

**CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
AGENDA
August 4, 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

7-7-26 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 authorizing the purchase of a New Holland Tractor with Boom Mower and accessories at a price of \$174,054.34 for use of the Street Department of the City of Manchester; sponsored by Vice Mayor Messick.
- b) A resolution to approving a contract for a Kustom Signals web-based system and the corresponding Five Years of cloud-based service for the total price of \$175,175.00 for use of the Police Department of the City of Manchester; sponsored by Alderman Parsley.
- c) A resolution authorizing a contract to purchase two (2) Dodge Durangos with Patrol Equipment, at a cost of \$57,576.95 each for use by the Police Department; sponsored by Alderman Parsley.
- d) A resolution authorizing the purchase of two (2) Excavators and two (2) Trailers and accessories at a total price of \$171,364.04 for use of the Water and Sewer Department of the City of Manchester; sponsored by Alderman Crosslin.
- e) A resolution providing for a land purchase of 10.08 acres from Batesville Manufacturing for the purchase price of \$352,800.00; sponsored by Alderman Crosslin.

Ordinances:

- a) 2nd reading of an ordinance zoning that property owned by Carolyn Clabough, located on Cat Creek Road and Perry Road to R-1 and recently annexed into the City; sponsored by Vice Mayor Messick. **Defer to 9-1-26 BOMA meeting.**
- b) 2nd reading of an ordinance of the City of Manchester, amending MMC 1-111 and adopting rules for Public Comments, pursuant to Tennessee Code Annotated 8-44-112; sponsored by Alderman Crosslin.
- c) 1st reading of an ordinance for the City of Manchester, Tennessee amending Budget Ordinance No. 1779 for Fiscal Year 2026-2027; sponsored by Alderman Crosslin.

10. OLD BUSINESS

11. NEW BUSINESS

- Discussion of City School New Building of Middle School – Path Forward

12. **ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN**

13 **ADJOURNMENT:**

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

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
July 7, 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, Vice Mayor Messick, Alderman Anderson, Alderman 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. Manager Erica Scott, MPD Chief Floied, Assistant Director Public Works Kristina Moore, HR Manager Warren, and City Engineer Adam Carter. Absent Public Works Director Gannon. 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. Alderman French absent.

MOTION TO APPROVE AGENDA: Alderman Crosslin made a motion to approve, and seconded by Alderman Parsley. Mayor Hobbs called for the roll and the motion to approve passed 5-0.

APPROVAL OF MINUTES: Alderman Crosslin made a motion to approve the 6-2-26 BOMA Meeting Minutes and BOMA Beer Board Meeting Minutes; 6-16-26 BOMA Special Call Meeting Minutes. Seconded by Alderman Parsley and the motion passed 5-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: Coffee County Resident Sarah Bradley spoke on City employees and litigation.

COMMENTS FROM MAYOR: Mayor Hobbs welcomed everyone and thanked all those that helped and attended the 4th of July 250th Celebration along with the Manchester Teen Council. Mayor Hobbs announced that the City had launched a new website July 1st.

Safety Committee- MFD Chief Chambers discussed his June report. MPD Chief Floied discussed his June report and presented a trophy for the tug a war competition between the MPD and MFD. Officer Pennington graduated the police academy. Crossing Guard Zimmerman passed away. Next Safety meeting is July 13.

Finance Committee- Director Burrows discussed his departments June report and FY 2026-2027 Budget was submitted on time before June 30th. Director Burrows thanked Crazy Daisies for their successful running of the concessions. Finance Committee meeting is 7-21-26.

Street Committee- Assistant Director Moore discussed her June report and next meeting will be July 9.

Water /Sewer Commission- Director Foley discussed the MWSD June report. Scott Hamilton is the Next meeting will be 7-9-26.

Recreation Commission-Director Fox discussed June events and upcoming July events. Next meeting will be on 7-8-26

Tourism- Mayor Hobbs stated they did not meet in June and the next meeting is July 13.

Planning & Zoning Commission- Director Fiske stated Planning and Zoning Commission meeting meets 7-20-26, and discussed June report. August 13th Planning Commission Training.

