

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

**April 1<sup>st</sup>, 2025 @ 6:30 P.M.  
City Hall Board Room  
No Work Session**

**1. INVOCATION:**

**2. PLEDGE TO THE FLAG**

**3. ROLL CALL**

**4. APPROVAL OF AGENDA**

**5. MINUTES**

- March 4, 2025 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  
\*Information Systems \*Historic Zoning

**9. RESOLUTIONS AND ORDINANCES**

**Resolutions:**

- a) A resolution to authorize an award of Manchester Tourism & Community Grant Funds to Park Partners for a playground in the amount of Four Thousand 00/100 Dollars (\$4,000.00); sponsored by Alderman French.
- b) A resolution authorizing a contract to purchase three (3) Ford Mavericks at a total cost of Ninety Thousand Two Hundred and Nineteen and 00/100 Dollars (\$90,219.00) and one (1) Ford F-150 4x4 Super Crew at a cost of Forty-Nine Thousand Three Hundred and Seven and 00/100 Dollars (\$49,307.00), for use by the Water and Sewer Department; sponsored by Alderman Anderson.
- c) A resolution to approve a new City of Manchester logo; sponsored by Alderman Crosslin.
- d) A resolution to approve a purchase and sale and lease at the City of Manchester, Tennessee Industrial Park for up to 115.00 acres; sponsored by Mayor Hobbs.
- e) A resolution to rescinding previous resolution and adopting a Plan of Services preliminary to annexation of Ninety-Nine (99) acres of property previously owned by Robert and Shonta Gilley, located on Murfreesboro Hwy; sponsored by Vice Mayor Messick.
- f) A resolution annexing Ninety-Nine and 00/100 (99) acres of property owned by Swanson Developments, LP, located on Murfreesboro Highway; sponsored by Vice Mayor Messick.
- g) A resolution to approve a contract in the amount of Four Hundred Ninety-Five Thousand Dollars (\$495,000.00) with Langley and Taylor DBA Swim Club Management of Nashville, for Recreation Center Phase 1A Aquatic Renovations Project; sponsored by Alderman French.

**Ordinances:**

- a) 2<sup>nd</sup> reading of an ordinance to amend and delete Manchester Municipal Code 5-101 relative to Official Depository; sponsored by Alderman Crosslin.
- b) 2<sup>nd</sup> reading of an ordinance to amend Manchester Municipal Code 5-703 relative to purchasing authority; sponsored by Alderman Crosslin.
- c) 1<sup>st</sup> reading of an ordinance amending provisions to Manchester Municipal Code 13-202 (3) regarding violations; sponsored by Vice Mayor Messick.
- d) 1<sup>st</sup> reading of an ordinance amending provisions to Manchester Municipal Code 16-210 (6) regarding driveway tile installation; sponsored by Vice Mayor Messick.

- e) 1<sup>st</sup> reading of an ordinance amending provisions to Manchester Municipal Code 10-205 regarding dogs; sponsored by Vice Mayor Messick.
- f) 1<sup>st</sup> reading of an ordinance rezoning that property formally owned by Robert and Shonta Gilley and now owned by Swanson Developments, LP, on Murfreesboro Highway and recently annexed into the City; sponsored by Vice Mayor Messick.

**9. OLD BUSINESS**

**10. NEW BUSINESS**

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

**12. ADJOURNMENT: Beer Board to follow**

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

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

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

**Meeting Minutes  
March 4<sup>th</sup>, 2025, @ 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, Alderman French, Alderman Crosslin, Vice Mayor Messick, Alderman Parsley, Alderman Threet, Attorney Johnson, Executive Administrative Assistant Keele, Finance Director Burrows, MWSD Director Perry, Parks/Rec. Director Fox, I.S. Director Smotherman, MPD Chief Sipe, MPD Assistant Chief Floied, MFD Chief Chambers, MFD Assistant Fire Chief Hickerson, Public Works Director Gannon, Community Development & Zoning Director Brittany Fiske, Engineer Adam Carter, Coffee County Industrial Board Director Anne Majors, and other citizens. Absent was Alderman Anderson. Meeting opened with a prayer by Pastor Hillsman and the pledge to the flag was spoken in unison. Mayor Hobbs called the meeting to order.

**ROLL CALL:**

Roll was taken via Open Meetings program. Alderman Anderson absent.

**MOTION TO APPROVE AGENDA**

Mayor Hobbs requested Resolution C be removed from the agenda. Vice Mayor Messick stated he had a speaker to speak under the BOMA Comments regarding the Coffee County Moratorium. Alderman French made a motion to approve the changes and seconded by Alderman Crosslin. The motion passed 5-0.

**APPROVAL OF MINUTES:**

Alderman French made a motion to approve the 2-4-25 BOMA minutes. Vice Mayor Messick seconded the motion and the motion passed 5-0.

**CORRESPONDENCE:** none

**COMMENTS FROM CITIZENS:** none

**COMMENTS FROM MAYOR:** Mayor Hobbs welcomed everyone and reminded the BOMA to speak into their microphones.

**Safety Committee-** Chief Chambers discussed his February report. Chief Sipe discussed a safety meeting with Bonnaroo, recognized the 3 SRO's, promotion of Cody Lendley to Investigator, and next safety meeting is 3-10-25.

**Finance Committee-** Director Burrows discussed the February Finance committee meeting. Director Burrows discussed the 2025-2026 Budget process and audit.

**Street Committee-** Director Gannon stated next meeting would be March 15, construction of baseball fields at Batesville property, sidewalk project, and sale of old equipment.

**Water /Sewer Commission-** Director Perry stated the next Water and Sewer Commission meeting would be 3-6-25. Director Perry discussed the state water score at 99. Bid opening 3-3-25 for project running from Willis Farms to Skinner Flat. Director Perry discussed the work that Dukes has performed and the current projects.

**Recreation Commission-**Director Fox discussed Fox discussed WOLD engineering firm would be held a bid opening for recreation complex improvements on 2-11-25.. Director Fox discussed upcoming day camp, ball tournaments in March and April. Next commission meeting would be 3-14-25.

**Tourism Development Commission-** Vice Mayor Messick Feb meeting.

**Planning & Zoning Commission-** Director Fiske stated next Commission meeting would be 3-17-25.

**Information Systems Committee-** Director Smotherman discussed the hiring of a Support Technician. Next meeting 3-10-25.

**Historic Zoning Commission-**Director Fiske stated the next meeting would be 3-6-25.

**RESOLUTIONS & ORDINANCES**

**Resolutions:**

### **Resolutions:**

- a) A resolution to authorize the expenditure of up to Twenty-One Thousand Five Hundred and Fifty-Five and 00/100 Dollars (\$21,555.00) for an Employee Wellness and Assistance Program; sponsored by Alderman Crosslin. Vice Mayor Messick made a motion to withdraw and change the resolution to include all City employees. Mayor Hobbs stated they would need to put the service out for bid if they wanted to include all the employees. seconded by Alderman Crosslin. The motion to withdraw passed 5-0.
- b) A resolution authorizing the purchase of Forty-Five (45) Glock Pistols at the total price of Forty-Seven Thousand and Four Hundred and Seventy-Eight and 35/100 Dollars (\$47,478.35) for use of the Police Department of the City of Manchester; sponsored by Alderman French. Alderman Crosslin 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 5-0.
- c) A resolution authorizing the purchase of Two 2022 Ford Explorers at the total price of Fifty-Thousand 00/100 Dollars (\$50,000.00) for use of the Police Department of the City of Manchester; sponsored by Alderman French. Under approval of agenda the resolution was removed.
- d) A resolution to authorize an award of Tourism and Development Commission Grant Fund to the 8<sup>th</sup> annual Good Friends Music Fest in the amount of Three Thousand 00/100 Dollars (\$3000.00); sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Parsley. Mayor Hobbs opened the floor to discussion and called for the roll. The motion passed 4-1 with Alderman Threet abstaining.

