

**CITY OF MANCHESTER**  
**BOARD OF MAYOR AND ALDERMEN**  
**Meeting Minutes**  
**May 7<sup>th</sup>, 2024, @ 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 Howard. Present for the meeting were Mayor Howard, Alderman French, Alderman Anderson, Alderman Bellamy, Alderman Hobbs, Vice Mayor Messick, Alderman Parsley, Attorney Johnson, Executive Administrative Assistant Keele, Finance Director Burrows, MWSD Director Miller, Parks/Rec Director Fox, Asst. Director Parks/Rec. Johnson, I.S. Director Smotherman, MPD Chief Sipe, MPD Assistant Chief Floied, MFD Chief Chambers, Public Works Director Gannon, Community Development & Zoning Director Brittany Fiske, MWSD Assistant Director Raney, Engineer Adam Carter, and other citizens. Meeting opened with a prayer by Pastor Dustin Welch and the pledge to the flag was spoken in unison. Mayor Howard called the meeting to order.

**ROLL CALL:**

Finance Director Burrows called the roll.

**APPROVAL OF MINUTES:** Alderman French made a motion to approve April 2, 2024 BOMA Meeting and BOMA Beer Board Minutes; and April 17, 2024 BOMA Special Call Meeting Minutes. The motion was seconded by Alderman Hobbs. The motion passed 6-0.

**CORRESPONDENCE:** none

**COMMENTS FROM CITIZENS:** City resident Peggy Gaultney discussed an issue she had at the Deadman Park restroom with a toilet paper dispenser. City residents Gheesling, asked to speak opposing the Swanson Development. Mayor Howard asked that any comments regarding the Swanson Development resolutions and ordinances be addressed during the Public Hearing.

**COMMENTS FROM MAYOR:** Mayor Howard thanked everyone for attending the meeting.

**Safety Committee-** Chief Sipe stated the next Safety Meeting would be May 13<sup>th</sup>. Chief Sipe discussed the new radar signs.

**Finance Committee-** Finance Director Burrows stated there would be a Special Called Finance Committee Meeting on 5-7-24.

**Street Committee-** Director Gannon stated next meeting would be May 9<sup>th</sup>.

**Water /Sewer Commission-** Director Perry stated next meeting would be 5-16-24 at 3 pm.

**Recreation Commission-** Director Fox discussed outdoor water slide project and refurbishments, and camera system installation. Director Fox stated the next meeting would be Thursday at noon.

**Tourism Development Commission-** Alderman Hobbs stated the meeting would be 5-13-24 at 6 pm.

**Planning & Zoning Commission-** Director Fiske stated the next meeting would be 5-20-24.

**Information Systems Committee-** Director Smotherman stated would meet on 5-20-24 @ 4:30 pm.

**Historic Zoning Commission-** Director Fiske stated they met last month and approved a COA.

**RESOLUTIONS & ORDINANCES**

**Resolutions:**

- a) A resolution adopting a Plan of Services preliminary to annexation of Three Hundred (300) +/- Acres of property owned by Swanson Developments, LP, located at 2514 McMinnville Hwy; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to a public hearing. City residents Simonton, Gheesling, Gilliam, Mooningham, Jenkins, & County residents H.D. Crosslin, Farris, Mitchell, Taylor, spoke in opposition. SEC Engineering Firm Representative Rob Mochan spoke in favor of the resolution and developer Joe Swanson. Alderman Anderson discussed her concerns. Mayor Howard asked the developer if he was aware of the two chronic manhole overflows and that the megasite may not come. Developer Joe Swanson stated he is aware of the issues. Mayor Howard called for the roll and the resolution passed 5-1 with Alderman Anderson voting nay.
- b) A resolution annexing Three Hundred (300) Acres +/- of property owned by Swanson Development, LP, located at 2514 McMinnville Hwy; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to a public hearing. City resident Jones discussed the boards responsibility in tonight's outcome. City resident Gheesling discussed the need for a planner. County resident Anderson spoke in opposition. Alderman French asked that everyone look at the fact pattern, impact fees, tax rate certification, annexation facts, and traffic study. Alderman Anderson stated there seems to be a predetermined outcome and no one wants to ask questions before the vote. Mayor Howard called for the roll and the resolution passed 5-1 with Alderman Anderson voting nay.
- c) A resolution authorizing a contract to purchase a Knuckleboom Truck and Loader at a total cost of Two Hundred and Five Thousand Two Hundred Seventeen and 00/100 Dollars (\$205,217.00) for use by the Street Department; Vice Mayor Messick. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 6-0.

- d) A resolution to amend resolution 32-2023 providing for funding of the Manchester City School's land purchase of up to 50% of the purchase price of Two Million, Nine Hundred and Thirty-Eight, Thousand and Six Hundred Dollars and 00/100 cents (\$2,938,600.0); sponsored by Alderman Hobbs. Alderman French made a motion to approve and seconded by Alderman Parsley. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 6-0.
- e) A resolution awarding the Health Care Insurance bids; sponsored by Alderman Hobbs. Alderman French made a motion to approve the bids that were recommended to the board and seconded by Alderman Parsley. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 6-0.