Historic Zoning Commission-Director Fiske stated they will meet 7-2-26. Certified local government training.

RESOLUTIONS AND ORDINANCES

Resolutions:

- a) A resolution to approve a contract in the amount of Three Hundred Ninety-Seven Thousand Eight Hundred and Seven and 50/100 Dollars (\$397,807.50) for Project # 102-131, SR-2 Signalization Project; sponsored by Alderman Parsley. Alderman Parsley made a motion to approve and seconded by Alderman Anderson. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 5-0.
- b) A resolution to approve an agreement between the City of Manchester, Tennessee and Coffee County, Tennessee for the coordination of road maintenance and emergency services; sponsored by Vice Mayor Messick. Alderman Anderson made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 5-0.
- c) A resolution adopting a Plan of Services preliminary to annexation of 1.49 acres and 4.07 acres of property owned by Carolyn Clabough, located on Cat Creek Road and Perry Road; sponsored by Vice Mayor Messick. Alderman Crosslin made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to a public hearing and after none called for the roll. The resolution passed 4-1 with Alderman Anderson voting nay.
- d) A resolution annexing 1.49 acre and 4.07 acres of property owned by Carolyn Clabough, located on Cat Creek Road and Perry Road; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to a public hearing and after none called for the roll. The resolution passed 4-1 with Alderman Anderson voting nay.
- e) A resolution to authorize the amendment of the City's 457 and 401K Deferred Compensation Plans; sponsored by Alderman Crosslin. Alderman Crosslin made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 5-0.

Ordinances:

- a) 2nd reading of an ordinance to amend Manchester Municipal Code 18-201, 18-202, and 18-203 regarding Water, Sewer, Service, and Equipment Fees; sponsored by Alderman Parsley. Alderman Parsley made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to a public hearing and called for the roll. The ordinance passed 2nd and final reading 5-0.
- b) 2nd reading of an ordinance rezoning property at 1309 Hills Chapel Rd for Jeanne Ball and Jane Melton from R-2 to R-3; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to a public hearing and called for the roll. The ordinance passed 2nd and final reading 5-1 with Alderman Anderson voting nay.
- c) 2nd reading of an ordinance rezoning property at 1310, 1312, 1314, & 1316 McArthur St. for Sven Leif Swanson from R-3 to C-3 (Map 085H, Group A, Parcels 012.00, 013.00, 014.00, & 015.00); sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded Alderman Parsley. Mayor Hobbs opened the floor to a public hearing. City resident stated he lived at 1314 McArthur St and opposed the rezoning. City resident that lives at 1308 McArthur St discussed the need for a traffic study. After no other comments Mayor Hobbs called for the roll and the ordinance passed 2nd and final reading 4-1 with Alderman Anderson voting nay.
- d) 1st reading of an ordinance zoning that property owned by Carolyn Clabough, located on Cat Creek Road and Perry Road to R-1 and recently annexed into the City; sponsored by Vice Mayor Messick. Alderman Crosslin made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion and after none called for the roll. The ordinance passed 1st reading 5-0.
- e) 1st reading of an ordinance of the City of Manchester, amending MMC 1-111 and adopting rules for Public Comments, pursuant to Tennessee Code Annotated 8-44-112; sponsored by Alderman Crosslin. Alderman Crosslin made a motion to approve and seconded by Alderman Anderson. Mayor Hobbs opened the floor to discussion. Attorney Johnson discussed the ordinance was based on state statute. Alderman Anderson stated she felt the ordinance restricted participation and would be voting nay. Mayor Hobbs called for the roll. The ordinance passed 1st reading 4-1 with Alderman Anderson voting nay.