### **Ordinances:**

- a) 2<sup>nd</sup> reading of an ordinance to abandon the City of Manchester's interest, if any, in an undeveloped right-of-way (unnamed) running between Lots #75 and #76 from the end of Lexington Circle and Skinner Flat Road as depicted on the plat of the Lexington Subdivision; 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 ordinance passed 2<sup>nd</sup> and final reading 5-0.
- b) 1<sup>st</sup> reading of an ordinance to amend and delete Manchester Municipal Code 5-101 relative to Official Depository; sponsored by Alderman Crosslin. Alderman French 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 1<sup>st</sup> reading 5-0.
- c) 1<sup>st</sup> reading of an ordinance to amend Manchester Municipal Code 5-703 relative to purchasing authority; sponsored by Alderman Crosslin. Alderman French 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 1<sup>st</sup> reading 5-0.

### **OLD BUSINESS**-none

### **NEW BUSINESS**-

\*City Logo- No vote discussion only. Mayor Hobbs discussed the logo that was submitted by the I.T. Committee. Alderman French discussed having a brand kit. Mayor Hobbs discussed the need for a new logo to redesign the website. Alderman Threet asked what happened to the Indian and pile of rocks logo on the police cars in early 2000, and he would like to see us use that one from early 2000. Mayor Hobbs stated the logo presented tonight would be placed on the next I.T. committee agenda.

\* Vice Mayor Messick asked Surveyor Nicholas Northcott to speak about the Coffee County Moratorium. A discussion ensued with the BOMA. Mayor Hobbs asked Attorney Johnson to draft a letter opposing the moratorium.

**COMMENTS FROM BOMA:** Alderman French discussed the benefits of a mental wellness plan for the City. Mayor Hobbs discussed the mental wellness plan contract we had two years ago.

### **ADJOURNMENT:**

- Being no further business to discuss, Mayor Hobbs asked for a motion to adjourn and Alderman French made the motion. The motion was seconded by Alderman Crosslin. The motion to adjourn was passed 5-0. The meeting adjourned at 7:22 p.m.

### **SIGNATURES:**

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

**A RESOLUTION TO AUTHORIZE AN AWARD OF MANCHESTER TOURISM & COMMUNITY GRANT FUNDS TO PARK PARTNERS FOR A PLAYGROUND IN THE AMOUNT OF FOUR THOUSAND 00/100 DOLLARS (\$4,000.00)**

WHEREAS the City of Manchester depends upon tourism; and

WHEREAS the City of Manchester Tourist and Community Development Commission held a public meeting addressing an application for grant funds for Park Partners to build a playground; and

WHEREAS the Commission approved and found that the award of the requested funds fits within the City's needs and approved the use of Grant funds in the amount of Four Thousand and 00/100 dollars (\$4,000.00); and

WHEREAS Manchester Municipal Code 2-308 requires any agreement for such obligation be approved by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE ratifies and approves the City of Manchester Tourist and Community Development Commission's award of grant funds in the amount of Four Thousand and 00/100 dollars (\$4,000.00) to Park Partners.

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 consistent with this resolution.

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

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

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

Organization: Park Partners  
Contact Name: Alaina Murray Position: President  
Email: alainafferrell@yahoo.com Phone Number: 931 247 6876  
Request Type

Organization Type:  Government Related  Non-Profit  Profit  Other: \_\_\_\_\_  
Request Type:  Marketing  Sponsorship  Infrastructure (Gov. Only)  Public Art Instalment  
Request Amount: \$ 21000.00 Is this a competitive request?  Yes  No  
(Any amount above \$4,000 will need to be submitted for budgeting process February - March)

Title of Event: Hunter's Forest Type of Event: playground  
Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_  
Summary usage: \_\_\_\_\_

Qualifiers (Excludes Infrastructure & Art)

	3 Points	2 Points	1 Point	Point Total
Anticipated Attendance: _____	<u>500+</u>	200+	100+	_____
Anticipated Room Nights: _____	100+	50+	25+	_____
Number of Days of Event: _____	3+ Days	2+ Days	1 Day	_____
Number of Tickets Sold: _____	500+	100+	50+	_____
Type of Event:	Regional <small>(50% or more non-local)</small>			_____

Host Type: \_\_\_\_\_ Gov \_\_\_\_\_ Non-P \_\_\_\_\_  
Point Total \_\_\_\_\_

**13+ Points**  
**Up to \$4,000**

**10+ Points**  
**Up to \$3,000**

**9 or Fewer Points**  
**Up to \$2,000**

Public Art Consideration Guide

76% to 100% of Budget:  
Up to \$2,000

75% of Budget:  
Up to \$3,500

49% or less:  
Up to \$4,000

Grant Amount Rewarded: \$ \$4000 Vote Count: 5 Date: 3/10/2025

**RESOLUTION NO. .**

**A RESOLUTION AUTHORIZING A CONTRACT TO PURCHASE THREE (3) FORD MAVERICKS AT A TOTAL COST OF NINETY THOUSAND TWO HUNDRED AND NINETEEN AND 00/100 DOLLARS (\$90,219.00) AND ONE (1) FORD F-150 4X4 SUPER CREW AT A COST OF FORTY NINE THOUSAND THREE HUNDRED AND SEVEN AND 00/100 DOLLARS (\$49,307.00), FOR USE BY THE WATER AND SEWER DEPARTMENT**

WHEREAS the City of Manchester Water and Sewer Department needs a new means to transport employees and cargo to conduct business; and

WHEREAS the Water and Sewer Department has determined that Three (3) Ford Mavericks and One (1) Ford F-150 4×4 Super Crew will best serve the Department's needs; and

WHEREAS the Water and Sewer Department has sufficient funds in its account for the fiscal year 2024/2025 budget 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 \$35,000 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 Three (3) Ford Mavericks at a total cost of Ninety Thousand, Two Hundred and Nineteen and 00/100 Dollars (\$90,219.00), and One (1) Ford F-150 4×4 Super Crew at a cost of Forty Four Thousand, Three Hundred and Seven and 00/100 Dollars (\$49,307.00), from Ford of Murfreesboro, 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 appropriate line item in the Water and Sewer Department's 2024/2025 budget.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor be authorized to enter into the contract.

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

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Joey Hobbs, Mayor

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Anthony Burrows, Finance Director

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

**A RESOLUTION TO APPROVE A NEW CITY OF MANCHESTER LOGO**

WHEREAS the City of Manchester has an existing logo; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester has now decided to replace the existing logo with the logo recommended by the Information Systems Committee; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester has determined that it would be appropriate at this time to adopt the attachment to this Resolution as the official City of Manchester logo.

BE IT THEREFORE RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the attached logo is now the official City of Manchester logo.

Passed by majority vote this \_\_\_\_ day of \_\_\_\_\_ 2025.

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

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

*The City of* —  
**MANCHESTER**  
T E N E S S E E  
1836

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

**A RESOLUTION TO APPROVE A PURCHASE AND SALE AND LEASE AT THE CITY OF MANCHESTER, TENNESSEE INDUSTRIAL PARK FOR UP TO 115.00 ACRES FOR TEN THOUSAND DOLLARS (\$10,000.00) AN ACRE AND RIGHT OF FIRST REFUSAL AGREEMENT IN FAVOR OF LITTLE LEAF FARMS, INC.**

WHEREAS the City of Manchester, Tennessee owns land at the Manchester Industrial Park for the development of business and industry, and

WHEREAS the City of Manchester, Tennessee (Seller) wishes to enter into certain agreements to implement a payment in lieu of tax abatement transaction for the sale of up to 115.00 +/- acres to the Industrial Board of Coffee County, Incorporated, (Purchaser) and lease to Little Leaf Farms Inc. (Lessor) (Option Holder), known as a portion of Map 084, Parcel 15.00, pursuant to the agreements and option contract attached hereto as Exhibit "A;" and

WHEREAS the City of Manchester, Tennessee (Seller) wishes to enter into a certain option to exercise a right of first refusal in favor of the Option Holder for at least Thirty Thousand Dollars (\$30,000.00) an acre for the remainder of the 210 acre parcel, and

WHEREAS Manchester Municipal Code Section 5-703(4) requires any contract obligation of the City in the amount of Thirty-Five Thousand Dollars (\$35,000) or more 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, Tennessee enter into the attached agreements with Little Leaf, Farms Inc. and The Industrial Board of Coffee County, Incorporated.

