	$ 370.00	$ 69,190.00	$ 343.00	$ 64,141.00	$ -	$ -
9	24 IN PVC SEWER PIPE, SDR-26 (10 FT - 15 FT DEEP)	32	LF	$ 353.00	$ 11,296.00	$ 283.00	$ 9,056.00	$ 500.00	$ 16,000.00	$ 468.00	$ 14,976.00	$ 490.00	$ 15,680.00	$ 850.00	$ 27,200.00	$ 410.00	$ 13,120.00	$ 500.00	$ 16,000.00	$ 490.00	$ 15,680.00	$ -	$ -
13	48 IN DIA MANHOLE (10 FT - 15 FT DEEP)	1	EA	$ 11,275.00	$ 11,275.00	$ 14,393.00	$ 14,393.00	$ 14,800.00	$ 14,800.00	$ 14,500.00	$ 14,500.00	$ 14,990.00	$ 14,990.00	$ 15,000.00	$ 15,000.00	$ 14,620.00	$ 14,620.00	$ 54,500.00	$ 54,500.00	$ 19,100.00	$ 19,100.00	$ -	$ -
17	4 IN OR 6 IN PVC SEWER SERVICE CONNECTION	2	EA	$ 11,165.00	$ 22,330.00	$ 7,685.00	$ 15,370.00	$ 7,500.00	$ 15,000.00	$ 7,300.00	$ 14,600.00	$ 14,330.00	$ 28,660.00	$ 16,000.00	$ 32,000.00	$ 12,480.00	$ 24,960.00	$ 10,600.00	$ 21,200.00	$ 18,150.00	$ 36,300.00	$ -	$ -
18	4 IN OR 6 IN PVC SEWER SERVICE LINE	40	LF	$ 34.00	$ 1,360.00	$ 163.00	$ 6,520.00	$ 60.00	$ 2,400.00	$ 104.00	$ 4,160.00	$ 95.00	$ 3,800.00	$ 200.00	$ 8,000.00	$ 44.00	$ 1,760.00	$ 165.00	$ 6,600.00	$ 120.00	$ 4,800.00	$ -	$ -
TOTAL ADD ALTERNATE NO. 4					**$ 107,359.00**		**$ 119,544.00**		**$ 141,700.00**		**$ 149,522.00**		**$ 165,215.00**		**$ 216,925.00**		**$ 135,737.00**		**$ 174,290.00**		**$ 164,501.00**		**$ -**

FINAL BID TABULATION

Basin E Sewer Rehabilitation - Manchester, TN
Bid Opening: Friday - 9/18/26 - 2pm
Project #: 102-191