**Ordinances:**

- a) 2<sup>nd</sup> reading of an ordinance to amend Manchester Municipal Code 2-303, Meeting and Organization of the Tourist and Community Development Commission; sponsored by Alderman Hobbs. Vice Mayor Messick made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened he floor to discussion and called for the roll. The ordinance passed final reading 6-0.
- b) 2<sup>nd</sup> reading of an ordinance rezoning property owned by Jim and Ioulia Rouvelas on St. Bedes Drive, from R-1 to C-3; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to a public hearing. Vice Mayor Messick stated the rezoning was approved by the Planning and Zoning Commission. Mayor Howard called for the roll. The ordinance passed final reading 6-0.
- c) 2<sup>nd</sup> reading of an ordinance rezoning property owned by Swanson Developments, LP on Ragsdale Road, from R-1 to R-2; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Howard opened the floor to a public hearing and after no discussion called for the roll. The ordinance passed final reading 5-1 with Alderman Anderson voting nay.
- d) 2<sup>nd</sup> reading of an ordinance rezoning property owned by Swanson Developments, LP between Hwy 55 and Ragsdale Road, from R-1 to R-3; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to a public hearing. City resident Simonton asked if the elected officials Conflict of Interest documents are available for view. Mayor Howard stated yes through the state. Mayor Howard called for the roll and the ordinance passed final reading 5-1 with Alderman Anderson voting nay.
- e) 2<sup>nd</sup> reading of an ordinance rezoning property owned by Swanson Developments, LP between Hwy 55 and Ragsdale Road, from R-1 to R-4; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Hobbs. Mayo Howard opened the floor to a public hearing and called for the roll. The ordinance passed final reading 5-1 with Alderman Anderson voting nay.
- f) 1<sup>st</sup> reading of an ordinance amending the Physical Development Plan of the City of Manchester applicable to property at 2514 McMinville Highway (Swanson Development, LP); sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed 1<sup>st</sup> reading 5-1 with Alderman Anderson voting nay.
- g) 1<sup>st</sup> reading of an ordinance rezoning that property owned by Swanson Developments, LP, on 2514 McMinville Highway and recently annexed in the City of Manchester: sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and after no discussion called for the roll. The ordinance passed 1<sup>st</sup> reading 5-1 with Alderman Anderson voting nay.
- h) 1<sup>st</sup> reading of an ordinance rezoning property owned by Ronnie Randall on Belmont Drive from C-5 to R-3; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Hobbs. Mayor Howard opened the floor to discussion and a discussion ensued. Vice Mayor Messick asked about the location and road frontage. Mayor Howard called for the roll. The ordinance passed 1<sup>st</sup> reading 4-3 with Mayor Howard breaking a tie and voting Yes. Alderman Anderson, Vice Mayor Messick, and Alderman Bellamy voting nay.
- i) 1<sup>st</sup> reading of an ordinance to amend Manchester Municipal Code 18-201 relative to nonpayment of bills; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed 1<sup>st</sup> reading 5-1 with Alderman Parsley voting nay.

**OLD BUSINESS**  
**NEW BUSINESS**

- Beans Creek Winery Signage – Tourism Commission member Alderman Hobbs discussed the signage on the interstate to attract business, and that nonprofits must come in front of the board for approval. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Howard called for the roll. The motion passed 6-0.

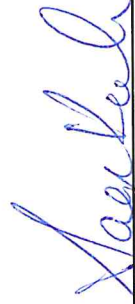
- Human Resource Job Description – Alderman French made a motion to approve and seconded by Alderman Hobbs. Alderman Hobbs asked if this would be a new position, and Mayor Howard stated the role needed to be clarified with a job description. Mayor Howard called for the roll and the motion passed 6-0.

**COMMENTS FROM BOMA:** Alderman French stated he appreciates people coming to debate but not making threats. Alderman Bellamy thanked the employees for working hard with little and things have not become broken overnight but the board is working hard to fix it. Alderman Hobbs welcomed Finance Director Burrows and MWSD Director Perry. Vice Mayor Messick challenged Alderman Bellamy to vote on the budget this year so everything can get fixed. Alderman Parsley welcomed Finance Director Burrows and MWSD Director Perry. Mayor Howard stated she appreciates every comment that was made tonight and it is the boards responsibility to review the information before they get to the meeting.

**ADJOURNMENT:**

- Being no further business to discuss, Mayor Howard asked for a motion to adjourn and Alderman French made the motion. The motion was seconded by Vice Mayor Messick. The motion to adjourn was passed 6-0. The meeting adjourned at 8:02 p.m.

**SIGNATURES:**



**Executive Administrative Assistant Keele**



**Mayor Marilyn Howard**