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 these agreements and other documents to effectuate these transactions.

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

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Joey Hobbs, Mayor

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Anthony Burrows, Finance Director

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

**A RESOLUTION RESCINDING PREVIOUS RESOLUTION AND ADOPTING A PLAN OF SERVICES PRELIMINARY TO ANNEXATION OF NINETY-NINE (99) ACRES OF PROPERTY PREVIOUSLY OWNED BY ROBERT AND SHONTA GILLEY, LOCATED ON MURFREESBORO HWY.**

WHEREAS the Manchester Board of Mayor and Alderman recently approved a plan of services preliminary to annexation of Ninety-Nine (99) acres owned by Robert and Shonta Gilley by Resolution No. 01-2025 and now acts to rescind said resolution, and

WHEREAS the description of said annexed property in the previous Resolution did not fully and accurately describe said property, and

WHEREAS Robert and Shonta Gilley have recently sold said property and a new survey was completed, and

WHEREAS Swanson Developments, LP, now owns certain property located on Murfreesboro Highway, Manchester, Tennessee which they have again requested the City to annex, described as follows:

Beginning at a wooden fence post in the Northeast margin of U.S. Route 41, being the Southwest corner of this property; thence following the Northeast margin of U.S. Route 41 the next two calls: North 44 degrees 14 minutes 28 seconds West a distance of 4.27' to a concrete monument; thence North 42 degrees 12 minutes 45 seconds West a distance of 606.95' to a fence post; thence N 69 degrees 47'36" E a distance of 351.00' to an iron pin set; thence North 42 degrees 28 minutes 51 seconds West a distance of 257.04' to a nail set in a 30" pine; thence North 45 degrees 30 minutes 34 seconds East a distance of 126.06' to an iron pipe; thence North 42 degrees 49 minutes 00 seconds West a distance of 129.62' to a point; thence South 47 degrees 56 minutes 41 seconds West a distance of 448.82' to a point in the Northeast margin of U.S. Route 41; thence North 42 degrees 12 minutes 45 seconds West a distance of 50.00' to a point in the Northeast margin of U.S. Route 41; thence North 47 degrees 56 minutes 41 seconds East a distance of 397.30' to a point; thence North 41 degrees 57 minutes 30 seconds West a distance of 655.95' to a big corner post, being the Northwest corner of this property; thence North 56 degrees 15 minutes 59 seconds East a distance of 1809.99' to a cut off metal fence post in the Southwest margin of Interstate 24; thence following the Southwest margin of Interstate 24 the next three calls: South 58 degrees 35 minutes 48 seconds East a distance of 244.93' to a concrete monument; thence South 58 degrees 45 minutes 24 seconds East a distance of 999.78' to a concrete monument; thence South 58 degrees 45 minutes 09 seconds East a distance of 216.80' to a wooden fence post, being the Northeast corner of this property; thence South 06 degrees 19 minutes 46 seconds West a distance of 264.40' to an iron pin found at a metal fence post; thence South 04 degrees 57 minutes 24 seconds West a distance of 55.38' to an iron pipe; thence South 06 degrees 20 minutes 53 seconds West a distance of 405.86' to a pipe at a fence corner; thence North 86 degrees 57 minutes 45 seconds West a distance of 106.06' to a pipe at a fence corner; thence North 89 degrees 57 minutes 24 seconds West a distance of 257.35' to an

iron pin found; thence South 05 degrees 26 minutes 29 seconds West a distance of 1057.00' to a wooden fence post; thence South 29 degrees 35 minutes 00 seconds West a distance of 330.26' to a wooden fence post, being the Southeast corner of this property; thence North 38 degrees 49 minutes 39 seconds West a distance of 284.56' to a pipe at a fence corner; thence North 42 degrees 58 minutes 57 seconds West a distance of 587.87' to a 50" red oak; thence South 53 degrees 15 minutes 06 seconds West a distance of 304.83' to an iron pin set at a corner post; thence North 42 degrees 53 minutes 41 seconds West a distance of 209.70' to a pipe at a fence corner; thence South 51 degrees 45 minutes 37 seconds West a distance of 406.57' to the point of beginning, having an area of 4,325,795 square feet or 99.31 acres, more or less, according to a survey conducted by Elkins Surveying dated September 10, 2024.

Being a portion of the same property conveyed to Robert F. Gilley and Shonta S. Gilley, Co-Trustees of the Gilley Joint Revocable Trust by Warranty Deed from Vicki A. Gilley, Trustee of the Amended and Restated Vicki A. Gilley Revocable Trust, originally created on December 27, 2010 and subsequently amended and restated on October 11, 2018 of record in Book W408, page 395, Register's Office for Coffee County, Tennessee, dated December 18, 2020 and recorded on December 29, 2020.

and

WHEREAS, prior to annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS the Plan of Services is set forth in the attached documents generated by the Water and Sewer Department dated August 2, 2024; Police Department dated August 9, 2024; Manchester Fire-Rescue dated August 2, 2024; City of Manchester Street Department dated August 7, 2024; Finance Office dated August 9, 2024; Health and Codes Department dated August 8, 2024; Manchester City Schools dated August 9, 2024 and the Manchester Parks and Recreation Department dated August, 2024; and

WHEREAS the Plan of Services was again studied by the Manchester Regional Planning Commission at a public hearing at its meeting on December 16, 2024, and it ratified its written report dated August 28, 2024, as required by T.C.A. 6-51-102, a copy of which is attached hereto; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on both the Plan of Services and annexation on April 1, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the previous Resolution No. 01-2025 is hereby rescinded and vacated and the Plan of Services attached hereto be adopted in conjunction with the annexation of the following described property owned by Swanson Developments, LP:

Beginning at a wooden fence post in the Northeast margin of U.S. Route 41, being the Southwest corner of this property; thence following the Northeast margin of U.S. Route 41 the next two calls: North 44 degrees 14 minutes 28 seconds West a distance of 4.27' to a concrete monument; thence North 42 degrees 12 minutes 45 seconds West a distance of 606.95' to a fence post; thence N 69 degrees 47'36" E a distance of 351.00' to an iron pin set; thence North 42 degrees 28 minutes 51 seconds West a distance of 257.04' to a nail set in a 30" pine; thence North 45 degrees 30 minutes 34 seconds East a distance of 126.06' to an iron pipe; thence North 42 degrees 49 minutes 00 seconds West a distance of 129.62' to a point; thence South 47 degrees 56 minutes 41 seconds West a distance of 448.82' to a point in the Northeast margin of U.S. Route 41; thence North 42 degrees 12 minutes 45 seconds West a distance of 50.00' to a point in the Northeast margin of U.S. Route 41; thence North 47 degrees 56 minutes 41 seconds East a distance of 397.30' to a point; thence North 41 degrees 57 minutes 30 seconds West a distance of 655.95' to a big corner post, being the Northwest corner of this property; thence North 56 degrees 15 minutes 59 seconds East a distance of 1809.99' to a cut off metal fence post in the Southwest margin of Interstate 24; thence following the Southwest margin of Interstate 24 the next three calls: South 58 degrees 35 minutes 48 seconds East a distance of 244.93' to a concrete monument; thence South 58 degrees 45 minutes 24 seconds East a distance of 999.78' to a concrete monument; thence South 58 degrees 45 minutes 09 seconds East a distance of 216.80' to a wooden fence post, being the Northeast corner of this property; thence South 06 degrees 19 minutes 46 seconds West a distance of 264.40' to an iron pin found at a metal fence post; thence South 04 degrees 57 minutes 24 seconds West a distance of 55.38' to an iron pipe; thence South 06 degrees 20 minutes 53 seconds West a distance of 405.86' to a pipe at a fence corner; thence North 86 degrees 57 minutes 45 seconds West a distance of 106.06' to a pipe at a fence corner; thence North 89 degrees 57 minutes 24 seconds West a distance of 257.35' to an iron pin found; thence South 05 degrees 26 minutes 29 seconds West a distance of 1057.00' to a wooden fence post; thence South 29 degrees 35 minutes 00 seconds West a distance of 330.26' to a wooden fence post, being the Southeast corner of this property; thence North 38 degrees 49 minutes 39 seconds West a distance of 284.56' to a pipe at a fence corner; thence North 42 degrees 58 minutes 57 seconds West a distance of 587.87' to a 50" red oak; thence South 53 degrees 15 minutes 06 seconds West a distance of 304.83' to an iron pin set at a corner post; thence North 42 degrees 53 minutes 41 seconds West a distance of 209.70' to a pipe at a fence corner; thence South 51 degrees 45 minutes 37 seconds West a distance of 406.57' to the point of beginning, having an area of 4,325,795 square feet or 99.31 acres, more or less, according to a survey conducted by Elkins Surveying dated September 10, 2024.