NO.	ITEM	EST QTY	UNIT	Prince Utility, LLC 1233 South Jackson Street Tullahoma, TN 37389 UNIT PRICE	Prince Utility, LLC TOTAL PRICE	Fischer Excavating 1567 Heine Road Freeport, IL 61032 UNIT PRICE	Fischer Excavating TOTAL PRICE	John T. Hall Construction, Inc. PO Box 960 Sparta, TN 38583 UNIT PRICE	John T. Hall Construction, Inc. TOTAL PRICE	JDS, Inc. 272 Hurricane Shoals Rd. NE Lawrenceville, GA 30046 UNIT PRICE	JDS, Inc. TOTAL PRICE	Hawkins & Price, LLC 6015 TN-64 Wartrace, TN 37183 UNIT PRICE	Hawkins & Price, LLC TOTAL PRICE	Cleary Construction Inc. 2006 Edmonton Road Tompkinsville, KY 42167 UNIT PRICE	Cleary Construction Inc. TOTAL PRICE	Cliff Carey General Contractors, Inc. 4804 Coles Ferry Pike Lebanon, TN 37086 UNIT PRICE	Cliff Carey General Contractors, Inc. TOTAL PRICE	Curl Construction & Excavating, LLC 505 West Blackman Blvd. Wartrace, TN 37183 UNIT PRICE	Curl Construction & Excavating, LLC TOTAL PRICE	Lambert Contracting, LLC 31305 US Hwy 72 Hollywood, AL 35752 UNIT PRICE	Lambert Contracting, LLC TOTAL PRICE	APAC Atlantic, Inc. DBA Talley Construction 1751 McFarland Avenue UNIT PRICE	APAC Atlantic, Inc. DBA Talley Construction TOTAL PRICE
ADD ALTERNATE NO. 5																							
1	ROCK EXCAVATION	50	CY	$ 50.00	$ 2,500.00	$ 81.00	$ 4,050.00	$ 110.00	$ 5,500.00	$ 250.00	$ 12,500.00	$ 145.00	$ 7,250.00	$ 1.00	$ 50.00	$ 96.00	$ 4,800.00	$ 80.00	$ 4,000.00	$ 288.00	$ 14,400.00	$ -	$ -
9	24 IN PVC SEWER PIPE, SDR-26 (10 FT - 15 FT DEEP)	58	LF	$ 353.00	$ 20,474.00	$ 283.00	$ 16,414.00	$ 500.00	$ 29,000.00	$ 468.00	$ 27,144.00	$ 490.00	$ 28,420.00	$ 850.00	$ 49,300.00	$ 410.00	$ 23,780.00	$ 500.00	$ 29,000.00	$ 490.00	$ 28,420.00	$ -	$ -
10	24 IN PVC SEWER PIPE, SDR-26 (>15 FT DEEP)	80	LF	$ 371.00	$ 29,680.00	$ 514.00	$ 41,120.00	$ 550.00	$ 44,000.00	$ 515.00	$ 41,200.00	$ 500.00	$ 40,000.00	$ 1,025.00	$ 82,000.00	$ 460.00	$ 36,800.00	$ 1,000.00	$ 80,000.00	$ 590.00	$ 47,200.00	$ -	$ -
14	48 IN DIA MANHOLE (> 15 FT DEEP)	1	EA	$ 21,230.00	$ 21,230.00	$ 23,544.00	$ 23,544.00	$ 17,800.00	$ 17,800.00	$ 29,700.00	$ 29,700.00	$ 16,000.00	$ 16,000.00	$ 27,500.00	$ 27,500.00	$ 25,540.00	$ 25,540.00	$ 68,000.00	$ 68,000.00	$ 27,500.00	$ 27,500.00	$ -	$ -
TOTAL ADD ALTERNATE NO. 5					$ 73,884.00		$ 85,128.00		$ 96,300.00		$ 110,544.00		$ 91,670.00		$ 158,850.00		$ 90,920.00		$ 181,000.00		$ 117,520.00		$ -
GRAND TOTAL BASE BID:					$ 1,676,182.00		$ 1,766,556.00		$ 2,240,500.00		$ 2,343,293.00		$ 2,501,360.00		$ 3,290,010.00		$ 2,644,005.00		$ 2,691,736.00		$ 2,537,793.00		$ -
INFORMATION REQUIRED TO BE SUBMITTED WITH BID																							
SUBMITTED PROPOSED PROJECT SCHEDULE				no		yes		yes		yes		yes		yes		no		yes		yes			
SUBMITTED PROJECT APPROACH				no		yes		yes		yes		yes		yes		no		yes		yes			
SUBMITTED EQUIPMENT AVAILABILITY LISTING				no		yes		yes		yes		yes		yes		yes		yes		yes			
SBUMITTED RELEVENT EXPERIENCE DOCUMENTATION				no		yes		yes		yes		yes		yes		yes		yes		yes			
SBUMITTED FINANCIAL STATEMENT				no		yes		yes		yes		yes		yes		no		yes		yes			
ADDENDA ACKNOWLEDGED				yes		yes		yes		yes		yes		yes		yes		yes		yes		no	
BID BOND OR OTHER BID SECURITY INCLUDED				yes		yes		yes		yes		yes		yes		yes		yes		yes			
COMMENTS				Items corrected as shown; Bid received and publicly read; subsequently determined to be nonresponsive and rejected due to the bidder's failure to submit all information required.		Items corrected as shown		None		None		None		None		Items corrected as shown; Bid received and publicly read; subsequently determined to be nonresponsive and rejected due to the bidder's failure to submit all information required.		None		None		Bid received and opened; subsequently determined to be nonresponsive and was not read publicly due to bidder failing to acknowledge the Addendum.	