OLD BUSINESS- none

NEW BUSINESS –

- Housing, Education, & Health Board Appointments-none
- Historic Zoning Appointment – One Applicant Stephen Scarborough submitted. Alderman Crosslin made a motion to approve and seconded by Alderman Parsley. Mayor Hobbs called for the roll and the motion passed 5-0.
- Tourism Commission Appointment- none
- Tourism Director – Mayor Hobbs asked the BOMA to allow him to enter into negotiations with Kym Hughes who spoke to the BOMA at the 5:30 pm Work Session. Alderman Anderson stated she would be voting nay because she would like to see the City fund a City Planner and City Administrator position instead. Vice Mayor Messick made a motion and seconded by Alderman Crosslin. The motion passed 4-1 with Alderman Anderson voting nay.

COMMENTS FROM BOMA:

Mayor Hobbs asked if anyone had any comments. Alderman Anderson stated she would like to see the City enter into mediation with the Comptrollers Office regarding Sarah Bradley. Alderman Anderson made a motion to enter into mediation with the Comptrollers Office of open records council to resolve the ongoing disputes and Alderman Threet seconded the motion. Mayor Hobbs called for the roll and the motion failed 2-3 with Alderman Crosslin, Vice Mayor Messick, and Alderman Parsley voting nay. Alderman Anderson discussed treatment of citizens. Alderman Threet discussed Data Centers.

ADJOURNMENT:

- Being no further business to discuss, Mayor Hobbs asked for a motion to adjourn and Alderman Crosslin made the motion. The motion was seconded by Vice Mayor Messick. The motion to adjourn was passed 5-0. The meeting adjourned at 7:35 p.m.

SIGNATURES:

Mayor Joey Hobbs

Executive Administrative Assistant Keele

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A NEW HOLLAND TRACTOR WITH BOOM MOWER AND ACCESORIES AT A PRICE OF ONE HUNDRED AND SEVENTY-FOUR THOUSAND AND FIFTY-FOUR DOLLARS AND 34/100 DOLLARS (\$174,054.34) FOR USE OF THE STREET DEPARTMENT OF THE CITY OF MANCHESTER

WHEREAS, the City of Manchester Street Department needs a new boom mower for city property and roadside maintenance; and

WHEREAS, the Street Department has determined that a New Holland tractor with boom mower with accessories is available from Maury Country Equipment through Sourcewell, and it will best serve the department's needs; and

WHEREAS, the city street 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 Holland tractor with boom mower and accessories available from Maury Country Equipment Company, Inc. for ONE HUNDRED AND SEVENTY FOUR THOUSAND AND FIFTY FOUR DOLLARS AND THIRTY FOUR CENTS (\$174,054.34) 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 ____th DAY OF AUGUST 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

A RESOLUTION APPROVING A CONTRACT FOR A KUSTOM SIGNALS WEB BASED SYSTEM AND THE CORRESPONDING FIVE YEARS OF CLOUD BASED SERVICE FOR THE TOTAL PRICE OF ONE HUNDRED AND SEVENTY-FIVE THOUSAND ONE HUNDRED AND SEVENTY-FIVE AND 00/100 DOLLARS (\$175,175.00) FOR USE OF THE POLICE DEPARTMENT OF THE CITY OF MANCHESTER

WHEREAS, the City of Manchester Police Department needs to move its digital evidence vault to the cloud and will subsequently need a hardware update; and

WHEREAS, the Police Department has determined that the Kustom Signal Software 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 in its I.T. fund account (110-41600-944) to pay for this service, and replacement hardware in year three, over five years at the rate of Thirty-Five Thousand and Thirty-Five Dollars (\$35,035.00) per year, and

WHEREAS, this service is the only service available that is compatible with our current equipment, 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 enter into a contract for cloud based digital evidence storage and subsequent hardware update 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 Thirty-Five Thousand and Thirty Five Dollars (\$35,035.00), through a Sole Source Vendor, 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 AUTHORIZING A CONTRACT TO PURCHASE TWO (2) DODGE DURANGOS WITH PATROL EQUIPMENT, AT A COST OF FIFTY SEVEN THOUSAND FIVE HUNDRED SEVENTY SIX AND 95/100 DOLLARS (\$57,576.95) EACH, FOR USE BY THE POLICE DEPARTMENT