Being a portion of the same property conveyed to Robert F. Gilley and Shonta S. Gilley, Co-Trustees of the Gilley Joint Revocable Trust by Warranty Deed from Vicki A. Gilley, Trustee of the Amended and Restated Vicki A. Gilley Revocable Trust, originally created on December 27, 2010 and subsequently amended and restated on October 11, 2018 of record in Book W408, page 395, Register's Office for Coffee County, Tennessee, dated December 18, 2020 and recorded on December 29, 2020.

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

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

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

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

**A RESOLUTION ANNEXING NINETY-NINE AND 00/100 (99) ACRES OF  
PROPERTY OWNED BY SWANSON DEVELOPMENTS, LP, LOCATED ON  
MURFREESBORO HIGHWAY**

WHEREAS Robert and Shonta Gilley, previously owned certain property, being 99 acres located on Murfreesboro Highway, which they had requested in writing that the City annex, and

WHEREAS the previous Resolution No. 02-2025 had a property description that did not fully and accurately describe said property and the Board of Mayor and Alderman now wish to rescind said resolution, and

WHEREAS Robert and Shonta Gilley have sold said property to Swanson Developments, LP, and it now owns the same property, being 99 acres located on Murfreesboro Highway described as follows:

Beginning at a wooden fence post in the Northeast margin of U.S. Route 41, being the Southwest corner of this property; thence following the Northeast margin of U.S. Route 41 the next two calls: North 44 degrees 14 minutes 28 seconds West a distance of 4.27' to a concrete monument; thence North 42 degrees 12 minutes 45 seconds West a distance of 606.95' to a fence post; thence N 69 degrees 47'36" E a distance of 351.00' to an iron pin set; thence North 42 degrees 28 minutes 51 seconds West a distance of 257.04' to a nail set in a 30" pine; thence North 45 degrees 30 minutes 34 seconds East a distance of 126.06' to an iron pipe; thence North 42 degrees 49 minutes 00 seconds West a distance of 129.62' to a point; thence South 47 degrees 56 minutes 41 seconds West a distance of 448.82' to a point in the Northeast margin of U.S. Route 41; thence North 42 degrees 12 minutes 45 seconds West a distance of 50.00' to a point in the Northeast margin of U.S. Route 41; thence North 47 degrees 56 minutes 41 seconds East a distance of 397.30' to a point; thence North 41 degrees 57 minutes 30 seconds West a distance of 655.95' to a big corner post, being the Northwest corner of this property; thence North 56 degrees 15 minutes 59 seconds East a distance of 1809.99' to a cut off metal fence post in the Southwest margin of Interstate 24; thence following the Southwest margin of Interstate 24 the next three calls: South 58 degrees 35 minutes 48 seconds East a distance of 244.93' to a concrete monument; thence South 58 degrees 45 minutes 24 seconds East a distance of 999.78' to a concrete monument; thence South 58 degrees 45 minutes 09 seconds East a distance of 216.80' to a wooden fence post, being the Northeast corner of this property; thence South 06 degrees 19 minutes 46 seconds West a distance of 264.40' to an iron pin found at a metal fence post; thence South 04 degrees 57 minutes 24 seconds West a distance of 55.38' to an iron pipe; thence South 06 degrees 20 minutes 53 seconds West a distance of 405.86' to a pipe at a fence corner; thence North 86 degrees 57 minutes 45

seconds West a distance of 106.06' to a pipe at a fence corner; thence North 89 degrees 57 minutes 24 seconds West a distance of 257.35' to an iron pin found; thence South 05 degrees 26 minutes 29 seconds West a distance of 1057.00' to a wooden fence post; thence South 29 degrees 35 minutes 00 seconds West a distance of 330.26' to a wooden fence post, being the Southeast corner of this property; thence North 38 degrees 49 minutes 39 seconds West a distance of 284.56' to a pipe at a fence corner; thence North 42 degrees 58 minutes 57 seconds West a distance of 587.87' to a 50" red oak; thence South 53 degrees 15 minutes 06 seconds West a distance of 304.83' to an iron pin set at a corner post; thence North 42 degrees 53 minutes 41 seconds West a distance of 209.70' to a pipe at a fence corner; thence South 51 degrees 45 minutes 37 seconds West a distance of 406.57' to the point of beginning, having an area of 4,325,795 square feet or 99.31 acres, more or less, according to a survey conducted by Elkins Surveying dated September 10, 2024.

Being a portion of the same property conveyed to Robert F. Gilley and Shonta S. Gilley, Co-Trustees of the Gilley Joint Revocable Trust by Warranty Deed from Vicki A. Gilley, Trustee of the Amended and Restated Vicki A. Gilley Revocable Trust, originally created on December 27, 2010 and subsequently amended and restated on October 11, 2018 of record in Book W408, page 395, Register's Office for Coffee County, Tennessee, dated December 18, 2020 and recorded on December 29, 2020.

WHEREAS, as a condition of annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS, by separate Resolution, the Board of Mayor and Aldermen adopted a Plan of Services preliminary to annexation of the hereafter described property; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on the annexation on April 1, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the previous Resolution No. 02-2025 is hereby rescinded and vacated, and pursuant to the request of the current owners, Swanson Developments, LP, that same property now owned by them, and described as follows, be annexed into the City of Manchester:

Beginning at a wooden fence post in the Northeast margin of U.S. Route 41, being the Southwest corner of this property; thence following the Northeast margin of U.S. Route 41 the next two calls: North 44 degrees 14 minutes 28 seconds West a distance of 4.27' to a concrete monument; thence North 42 degrees 12 minutes 45 seconds West a distance of 606.95' to a fence post; thence N 69 degrees 47'36" E a distance of 351.00' to an iron pin

set; thence North 42 degrees 28 minutes 51 seconds West a distance of 257.04' to a nail set in a 30" pine; thence North 45 degrees 30 minutes 34 seconds East a distance of 126.06' to an iron pipe; thence North 42 degrees 49 minutes 00 seconds West a distance of 129.62' to a point; thence South 47 degrees 56 minutes 41 seconds West a distance of 448.82' to a point in the Northeast margin of U.S. Route 41; thence North 42 degrees 12 minutes 45 seconds West a distance of 50.00' to a point in the Northeast margin of U.S. Route 41; thence North 47 degrees 56 minutes 41 seconds East a distance of 397.30' to a point; thence North 41 degrees 57 minutes 30 seconds West a distance of 655.95' to a big corner post, being the Northwest corner of this property; thence North 56 degrees 15 minutes 59 seconds East a distance of 1809.99' to a cut off metal fence post in the Southwest margin of Interstate 24; thence following the Southwest margin of Interstate 24 the next three calls: South 58 degrees 35 minutes 48 seconds East a distance of 244.93' to a concrete monument; thence South 58 degrees 45 minutes 24 seconds East a distance of 999.78' to a concrete monument; thence South 58 degrees 45 minutes 09 seconds East a distance of 216.80' to a wooden fence post, being the Northeast corner of this property; thence South 06 degrees 19 minutes 46 seconds West a distance of 264.40' to an iron pin found at a metal fence post; thence South 04 degrees 57 minutes 24 seconds West a distance of 55.38' to an iron pipe; thence South 06 degrees 20 minutes 53 seconds West a distance of 405.86' to a pipe at a fence corner; thence North 86 degrees 57 minutes 45 seconds West a distance of 106.06' to a pipe at a fence corner; thence North 89 degrees 57 minutes 24 seconds West a distance of 257.35' to an iron pin found; thence South 05 degrees 26 minutes 29 seconds West a distance of 1057.00' to a wooden fence post; thence South 29 degrees 35 minutes 00 seconds West a distance of 330.26' to a wooden fence post, being the Southeast corner of this property; thence North 38 degrees 49 minutes 39 seconds West a distance of 284.56' to a pipe at a fence corner; thence North 42 degrees 58 minutes 57 seconds West a distance of 587.87' to a 50" red oak; thence South 53 degrees 15 minutes 06 seconds West a distance of 304.83' to an iron pin set at a corner post; thence North 42 degrees 53 minutes 41 seconds West a distance of 209.70' to a pipe at a fence corner; thence South 51 degrees 45 minutes 37 seconds West a distance of 406.57' to the point of beginning, having an area of 4,325,795 square feet or 99.31 acres, more or less, according to a survey conducted by Elkins Surveying dated September 10, 2024.