As corrected by St. John Engineering, LLC

I certify this bid tabulation to be an accurate and complete summary of the bids received and opened on 09/18/26 at 2pm.

St. John Engineering, LLC

9-23-26
Date

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A VACTOR SEWER CLEANER AND ACCESORIES AT A PRICE OF FIVE HUNDRED AND NINETY-SIX THOUSAND AND THREE HUNDRED AND NINE AND 21/100 DOLLARS ($596,309.21) FOR USE OF THE WATER AND SEWER DEPARTMENT OF THE CITY OF MANCHESTER

WHEREAS, the City of Manchester Street Department needs a new sewer cleaner for city sewer maintenance; and

WHEREAS, the Water and Sewer Department has determined that a New Vector 2100j Combination Sewer Cleaner with accessories is available from Samson Equipment Company through Sourcewell, and will best serve the department's needs; and

WHEREAS, the City Water and Sewer Department has sufficient funds in its account to purchase this equipment, and

WHEREAS, this equipment is available pursuant to the Government Cooperative Purchasing Authority exception making the purchase exempt from the City's normal bidding 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 purchase a Vector 2100j Combination Sewer Cleaner and accessories available from Samsom Equipment Company for FIVE HUNDRED AND NINETY-SIX THOUSAND THREE HUNDRED AND NINE DOLLARS AND TWENTY-ONE CENTS ($596,309.21) through a Government Cooperative Purchasing Authority (Sourcewell), 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 _____rd DAY OF NOVEMBER 2026.

_____
Joey Hobbs, Mayor

_____
Anthony Burrows, Finance Director

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A CUBE CAMERA SYSTEM AT A PRICE OF ONE HUNDRED AND TWENTY-THREE THOUSAND FIVE HUNDRED AND EIGHTY-FIVE AND 43/100 DOLLARS ($123,585.43) FOR USE OF THE WATER AND SEWER DEPARTMENT OF THE CITY OF MANCHESTER

WHEREAS, the City of Manchester Street Department needs a new Minicam Camera System for city sewer monitoring and maintenance; and

WHEREAS, the Water and Sewer Department has determined that a new Minicam Cube Camera System is available from CMI Equipment Sales, Inc. through Sourcewell, and will best serve the department's needs; and

WHEREAS, the City Water and Sewer Department has sufficient funds in its account to purchase this equipment, and

WHEREAS, this equipment is available pursuant to the Government Cooperative Purchasing Authority exception making the purchase exempt from the City's normal bidding 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 purchase a new Cube Minicam System available from CMI Equipment Sales, Inc. for ONE HUNDRED AND TWENTY-THREE THOUSAND FIVE HUNDRED AND EIGHTY-FIVE DOLLARS AND FORTY-THREE CENTS ($123,585.43) through a Government Cooperative Purchasing Authority (Sourcewell), 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 _____rd DAY OF NOVEMBER 2026.

_____
Joey Hobbs, Mayor

_____
Anthony Burrows, Finance Director

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY OWNED BY YASIN KANAKRIEH AT 232 W. MOORE STREET FROM R-2 TO R-4

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a 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 September 21, 2026, considered the rezoning request that the property owned by Yasin Kanakrieh at 232 W. Moore Street described below, be rezoned from R-2 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 Yasin Kanakrieh:

Tax Map 076H, Group F, Parcel 013.00

Being Lots Nos. 9 and 10 in Block "A" of the T. L. Powers subdivision, a plat of which is of record in Trust Deed Book No. 65m page 179, ROCCT.

Being the same property conveyed to Yasin Kanakrieh by Clerk and Master's deed at Book W460 Page 114, dated April 20, 2026, ROCCT.

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 a positive recommendation of the Manchester Planning Commission obtained at its meeting on September 21, 2026.