WHEREAS the City of Manchester Police Department needs two (2) new vehicles; and

WHEREAS the Manchester Police Department has determined that two Dodge Durango V-6s with equipment will best serve the Department's needs; and

WHEREAS the City will have sufficient funds in the Drug Fund Account (619-42129-943) to purchase these vehicles; and

WHEREAS these vehicles are available pursuant to the State of Tennessee Department of General Services contract making the purchase exempt from the City's bidding requirements; and

WHEREAS 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; 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 to purchase two (2) Dodge Durangos, with the "Patrol" package, at a cost of Fifty Seven Thousand Five Hundred and Seventy Six and 95/100 Dollars (\$57,576.95) each, for a total of One Hundred and Fifteen Thousand and One Hundred Fifty Three and 90/100 Dollars (\$115,153.90), from Dodge of Columbia, a State of Tennessee Department of General Services contract vendor.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the purchases be funded from the Drug Fund (619-42129-943).

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 _____ day of _____ 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) EXCAVATORS AND TWO (2) TRAILERS AND ACCESORIES AT A TOTAL PRICE OF ONE HUNDRED AND SEVENTY-ONE THOUSAND AND THREE HUNDRED AND SIXTY-FOUR DOLLARS AND 04/100 DOLLARS (\$171,364.04) FOR USE OF THE WATER AND SEWER DEPARTMENT OF THE CITY OF MANCHESTER

WHEREAS, the City of Manchester Water and Sewer Department (MWSD) needs two new excavators with trailers to maintain city infrastructure and make vital repairs “in- house”; and

WHEREAS, MWSD has determined that two Bobcat Excavators, one an E-60 R2 and one an E48 R2 with corresponding trailers and accessories are available from Bobcat of McMinnville (a State Contract Vendor), and they will best serve the department’s needs; and

WHEREAS, the MWSD department has sufficient funds in its account to purchase this equipment, and

WHEREAS, this equipment is available pursuant to the State of Tennessee Contract Vendor 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 two Bobcat Excavators, one an E-60 R2 and one an E48 R2 with corresponding trailers and accessories from Bobcat of McMinnville (a State of Tennessee Contract Vendor) for a total purchase price of ONE HUNDRED AND SEVENTY ONE THOUSAND AND THREE HUNDRED AND SEVENTY FOUR DOLLARS AND FOUR CENTS (\$171,364.04), and

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF
THE CITY OF MANCHESTER, TENNESSEE that the Mayor and Finance Director are
authorized to execute the documents necessary to complete this agreement.

RESOLVED THIS ____th DAY OF AUGUST 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

**A RESOLUTION PROVIDING FOR A LAND PURCHASE OF 10.08 ACRES FROM
BATESVILLE MANUFACTURING FOR THE PURCHASE PRICE OF THREE
HUNDRED AND FIFTY TWO THOUSAND AND EIGHT HUNDRED DOLLARS AND
00/100 CENTS (\$352,800.00)**

WHEREAS the City of Manchester is a municipality within the State of Tennessee that provides infrastructure and services to its citizens; and

WHEREAS the City of Manchester is experiencing exponential growth in its population and has recently purchased other property in the vicinity to include joint purchasing with the Manchester City schools; and

WHEREAS the 10.08 acres owned by Batesville Manufacturing has been offered for sale to the City of Manchester for the purchase price listed below and described as the following;

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by the remaining Batesville Manufacturing (WDB. 448, pg. 102), on the east by City of Manchester (WDB. 126, pg. 298) and Manchester City Schools (WDB. 458, pg. 318), on the south by Monogard Drive (50-ft. R/W) and Sadler (WDB. 295, pg. 453), and on the west by Parker (WDB. 421, pg. 495), and being more particularly described as follows:

BEGINNING at a capped rebar found in the north margin of Monogard Drive, being the northeast corner of Sadler, the former southernmost corner of Batesville Manufacturing, and the southernmost corner of the property herein described; thence leaving the margin of said road and proceeding along the north line of Sadler, the following calls: thence N 60°42'40" W, passing through a pipe found on line at 387.40 ft., for a total of 590.44 ft. to a metal fence post; thence N 60°06'51" W, 122.31 ft. to a concrete monument in the east line of Parker, being the northwest corner of Sadler and the southwest corner of the property herein described; thence proceeding along the east line of Parker, west of, and more or less parallel to a fence, N 14°12'42" E, 546.35 ft. to a 1 / 2-inch capped rebar set, being the new southwest corner of the remaining Batesville Manufacturing and the northwest corner of the property herein described; thence leaving the east line of Parker and the fence and proceeding along the new severance line, as per this survey, between the remaining Batesville Manufacturing and the property herein described, just south of, and more or less parallel to a fence, the following calls: thence S 38°31'32" E, 386.97 ft. to a 1 / 2-inch capped rebar set at a chain link fence corner post; thence N 48°13'44" E, 450.80 ft. to a 1 / 2-inch capped rebar set in the southwest line of City of Manchester, being the northeast corner of the property herein described; thence proceeding along the southwest line of City of Manchester, southwest of, and more or less parallel to a fence, S 39°13'59" E, 133.27 ft. to a 1 / 2-inch capped rebar set in the northwest line of Manchester City Schools; thence proceeding around Manchester City Schools, the following calls: thence S 46°46'01" W, 215.91 ft. to a capped rebar

found; thence S 38°10'32" E, 455.28 ft. to a capped rebar found in the north margin of Monogard Drive, being the southernmost corner of Manchester City Schools and the southeast corner of the property herein described; thence proceeding along the margin of said road, S 48°06'27" W, 401.32 ft. to the POINT OF BEGINNING, containing 10.08 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 26C-136, dated 06-22-2026, and being a portion of the property described in WDB. 448, pg. 102, ROCCTn.

and

WHEREAS the Charter of the City of Manchester provides that this purchase of land is subject to the approval of the Board of Mayor and Aldermen and further provides that any borrowing (if any) for such project shall be by action of the Board of Mayor and Aldermen; and

WHEREAS the Finance Committee has recommended that this purchase and funding is needed for future growth; and

WHEREAS Manchester Municipal Code 5-703(4) requires approval by resolution of any contract obligating the City in excess of \$50,000.

BE IT THEREFORE RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester will pay the purchase price of the land described above (approximately 10.08 acres) owned by Batesville Manufacturing and located at Monogard Drive, Manchester, Tennessee, not to exceed Three Hundred, Fifty-Two Thousand and Eight Hundred Dollars (\$352,800.00), for the purchase of said land described below:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by the remaining Batesville Manufacturing (WDB. 448, pg. 102), on the east by City of Manchester (WDB. 126, pg. 298) and Manchester City Schools (WDB. 458, pg. 318), on the south by Monogard Drive (50-ft. R/W) and Sadler (WDB. 295, pg. 453), and on the west by Parker (WDB. 421, pg. 495), and being more particularly described as follows:

BEGINNING at a capped rebar found in the north margin of Monogard Drive, being the northeast corner of Sadler, the former southernmost corner of Batesville Manufacturing, and the southernmost corner of the property herein described; thence leaving the margin of said road and proceeding along the north line of Sadler, the following calls: thence N 60°42'40" W, passing