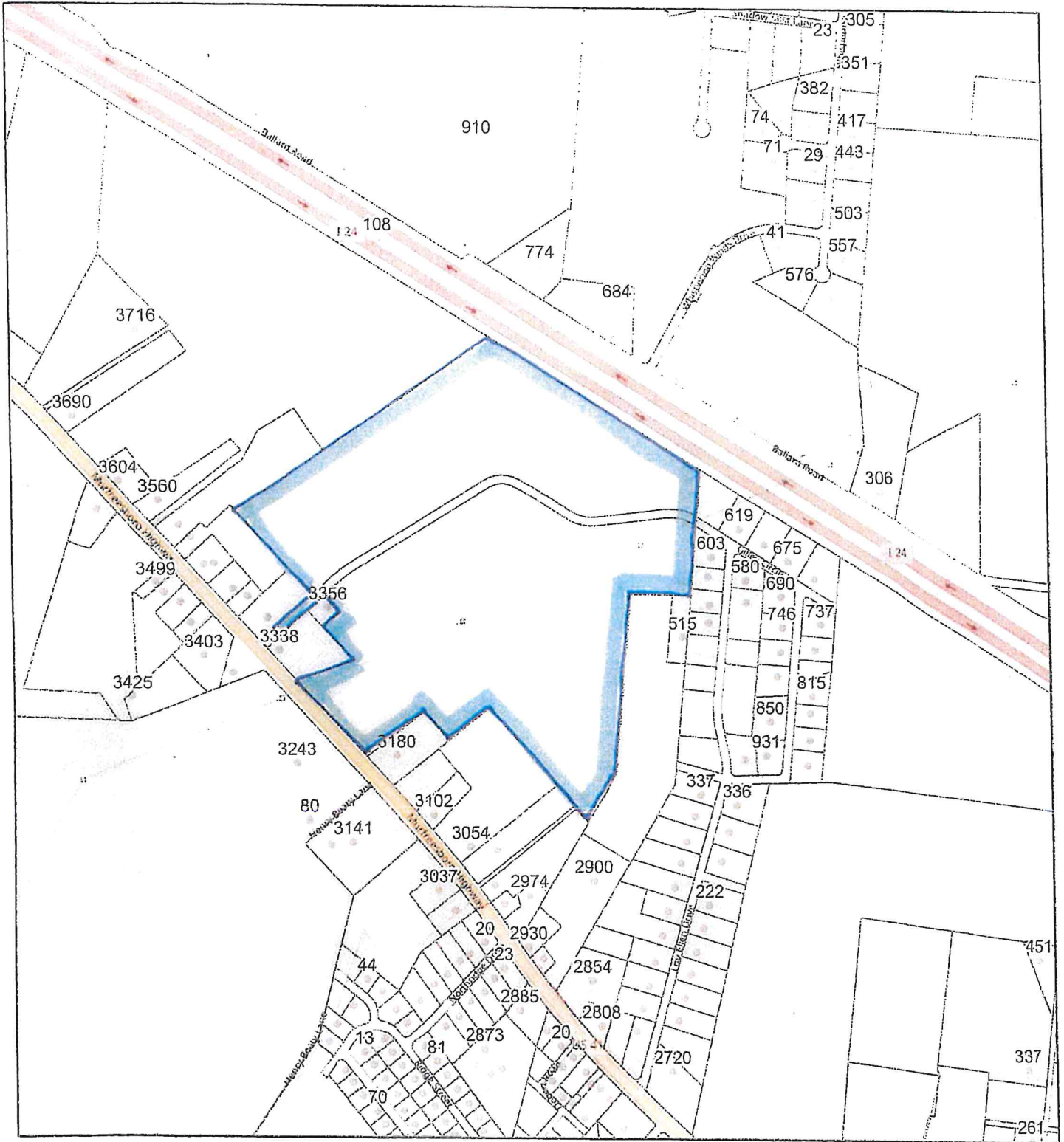
Being a portion of the same property conveyed to Robert F. Gilley and Shonta S. Gilley, Co-Trustees of the Gilley Joint Revocable Trust by Warranty Deed from Vicki A. Gilley, Trustee of the Amended and Restated Vicki A. Gilley Revocable Trust, originally created on December 27, 2010 and subsequently amended and restated on October 11, 2018 of record in Book W408, page 395, Register's Office for Coffee County, Tennessee, dated December 18, 2020 and recorded on December 29, 2020.

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

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

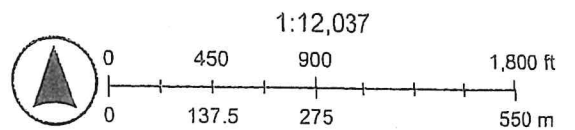
\_\_\_\_\_  
Anthony Burrows, Finance Director