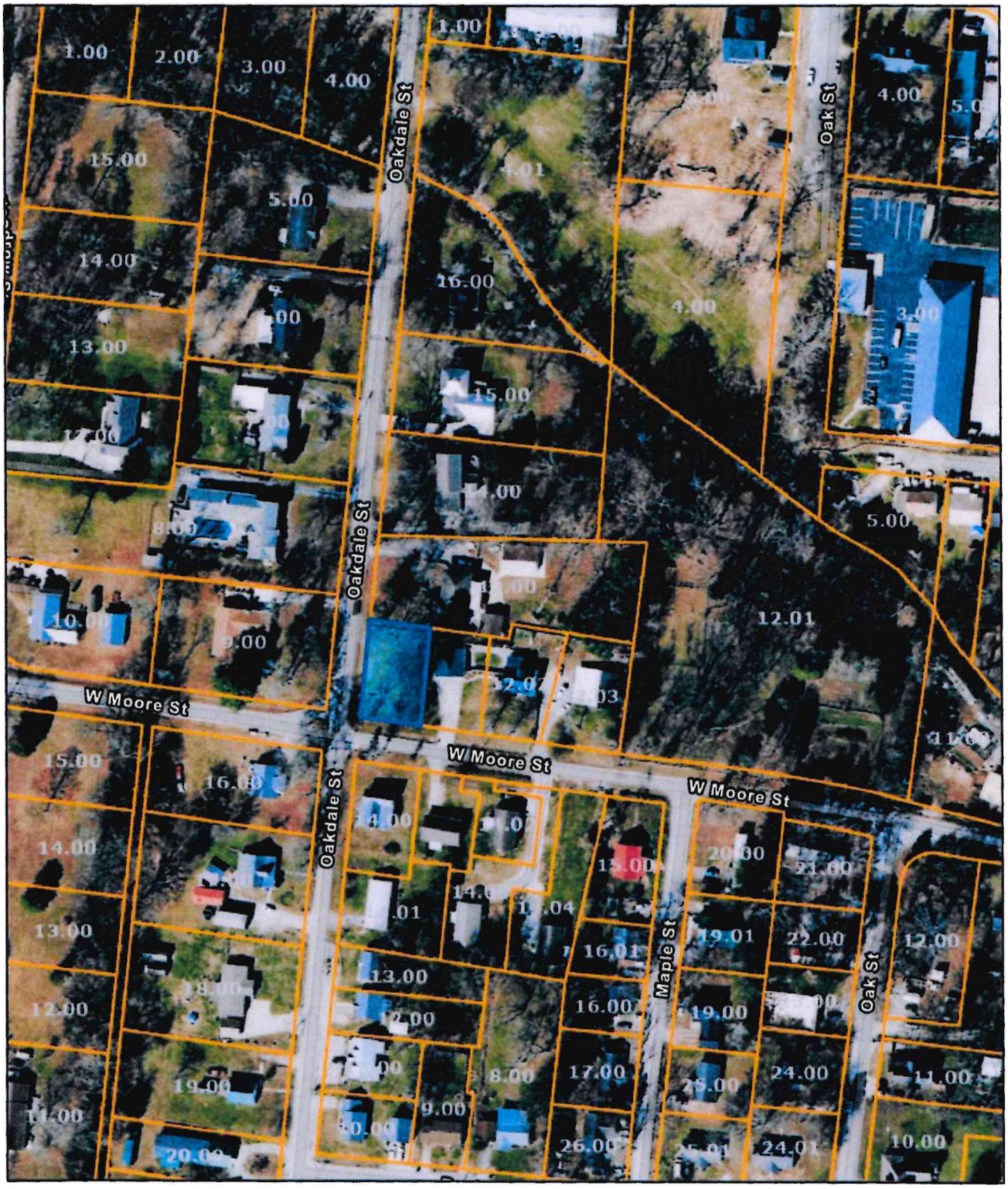
PASSED FIRST READING: October 6, 2026

PASSED SECOND AND FINAL READING: _____, 2026

_____
Joey Hobbs, Mayor

_____
Anthony Burrows, Finance Director

Coffee County - Parcel: 076H F 013.00



Date: September 22, 2026

County: COFFEE
Owner: WILLIAMS ALBERTA C/O JAMES G JACOBS
Address: W MOORE ST 232
Parcel ID: 076H F 013.00
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 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 county Assessor's office but are not conclusive evidence of property ownership in any court of law.