through a pipe found on line at 387.40 ft., for a total of 590.44 ft. to a metal fence post; thence N 60°06'51" W, 122.31 ft. to a concrete monument in the east line of Parker, being the northwest corner of Sadler and the southwest corner of the property herein described; thence proceeding along the east line of Parker, west of, and more or less parallel to a fence, N 14°12'42" E, 546.35 ft. to a 1 / 2-inch capped rebar set, being the new southwest corner of the remaining Batesville Manufacturing and the northwest corner of the property herein described; thence leaving the east line of Parker and the fence and proceeding along the new severance line, as per this survey, between the remaining Batesville Manufacturing and the property herein described, just south of, and more or less parallel to a fence, the following calls: thence S 38°31'32" E, 386.97 ft. to a 1 / 2-inch capped rebar set at a chain link fence corner post; thence N 48°13'44" E, 450.80 ft. to a 1 / 2-inch capped rebar set in the southwest line of City of Manchester, being the northeast corner of the property herein described; thence proceeding along the southwest line of City of Manchester, southwest of, and more or less parallel to a fence, S 39°13'59" E, 133.27 ft. to a 1 / 2-inch capped rebar set in the northwest line of Manchester City Schools; thence proceeding around Manchester City Schools, the following calls: thence S 46°46'01" W, 215.91 ft. to a capped rebar found; thence S 38°10'32" E, 455.28 ft. to a capped rebar found in the north margin of Monogard Drive, being the southernmost corner of Manchester City Schools and the southeast corner of the property herein described; thence proceeding along the margin of said road, S 48°06'27" W, 401.32 ft. to the POINT OF BEGINNING, containing 10.08 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 26C-136, dated 06-22-2026, and being a portion of the property described in WDB. 448, pg. 102, ROCCTn.

and,

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor and Finance Director are authorized to execute any documents necessary to complete this agreement.

Resolved this _____ day of _____ 2026.

Mayor Joey Hobbs

Anthony Burrows, Finance Director

ORDINANCE NO. _____

**AN ORDINANCE ZONING THAT PROPERTY OWNED BY CAROLYN CLABOUGH,
LOCATED ON CAT CREEK ROAD AND PERRY ROAD TO R-1 AND RECENTLY
ANNEXED INTO THE CITY**

Whereas, prior to 2012, cities were empowered to annex territory by ordinance; and

Whereas the Tennessee General Assembly revised the annexation statutes, which now provide that annexation by written consent be accomplished by resolution; and

Whereas the City of Manchester recently annexed certain property owned by Carolyn Clabough; and

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 resolution; and

Whereas the Manchester Planning Commission recommended that the property owned by Carolyn Clabough be zoned to R-1 according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 1 of the Manchester Municipal Code be, and it is, hereby amended from RS-1 to apply the zoning classification of R-1 to the following described properties owned by Carolyn Clabough:

PORTIONS OF MAP 086 Parcel 008.13 AND 008.14, respectively

BEGINNING at a capped rebar found in the west margin of Cat Creek Road, being the southeast corner of Ruedas (WDB. 418, pg. 746) and the northeast corner of the property herein described; thence proceeding along the margin of said road, S 26°56'26" W, 261.52 ft. to a 1 / 2-inch capped rebar set, being the northeast corner of Clabough (WDB. 393, pg. 487) and the southeast corner of the property herein described; thence leaving the margin of said road and proceeding along the north line of Clabough, N 62°36'05" W, 249.65 ft. to a 1 / 2-inch capped rebar set, being the

southwest corner of the property herein described; thence leaving the north line of Clabough and proceeding through the lands of Clabough, N 26°55'07" E, 259.43 ft. to a capped rebar found, being the southwest corner of Ruedas and the northwest corner of the property herein described; thence proceeding along the south line of Ruedas, S 63°04'53" E, 249.74 ft. to the POINT OF BEGINNING, containing 1.49 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn 37355, Job # 21C-122, dated 01-22-2026, and being a portion of the property described in WDB. 393, pg. 460, ROCCTn.

And

BEGINNING at a point at the intersection of the west margin of Cat Creek Road and the south margin of Perry Road, being the northeast corner of the property herein described; thence proceeding along the margin of Cat Creek Road, S 27°08'46" W, 306.77 ft. to a capped rebar found, being the northeast corner of Ruedas (WDB. 418, pg. 746); thence leaving the margin of said road and proceeding along the north line of Ruedas, N 63°04'53" W, 250.13 ft. to a capped rebar found; thence proceeding through the lands of Clabough, the following calls: thence N 75°32'51" W, 415.70 ft. to a 1 / 2-inch capped rebar set; thence N 04°01'39" E, 231.14 ft. to a 1 / 2-inch capped rebar set in the south margin of Perry Road; thence proceeding along the margin of Perry Road, S 76°53'05" E, 769.38 ft. to the POINT OF BEGINNING, containing 4.07 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn 37355, Job # 21C-122, dated 01-22-2026, and being portions of the properties described in WDB. 172, pg. 646 & WDB. 223, pg. 458, ROCCTn.