# Gilley 99

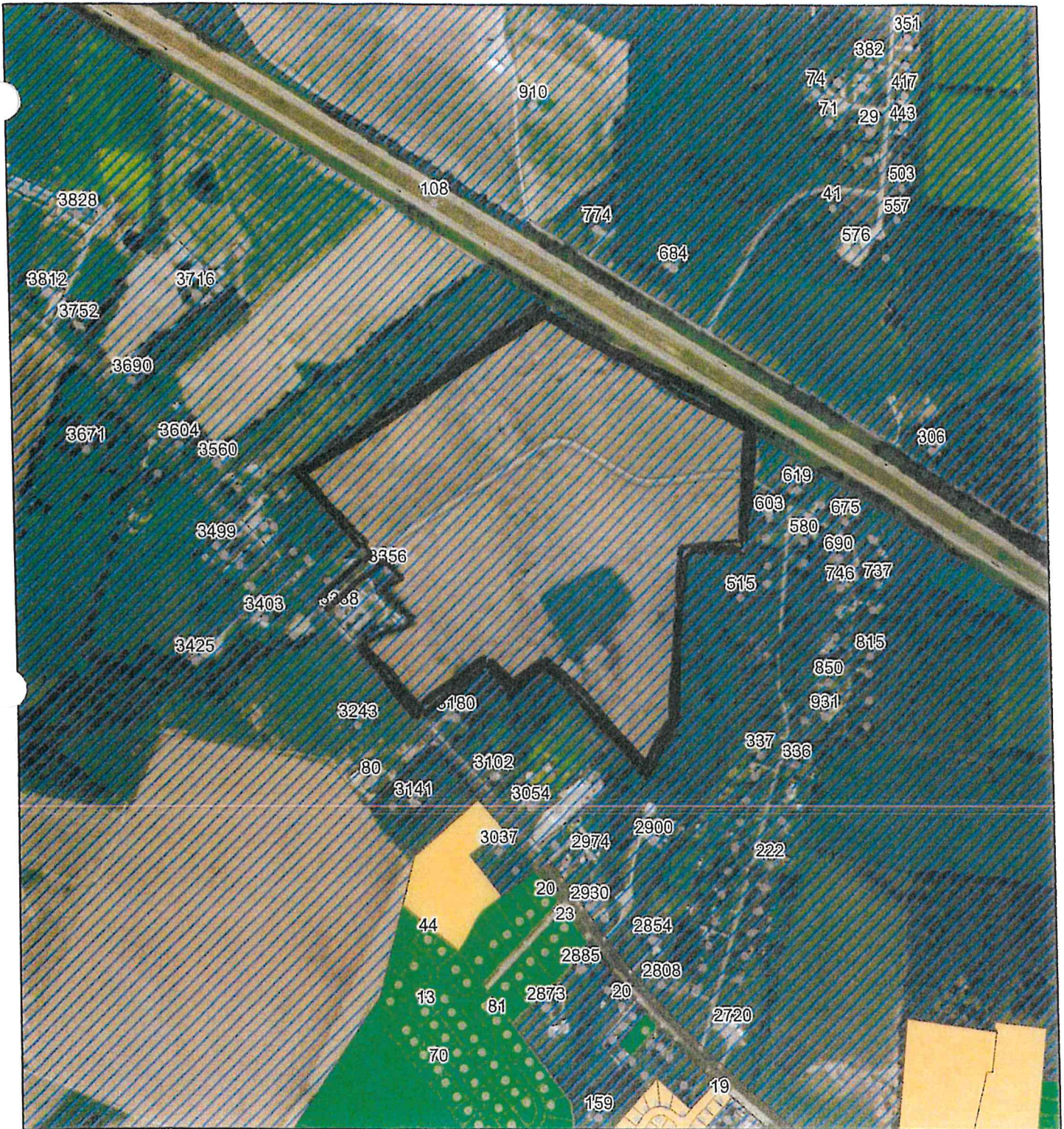


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



-  Coffee Parcels
-  Coffee Addresses
-  Manchester City Limit

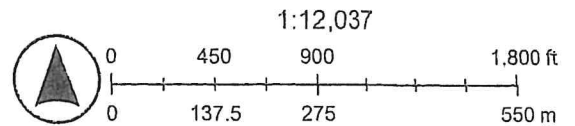


# Gilley



10/16/2024, 2:21:41 PM

-  Coffee Parcels
-  R-4
-  Coffee Addresses
-  Manchester City Limit
-  Manchester Zoning
-  Coffee UGB
-  R-2



Earthstar Geographics



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

**A RESOLUTION TO APPROVE A CONTRACT IN THE AMOUNT OF FOUR HUNDRED NINETY FIVE THOUSAND DOLLARS (\$495,000.00) WITH LANGLEY AND TAYLOR DBA SWIM CLUB MANAGEMENT OF NASHVILLE, FOR RECREATION CENTER PHASE 1A AQUATIC RENOVATIONS PROJECT**

WHEREAS the City of Manchester solicited bids for the renovation of the Recreation Center's Aquatic Facilities, Phase 1A; and

WHEREAS the bids were reviewed by the WOLD Engineering firm and the Finance Department and after said review, Langley and Taylor dba Swim Club Management of Nashville, was the low bidder for the base bid and by letter dated March 18, 2025, WOLD recommended acceptance of the base bid of Langley and Taylor dba Swim Club Management of Nashville, to be overseen by WOLD Engineering Services, for the renovations of the Recreation Center's Aquatic Facilities Phase 1A; 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 \$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 enter into a contract with Langley and Taylor dba Swim Club Management of Nashville, for the renovations of the Recreation Center's Aquatic Facilities Phase 1A, for the base bid of Four Hundred Ninety Five Thousand Dollars (\$495,000.00). The Board of Mayor and Alderman further authorized the Mayor to execute any associated documents necessary to consummate the this agreement after review and approval of the City Attorney.

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

---

Joey Hobbs, Mayor



March 18, 2025

A. J. Fox

Parks & Recreation Director

557 North Woodland St.

Manchester, TN 37355

Re: Manchester Recreation Center Phase 1A Renovations  
Commission No. 247085

A. J. :

We have reviewed the Bid received from Swim Club Management on March 11, 2025, for the Manchester Recreation Center Phase 1A Renovations and offer the following observations for your consideration:

1. The Contractor's monetary license limit is \$450,000.00; plus 10% allowed and noted on the Bid Form. The Base Bid amount of \$495,000.00 is the maximum allowable bid amount for the Contractor; therefore, Alternate #1 for the gutter grate replacement could not be accepted as part of this project.
2. The Subcontractor name for the Electrical Work was written in on the Bid Envelope to be performed by the General Contractor, Langley and Taylor. From initial conversations with the Bidder, he indicated they have a Limited License Electrician on staff to perform the Work. Since our initial conversation prior to the bid opening that decision has changed. The Bidder has now presented a separate Electrical Subcontractor for the project (Letter and License attached for reference).
3. The Unit Price listed on the Bid Form showed \$2,000.00/LF for a total of \$16,000.00. This math error was commented on by the Contractor at the Bid Opening. We have confirmed with Langley and Taylor that the Unit Price should have been listed as \$20.00/LF, giving the correct total of \$16,000.00 as shown on the Bid Form. The Contractor did confirm the amount of \$16,000.00 is included in the Base Bid and covers all Work for the proposed Unit Price.
4. The Contractor stated the Scheduled date of May 9, 2025, is achievable for the pool filters, pool lights, and plaster and tile work. The sand filters are reserved and on hold for the Contractor; and with the possibility of the Intent to Award Letter, materials can be procured in a timely manner to help expedite the start of construction. The lead time on the heads for the pole lights may fall outside of the May 9<sup>th</sup> target date.

Should you have questions regarding the above summary please feel free to call myself or Johnnie Ray.

Sincerely,

Wold Architects and Engineers

A handwritten signature in blue ink that reads "Beth Meadows".

Beth Meadows, AIA, CDT

cc: Johnnie Ray

**Wold Architects and Engineers**

214 Centerview Drive, Suite 300

Brentwood, TN 37027

woldae.com | 615 370 8500

**PLANNERS  
ARCHITECTS  
ENGINEERS**



778 MELROSE AVE,  
NASHVILLE, TN 37211

615.244.9008

MANAGEMENT

MAINTENANCE

CONSULTING

CONSTRUCTION & RENOVATION

To: Wold Architects and Engineers

From: Nick Cooper, Langley and Taylor LLC dba Swim Club Management of Nashville

Date: March 17, 2025

Subject: Subcontractor Change

Johnnie-

This letter is to provide notice that we indeed to change the Subcontractor listed for electrical services from Langley and Taylor to Infinity Electric Contractors, Inc. and that the Base Bid price of \$495,000.00 remains unchanged with this change in subcontractor. The Subcontractor license number is 70559.

If you need anything else for this change, please let me know.

Best Regards,

*Nick Cooper*

Nick Cooper

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

**AN ORDINANCE TO AMEND AND DELETE MANCHESTER MUNICIPAL CODE 5-101 RELATIVE TO OFFICIAL DEPOSITORY**

WHEREAS Manchester Municipal Code 5-101 created the Official Depository for all city funds; and

WHEREAS the named official depository is no longer open, and the Board of Mayor and Alderman has come to the conclusion that having an exclusive official depository, as outlined in the code, is no longer needed, and the City of Manchester believes it to be in the best interest of the City to revise its code to delete this requirement.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 5-101 be amended to delete the wording in its entirety.

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, 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.

PASSED FIRST READING: \_\_\_\_\_ March 4 \_\_\_\_\_, 2025

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

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

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

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

**AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 5-703 RELATIVE TO PURCHASING AUTHORITY**

WHEREAS Manchester Municipal Code -703 currently sets maximum limits to levels of purchasing authority; and

WHEREAS, at the recommendation of the Finance Committee, the Board of Mayor and Aldermen of the City of Manchester believes it to be in the best interest of the City to revise certain maximum amounts of authority.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 5-703 and 5-703 (1) and (2) be amended to delete the current maximum amount for Department Award and purchase order requirement of \$1499.00 and replace with the wording to increase it to \$4999.00 in all appropriate places within the Code;

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the rest of Code 5-703 continue in full force and 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, 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.