W. Moore Land Use



9/22/2026, 4:20:50 PM

1:2,082

0 75 150 300 ft

0 20 40 80 m

Manchester City Limit
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

W. Moore Zoning



9/22/2026, 4:19:03 PM

1:2,082

0 75 150 300 ft

0 20 40 80 m

Manchester City Limit
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

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 _____ 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: _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

_____
Joey Hobbs, Mayor

_____
Anthony Burrows, Finance Director

APPROVED

CONFIDENTIAL INFORMATION

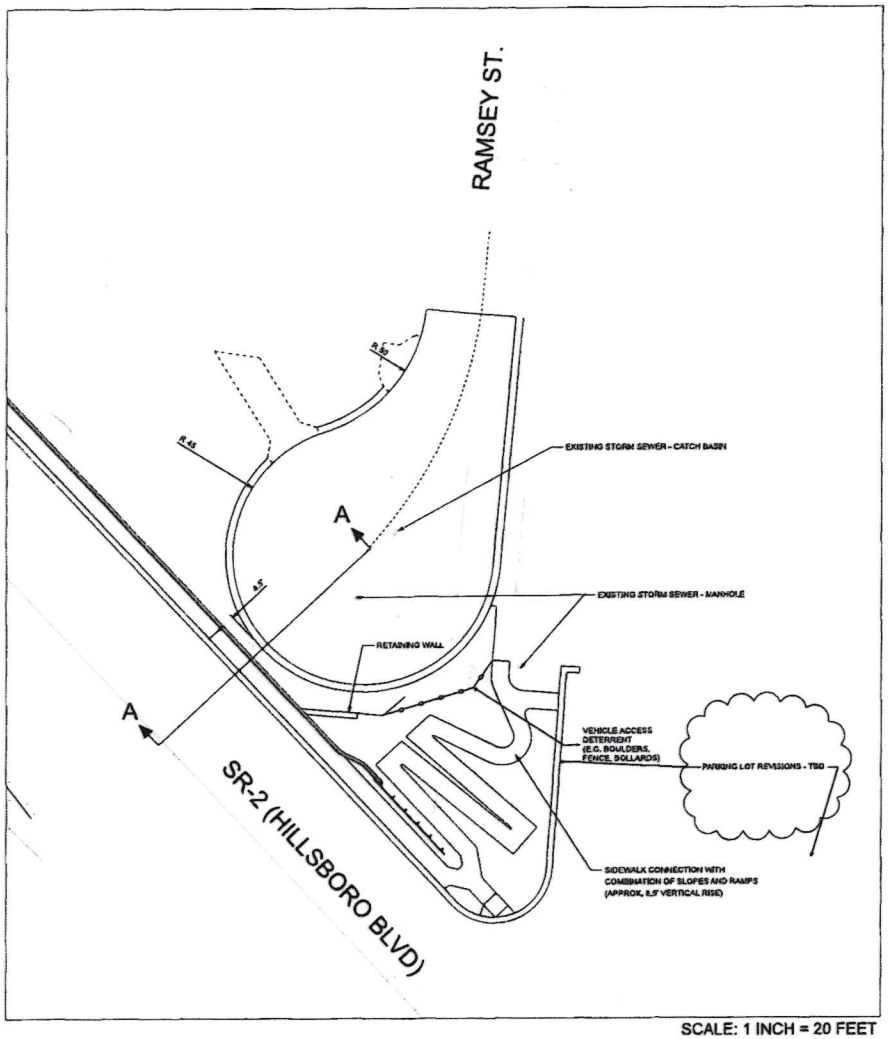
WORK IN PROGRESS

TDOT PID2501
Collier County
SR40 at Sunda

Dupont Construction Contractors, LLC

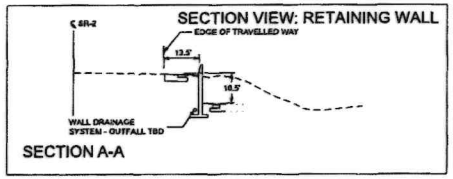
Date: 05/07/2025
Time: 8:58:21 AM

RAMSEY ST. NORTH CUL-DE-SAC



SCALE: 1 INCH = 20 FEET

N



SECTION A-A

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: _____, 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: _____, 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.