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 these properties zoned R-1 as described above; 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 Regional Planning Commission obtained at its meeting February 16, 2026.

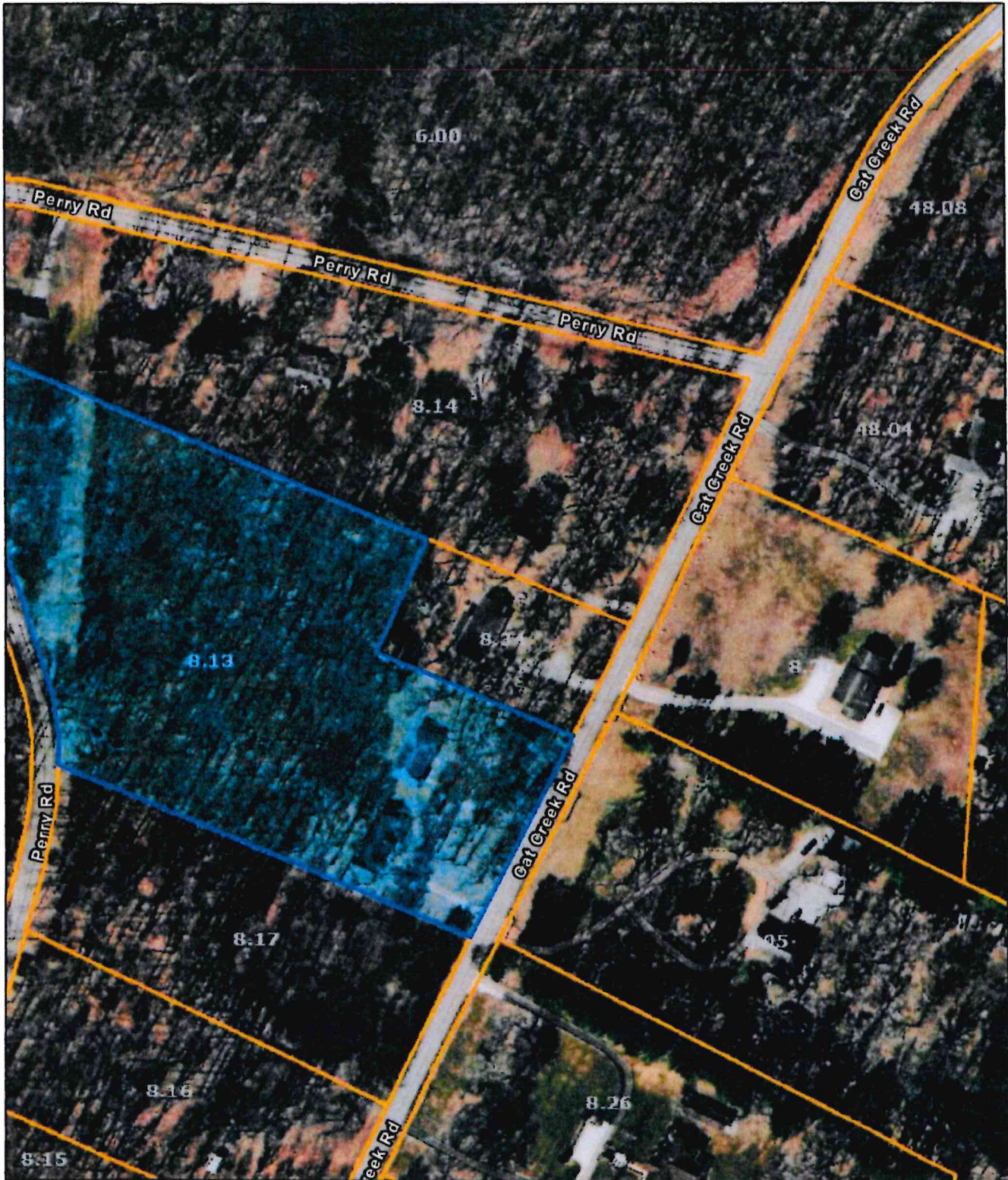
PASSED FIRST READING: _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