PASSED FIRST READING: \_\_\_\_\_ March 4 \_\_\_\_\_, 2025

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

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

**AN ORDINANCE AMENDING PROVISIONS TO MANCHESTER MUNICIPAL CODE  
13-202 (3) REGARDING VIOLATIONS**

WHEREAS Manchester Municipal Code 13-202 (3) currently charges violators of the ordinance at the rates then charged by the State of Tennessee Department of Transportation; and

WHEREAS, the City of Manchester cannot recoup its actual costs at the current State rate; and

WHEREAS the Board of Mayor and Aldermen believes it in the best interest of the City of Manchester that MMC 13-202 (3) be amended to charge the violator One Hundred and 00/100 dollars (\$100.00) an hour to reimburse the City its labor and equipment costs.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the first sentence of MMC 13-202 (3) be deleted in its entirety and replaced with the following:

“(3) If the City of Manchester, Tennessee takes any action to correct the deficiencies or problems related to the property, the owner or occupant to whom the notice is addressed shall be liable to the city for repayment of all labor and equipment costs incident to its work, based on the rate of One Hundred and 00/100 dollars (\$100.00) (1 hour minimum charge), plus fifteen percent (15%) for inspection and other incidental costs associated therewith, and shall be charged to the addressee, owner and/or occupant of the property.”

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: \_\_\_\_\_, 2025

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

\_\_\_\_\_

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

**AN ORDINANCE AMENDING PROVISIONS TO MANCHESTER MUNICIPAL CODE  
16-210 (6) REGARDING DRIVEWAY TILE INSTALLATION**

WHEREAS Manchester Municipal Code 16-210 (6) currently charges for tile installation for driveways at the rate of Three Hundred and 00/100 Dollars (\$300.00); and

WHEREAS, the City of Manchester cannot recoup its actual labor and equipment costs at the current rate; and

WHEREAS the Board of Mayor and Aldermen believes it in the best interest of the City of Manchester that MMC 16-210 (6) be amended to charge for tile installation at Six Hundred and 00/100 Dollars (\$600.00) to reimburse the City its labor and equipment costs.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 16-210 (6) be deleted in its entirety and replaced with the following:

“(6) The driveway tile installation fee shall be Six Hundred and 00/100 Dollars (\$600.00), plus the cost of the tile if furnished by the city.”

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: \_\_\_\_\_, 2025

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

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

\_\_\_\_\_

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

**AN ORDINANCE AMENDING PROVISIONS TO MANCHESTER MUNICIPAL CODE  
10-205 REGARDING DOGS**

WHEREAS Manchester Municipal Code 10-205 currently allows for destruction of unlicensed and untagged dogs by police officers; and

WHEREAS MMC 10-107 already proscribes disposition of unlicensed and untagged dogs; and

WHEREAS the Board of Mayor and Aldermen believes it in the best interest of the City of Manchester that MMC 10-205 be amended to change the word “destroyed” to ‘seized’ in the second paragraph.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 10-205 be amended to change the word “destroyed” to ‘seized’ in the second paragraph.

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: \_\_\_\_\_, 2025

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

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

\_\_\_\_\_

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

**AN ORDINANCE REZONING THAT PROPERTY FORMALLY OWNED BY ROBERT AND SHONTA GILLEY AND NOW OWNED BY SWANSON DEVELOPMENTS, LP, ON MURFREESBORO HIGHWAY AND RECENTLY ANNEXED INTO THE CITY**

Whereas previous Ordinance No. 1729 incorrectly described subject property and the Board of Mayor and Alderman now wish to rescind said ordinance, and

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 Robert and Gilley which is now owned by Swanson Developments, LP; 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 formally owned by Robert and Shonta Gilley and now owned by Swanson Developments, LP, be rezoned according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Ordinance No. 1729 is rescinded and vacated, and

BE IT FURTHER 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-4 to the following described properties owned by Swanson Developments, LP:

Beginning at a wooden fence post in the Northeast margin of U.S. Route 41, being the Southwest corner of this property; thence following the Northeast margin of U.S. Route 41 the next two calls: North 44 degrees 14 minutes 28 seconds West a distance of 4.27' to a concrete monument; thence North 42 degrees 12 minutes 45 seconds West a distance of 606.95' to a fence post; thence N 69 degrees 47'36" E a distance of 351.00' to an iron pin set; thence North 42 degrees 28 minutes 51 seconds West a distance of 257.04' to a nail set in a 30" pine; thence North 45 degrees 30 minutes 34 seconds East a distance of 126.06' to an iron pipe; thence North 42 degrees 49 minutes 00 seconds West a distance of 129.62' to a point; thence South 47 degrees 56 minutes 41 seconds West a distance of 448.82' to a point in the Northeast margin of U.S. Route 41; thence North 42 degrees 12 minutes 45 seconds West a distance of 50.00' to a point in the Northeast margin of U.S. Route 41; thence North 47 degrees 56 minutes 41 seconds East a distance of 397.30' to a point; thence North 41 degrees 57 minutes 30 seconds West a distance of 655.95' to a big corner post, being the Northwest corner of this property; thence North 56 degrees 15 minutes 59 seconds East a distance of 1809.99' to a cut off metal fence post in the Southwest margin of Interstate 24; thence following the Southwest margin of Interstate 24 the next three calls: South 58 degrees 35 minutes 48 seconds East a distance of 244.93' to a concrete monument; thence South 58 degrees 45 minutes 24 seconds East a distance of 999.78' to a concrete monument; thence South 58 degrees 45 minutes 09 seconds East a distance of 216.80' to a wooden fence post, being the Northeast corner of this property; thence South 06 degrees 19 minutes 46 seconds West a distance of 264.40' to an iron pin found at a metal fence post; thence South 04 degrees 57 minutes 24 seconds West a distance of 55.38' to an iron pipe; thence South 06 degrees 20 minutes 53 seconds West a distance of 405.86' to a pipe at a fence corner; thence North 86 degrees 57 minutes 45 seconds West a distance of 106.06' to a pipe at a fence corner; thence North 89 degrees 57 minutes 24 seconds West a distance of 257.35' to an iron pin found; thence South 05 degrees 26 minutes 29 seconds West a distance of 1057.00' to a wooden fence post; thence South 29 degrees 35 minutes 00 seconds West a distance of 330.26' to a wooden fence post, being the Southeast corner of this property; thence North 38 degrees 49 minutes 39 seconds West a distance of 284.56' to a pipe at a fence corner; thence North 42 degrees 58 minutes 57 seconds West a distance of 587.87' to a 50" red oak; thence South 53 degrees 15 minutes 06 seconds West a distance of 304.83' to an iron pin set at a corner post; thence North 42 degrees 53 minutes 41 seconds West a distance of 209.70' to a pipe at a fence corner; thence South 51 degrees 45 minutes 37 seconds West a distance of 406.57' to the point of beginning, having an area of 4,325,795 square feet or 99.31 acres, more or less, according to a survey conducted by Elkins Surveying dated September 10, 2024.

Being a portion of the same property conveyed to Robert F. Gilley and Shonta S. Gilley, Co-Trustees of the Gilley Joint Revocable Trust by Warranty Deed from Vicki A. Gilley, Trustee of the Amended and Restated Vicki A. Gilley Revocable Trust, originally created on December 27, 2010 and subsequently amended and restated on October 11, 2018 of record in Book W408, page 395, Register's Office for Coffee County, Tennessee, dated December 18, 2020 and recorded on December 29, 2020.

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-4 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 December 16, 2024.

