

**CITY OF MANCHESTER  
BOARD OF MAYOR AND ALDERMEN  
AGENDA**

**October 7, 2025 @ 6:30 P.M.  
City Hall Board Room  
No Work Session**

- 1. ROLL CALL:**
- 2. INVOCATION:**
- 3. PLEDGE TO THE FLAG**
- 4. APPROVAL OF AGENDA**
- 5. MINUTES**
  - 9-2-25 BOMA Meeting Minutes; 9-22-25 BOMA Special Call Meeting Minutes & BOMA Beer Board 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 approving a contract with Seal Rite, Inc, in the amount of Forty-Five Thousand Three Hundred and Seventy-Eight and 50/100 Dollars (\$45,378.50) for sealing and striping the parking lot at Fred Deadman Park; sponsored by Vice Mayor Messick.
    - b) A resolution to authorize the expenditure of up to Thirty-Seven Thousand Three Hundred and Eighty-One and 00/100 Dollars (\$37,381.00) for an I.T. Network Refresh Project; sponsored by Alderman Crosslin.
  - Ordinances:**
    - a) 2<sup>nd</sup> reading of an ordinance amending the Physical Development Plan of the City of Manchester applicable to property on Woodbury Hwy (Manchester LLC); Sponsored by Vice Mayor Messick.
    - b) 2<sup>nd</sup> reading of an ordinance rezoning property owned by Manchester LLC, on Woodbury Highway from C-2 to R-4; sponsored by Vice Mayor Messick.
- 10. OLD BUSINESS**
- 11. NEW BUSINESS**
- 12. ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN**
- 13. ADJOURNMENT:**

[www.cityofmanchestertn.com](http://www.cityofmanchestertn.com)

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING A CONTRACT WITH SEAL RITE, INC, IN THE AMOUNT OF FORTY-FIVE THOUSAND THREE HUNDRED AND SEVENTY-EIGHT AND 50/100 DOLLARS (45,378.50) FOR SEALING AND STRIPING THE PARKING LOT AT FRED DEADMAN PARK**

WHEREAS the City of Manchester has operated Fred Deadman Park and its parking areas for many years; and

WHEREAS the City of Manchester solicited competitive quotes for sealing and striping the parking lot at Fred Deadman Park, but only received one bid; and

WHEREAS pursuant to MMC 5-703 and 5-704, the Finance Department and the Street Department evaluated the one quote submitted and they have found the proposal of Seal Rite INC, to be the “Sole Source” for such services and after analysis, that it provides the City the maximum value at market price; and

WHEREAS, in order to fulfill the City of Manchester’s needs for sealing and striping the parking lot at Fred Deadman Park, the Manchester Street Department, recommends the proposal listed on Exhibit “A” at a total cost of Forty-Five Thousand, Three Hundred and Seventy-Eight and 50/100 Dollars (\$45,378.50); and

WHEREAS Manchester Municipal Code 5-703(4) requires any contractual obligation in excess of Thirty-Five Thousand Dollars (\$35,000) be approved by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester contract with Seal Rite INC. for the proposal listed on Exhibit “A” at a total cost of Forty-Five Thousand, Three Hundred and Seventy-Eight and 50/100 Dollars (\$43,378.50).

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 a contract on behalf of the City of Manchester.

Resolved this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Joey Hobbs, Mayor

\_\_\_\_\_  
Anthony Burrows, Finance Director

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO AUTHORIZE THE EXPENDITURE OF UP TO THIRTY-SEVEN THOUSAND THREE HUNDRED AND EIGHTY-ONE AND 00/100 DOLLARS (\$37,381.00) FOR AN IT NETWORK REFRESH**

WHEREAS the City of Manchester maintains its own IT network; and

WHEREAS the City of Manchester believes it to be in the best interest of the City to refresh (update and expand) its network when needed; and

WHEREAS the City of Manchester sent out a request for proposals and received quotes and scopes of work from interested companies, and after opening the bids it was determined that Ben Lomand Connect had the most advantageous proposal to the City, as it ensures connectivity, resilience, security, and future scalability at the lowest cost.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester expend up to Thirty-Seven Thousand Three Hundred and Eighty-One and 00/100 dollars (\$37,381.00) for an IT Network Refresh (update and expansion) provided by Ben Lomand Connect.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that any resolution inconsistent herewith, including, but not limited to, any resolution restricting spending be amended to allow payment of the City's obligation under this resolution.

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 necessary documents to expend this money.