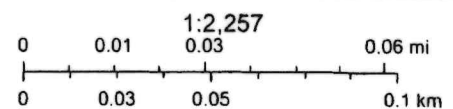
Anthony Burrows, Finance Director

Coffee County - Parcel: 086 008.13



Date: February 19, 2026

County: COFFEE
Owner: CLABOUGH CAROLYN C
Address: /520 CAT CREEK RD 500
Parcel ID: 086 008.13
Deeded Acreage: 5.49
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF MANCHESTER, AMENDING MMC 1-111 AND
ADOPTING RULES FOR PUBLIC COMMENTS, PURSUANT TO TENNESSEE CODE
ANNOTATED § 8-44-112**

WHEREAS, the State of Tennessee General Assembly previously enacted into law Tennessee Code Annotated § 8-44-112, requiring periods for public comment during local government meetings, with certain exceptions; and

WHEREAS the Tennessee Legislature has further defined citizen's right to speak in Paragraph (a) of said statute and the Board of Mayor and Aldermen believes it in the best interest of the City of Manchester that a certain amendment be made to those procedures in MMC 1-111; and

WHEREAS, Paragraph (b) of the public comment law provides that a governing body may put reasonable restrictions on the period for public comment; and

WHEREAS, this Board has determined that restrictions are appropriate in order to ensure and balance the multiple competing interests of public involvement in local government, the orderly and efficient conduct of local government meetings, and the representation of opposing viewpoints.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that there be an amendment to MMC 1-111 by deleting it in its entirety and substituting the following:

"1-111. Citizen's comments. During every board, committee, and commission meeting within city government there shall be reserved a period for public comment to provide the public with the opportunity to comment on matters that are germane to the items on the agenda for the

meeting; and on any matter that is germane to the jurisdiction of the governing body, regardless of whether such matter is an item on the agenda for the meeting. The following rules and restrictions shall govern the application of the above:

- (1) Any member of the public signing up for comment shall be required to review these restrictions.
- (2) A declaration of the item the comment will address is required at signup.
- (3) The Public Comment segment is limited to an aggregate of **ten (10)** comments on matters germane to the items on the agenda or jurisdiction of the governing body.
- (4) In order to provide for a more diverse pool of comments, priority among those signing up shall be given to members of the public who have not commented during the preceding **two (2)** meetings.
- (5) The maximum duration of any comment shall be **(5)** minutes, unless the body votes to permit more time for speakers and their comments.”

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, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____ July 7 _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO.

**AN ORDINANCE FOR THE CITY OF MANCHESTER, TENNESSEE
AMENDING BUDGET ORDINANCE NO. 1779
FOR FISCAL YEAR 2026-27**

WHEREAS, every four or six years, cities and counties undergo property reappraisals pursuant to state statutes found in *Tennessee Code Annotated* § 67-5-1601 et seq.; and

WHEREAS, the process of reappraisal is intended to keep property tax assessments stable even though property values may increase; and

WHEREAS, Budget Ordinance No. 1779 for Fiscal Year 2027 was submitted prior to the new property reappraisals being available, and before the new recalculated “Certified Tax Rate” was established

BE IT ORDAINED, by the Board of Mayor and Aldermen of the City of Manchester, Tennessee, that the Budget Ordinance for Fiscal Year 2026-2027, Ordinance No. 1779 be amended as follows:

SECTION 1: To amend Section 10 of Ordinance No. 1779, lowering the levied property tax rate from \$1.5221 per \$100 of assessed value, to a levied property tax rate of \$1.0707 per \$100 of assessed value.

SECTION 2: The financial plan shall be used as guidance and generally followed in the implementation of this amendment.

SECTION 3. This Ordinance shall take effect from and after its publication, passage and public hearing.

1st Reading_____.

2nd Reading_____.

Joey Hobbs, Mayor

Attest:

Anthony Burrows, Finance Director