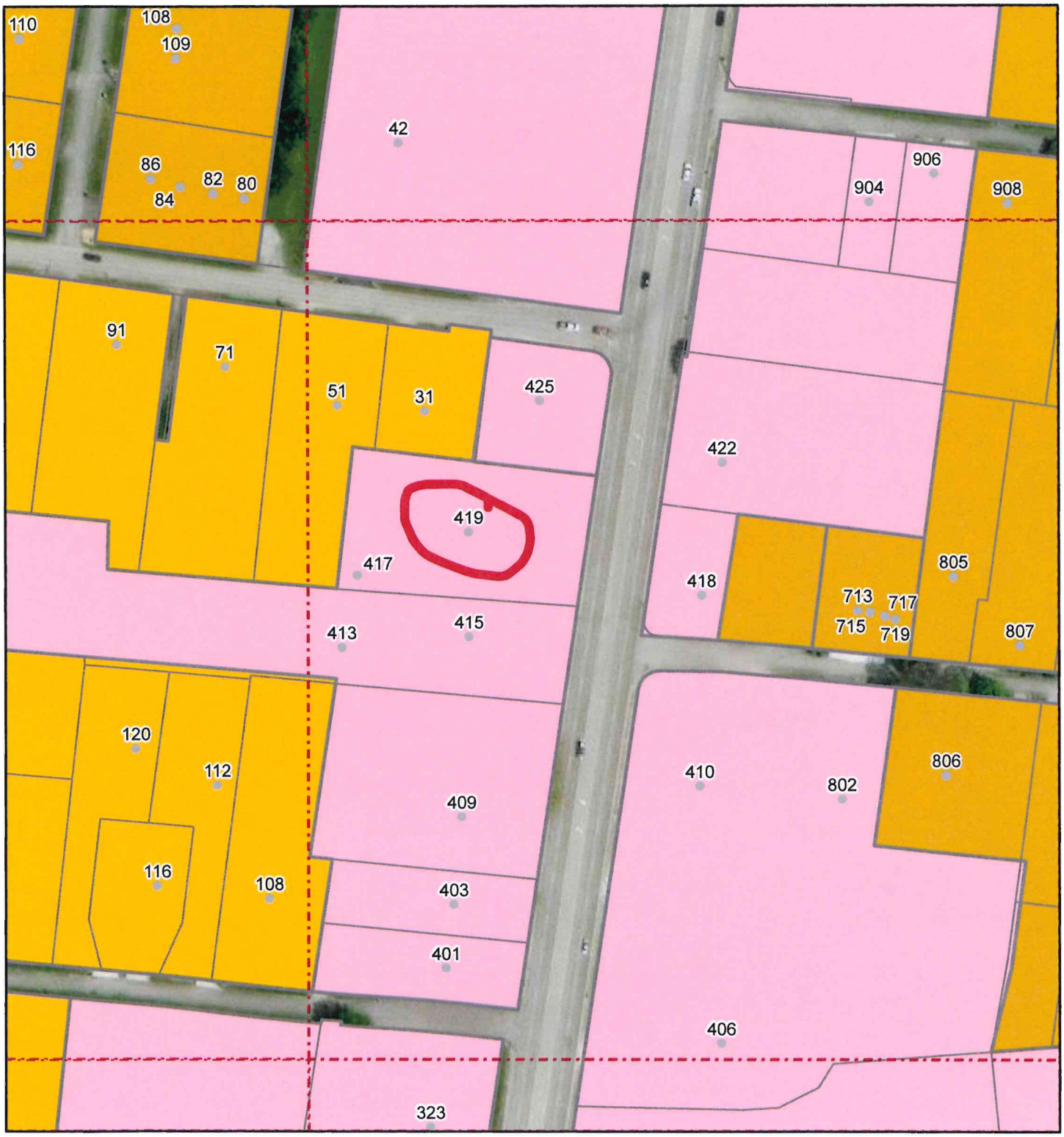
PASSED FIRST READING: _____, 2026

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: 10/14/26
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) 931 581 5038 (Work) n/A

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.

_____	09/23/2026
Name	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