Resolved this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Joey Hobbs, Mayor

\_\_\_\_\_  
Anthony Burrows, Finance Director

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE PHYSICAL DEVELOPMENT PLAN OF THE CITY OF MANCHESTER APPLICABLE TO PROPERTY ON WOODBURY HIGHWAY (MANCHESTER LLC)**

WHEREAS, the Board of Mayor and Aldermen of the City of Manchester, Tennessee adopted a Physical Development Plan as contemplated by T.C.A. 13-4-202; and

WHEREAS, on July 21, 2025, the Planning Commission of the City of Manchester recommended an amendment to the plan to reclassify certain property owned by Manchester, LLC, located on Woodbury Highway and described in the attached, from its current usage to High Density Residential per the attached; and

WHEREAS this constitutes the Planning Commission's initiation of an amendment to the general plan as contemplated by T.C.A. 13-4-202(b)(1)(A); and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester gave notice in a newspaper of general circulation in the City that it would hold a public hearing to address an amendment to the Physical Development Plan to incorporate the changes as identified above; and the attached, and

WHEREAS the Board of Mayor and Aldermen held a public hearing on this change in the Physical Development Plan on July 21, 2025; and

WHEREAS, after considering the statements made at the public hearing, the Board of Mayor and Aldermen believes this change to be in the best interest of the City.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the current Land Use Plan (Physical Development Plan) be updated as amended and attached hereto;

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 July 21, 2025.

PASSED FIRST READING: \_\_\_\_\_ August 5 \_\_\_\_\_, 2025

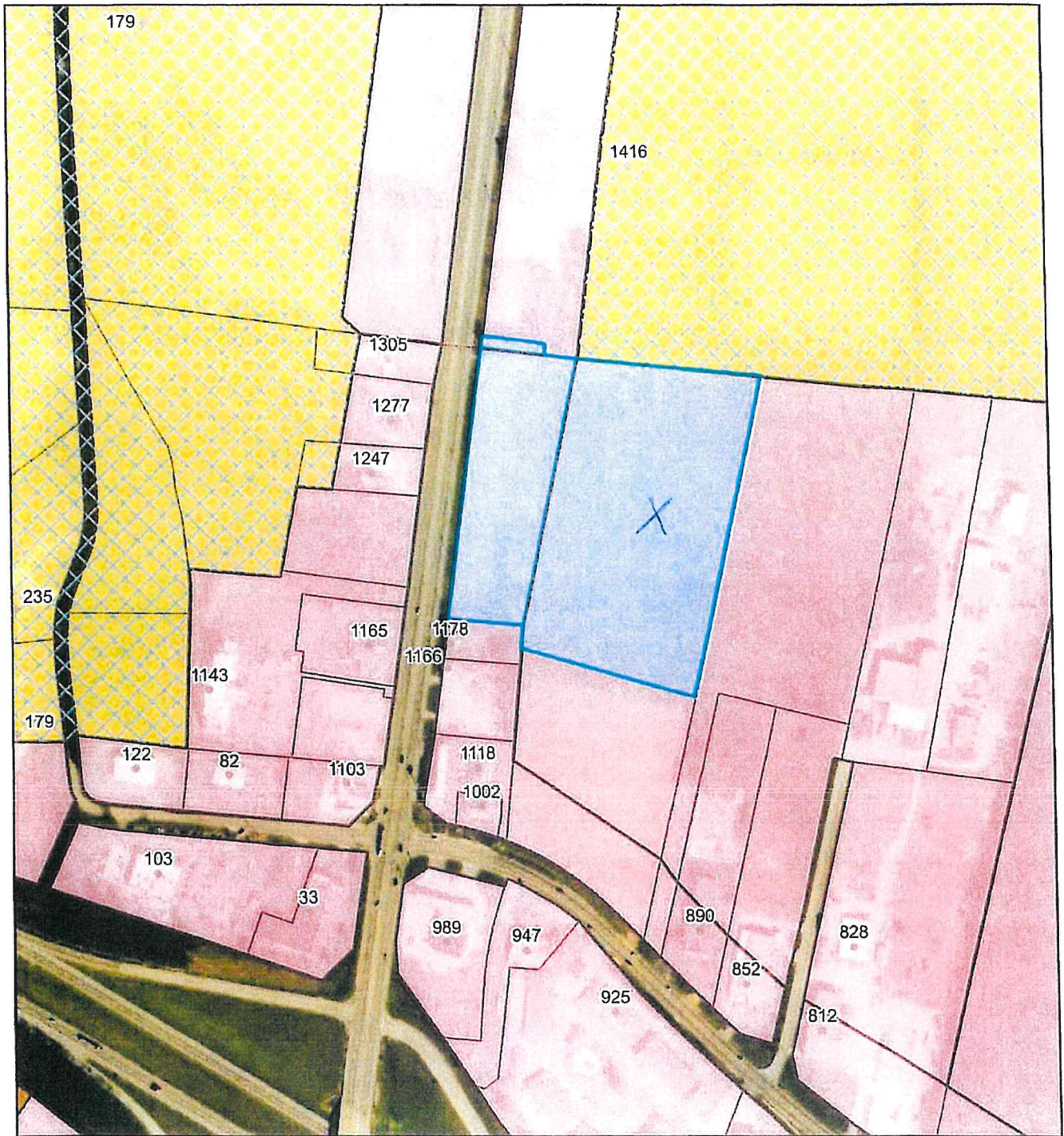
PASSED SECOND AND FINAL READING: \_\_\_\_\_, 2025

\_\_\_\_\_

Joey Hobbs, Mayor

ATTEST: \_\_\_\_\_  
Anthony Burrows, Finance Director

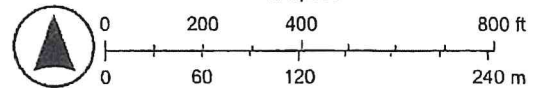
# Moore Land Use



7/18/2025, 1:07:31 PM

- Coffee Parcels
- Coffee Addresses
- Coffee UGB
- MANCHESTER
- Manchester Landuse
- Commercial, Central and General Neighborhood
- Residential Low Density / Single Family Duplexes
- Residential High Density Multi-Family

- Manchester City Limit
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1 2m Resolution Metadata



Maxar

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING PROPERTY OWNED BY MANCHESTER LLC, ON  
WOODBURY HIGHWAY FROM C-2 TO R-4**

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

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

WHEREAS the Manchester Planning Commission, at its meeting on July 21, 2025, considered the rezoning request that the property owned by Manchester LLC, described below, be rezoned from C-2 to R-4 High-Density Residential, 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 High-Density Residential to the following described property owned by Manchester LLC, located on Woodbury Highway:

Being a tract of land lying in the 1<sup>st</sup> Civil District of Coffee County, Tennessee, generally bounded on the north by Norton (WDB. 365, pg. 786), on the east by Moore (WDB. 421, pg. 870), on the south by Manchester CHA Hotel LLC (WDB. 421, pg. 318), and on the west by Manchester LLC (WDB. 449, pg. 734), and being more particularly described as follows:

BEGINNING at a point in the south line of Norton, located S 76°21'31" E, 301.14 ft. from a capped rebar found in the east margin of Woodbury Highway / Highway 53 at the common corner of Norton and Manchester LLC, aforesaid point being the northwest corner of the property to herein described; thence proceeding along the south line of Norton, the following calls: thence S 81°14'18" E, 109.82 feet. To a capped rebar found; thence S 85°41'08" E, 312.00 ft. to a capped rebar found, being the northwest corner of Moore and the northeast corner of the property herein described; thence leaving the south line of Norton and proceeding along the west line of Moore, S Hotel LLC and the southeast corner of the property herein described; thence leaving the west line of Moore and proceeding along the north line of Manchester CHA Hotel LLC, N 77°06'09" W, 362.40 ft. to a point, being the southwest corner of the property herein described; thence leaving the north line of Manchester CHA Hotel LLC and proceeding across the lands of Manchester LLC, N 08°38'45" E, 739.68 ft. to the POINT OF BEGINNING, containing 6.88 Acres, as surveyed by

Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn 37355, Job #22C-261, dated 06-29-2022, and being a portion of the property described in WDB. 449, pg. 734, ROCCTn.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN 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 High-Density Residential; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN 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 July 21, 2025.

PASSED FIRST READING: \_\_\_\_\_ August 5 \_\_\_\_\_, 2025

PASSED SECOND AND FINAL READING: \_\_\_\_\_, 2025

\_\_\_\_\_  
Joey Hobbs, Mayor

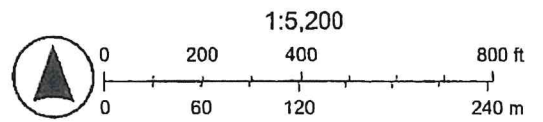
\_\_\_\_\_  
Anthony Burrows, Finance Director

# Moore zoning



7/18/2025, 1:09:50 PM

- |  |                   |  |                              |
|--|-------------------|--|------------------------------|
|  | Coffee Parcels    |  | Manchester City Limit        |
|  | Coffee Addresses  |  | World Imagery                |
|  | Coffee UGB        |  | Low Resolution 15m Imagery   |
|  | MANCHESTER        |  | High Resolution 60cm Imagery |
|  | Manchester Zoning |  | High Resolution 30cm Imagery |
|  | C-2               |  | Citations                    |
|  | I-1               |  | 1.2m Resolution Metadata     |
|  | R-4               |  |                              |



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