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

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

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

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

LEASE  
BUILD



TRADE  
BUY - SELL

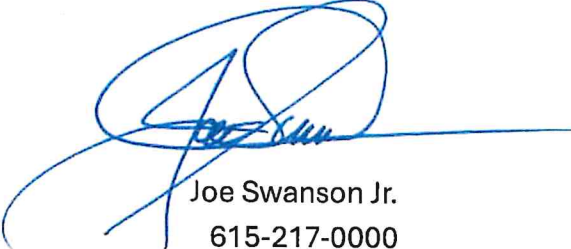
January 7, 2025

Brittany Fiske,  
Planning Director for City of Manchester, TN

Brittany,

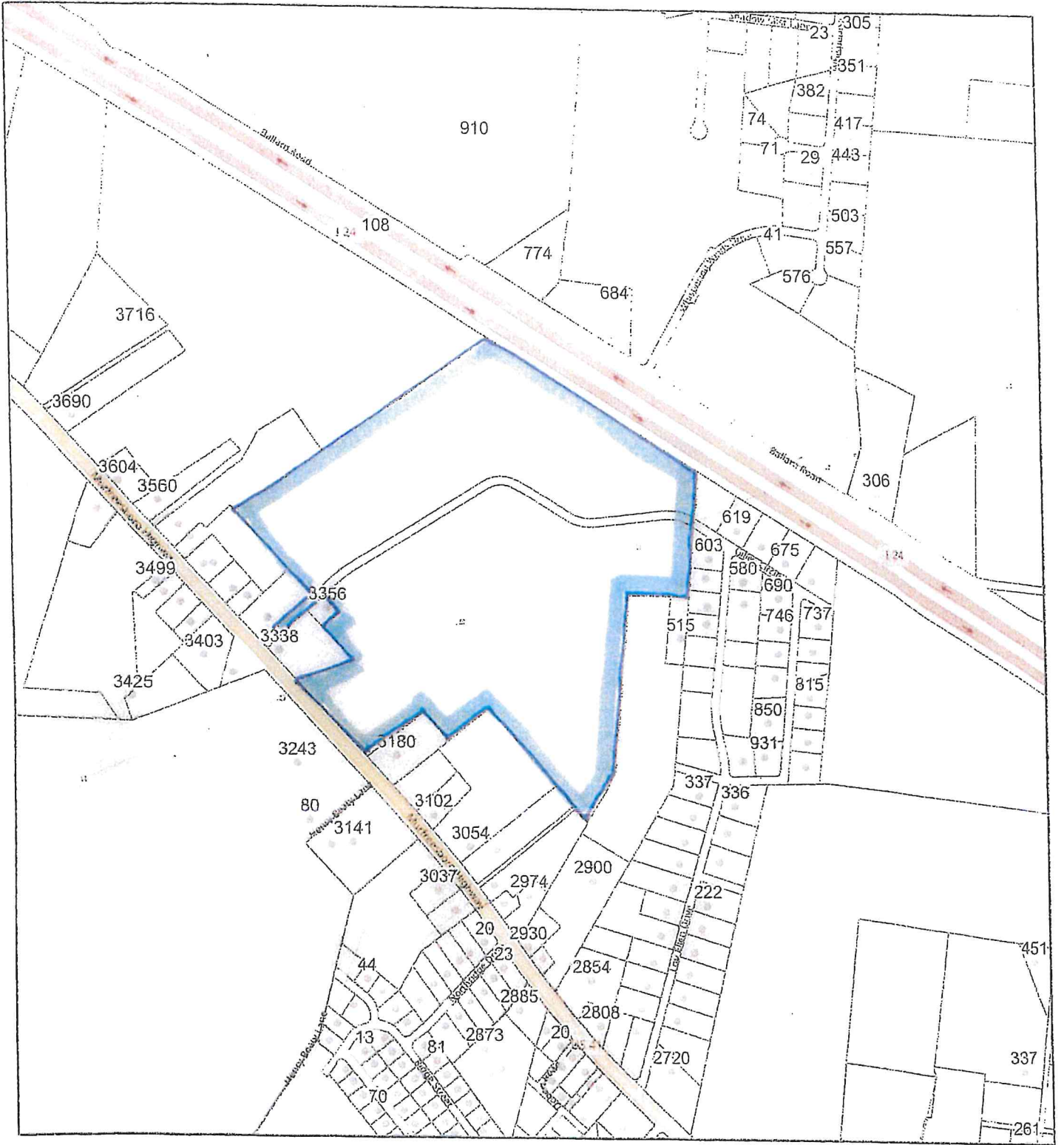
Swanson Developments, L.P has recently purchased and closed on 99 acres on Murfreesboro Hwy previously owned by Robert and Shonta Gilley. (99ac)

It is Swanson's desire to support the Gilley's request to annex and zone (R-4) this property. If you would like to discuss this annexation and zoning, please contact me.





Joe Swanson Jr.  
615-217-0000

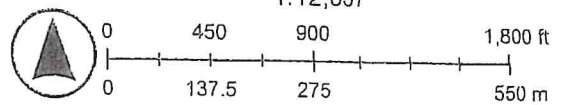
# Gilley 99



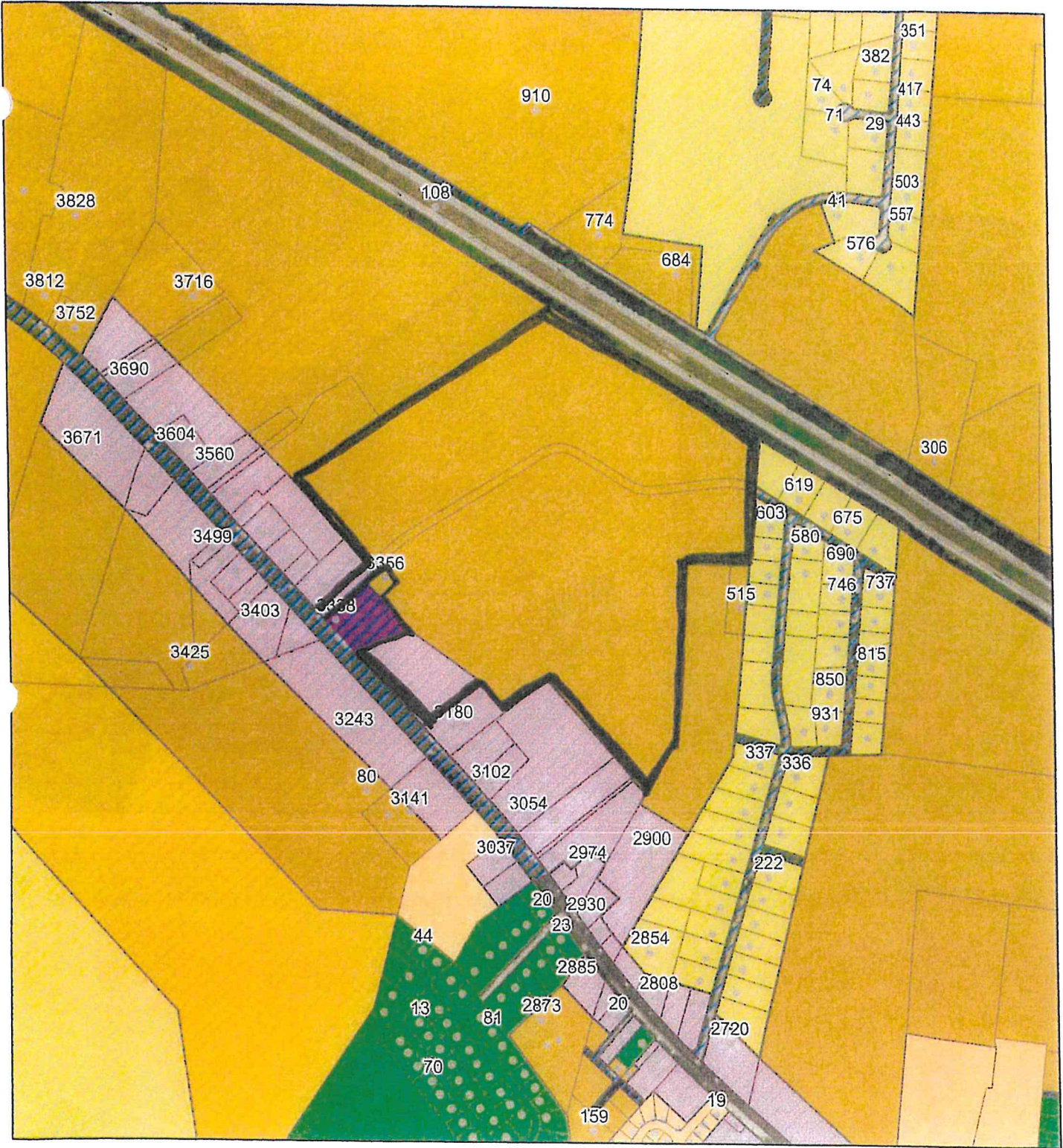
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-  Coffee Parcels
-  Coffee Addresses
-  Manchester City Limit



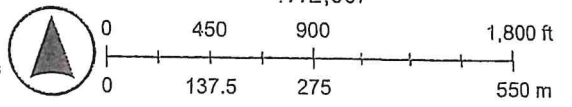
# Gilley Land Use



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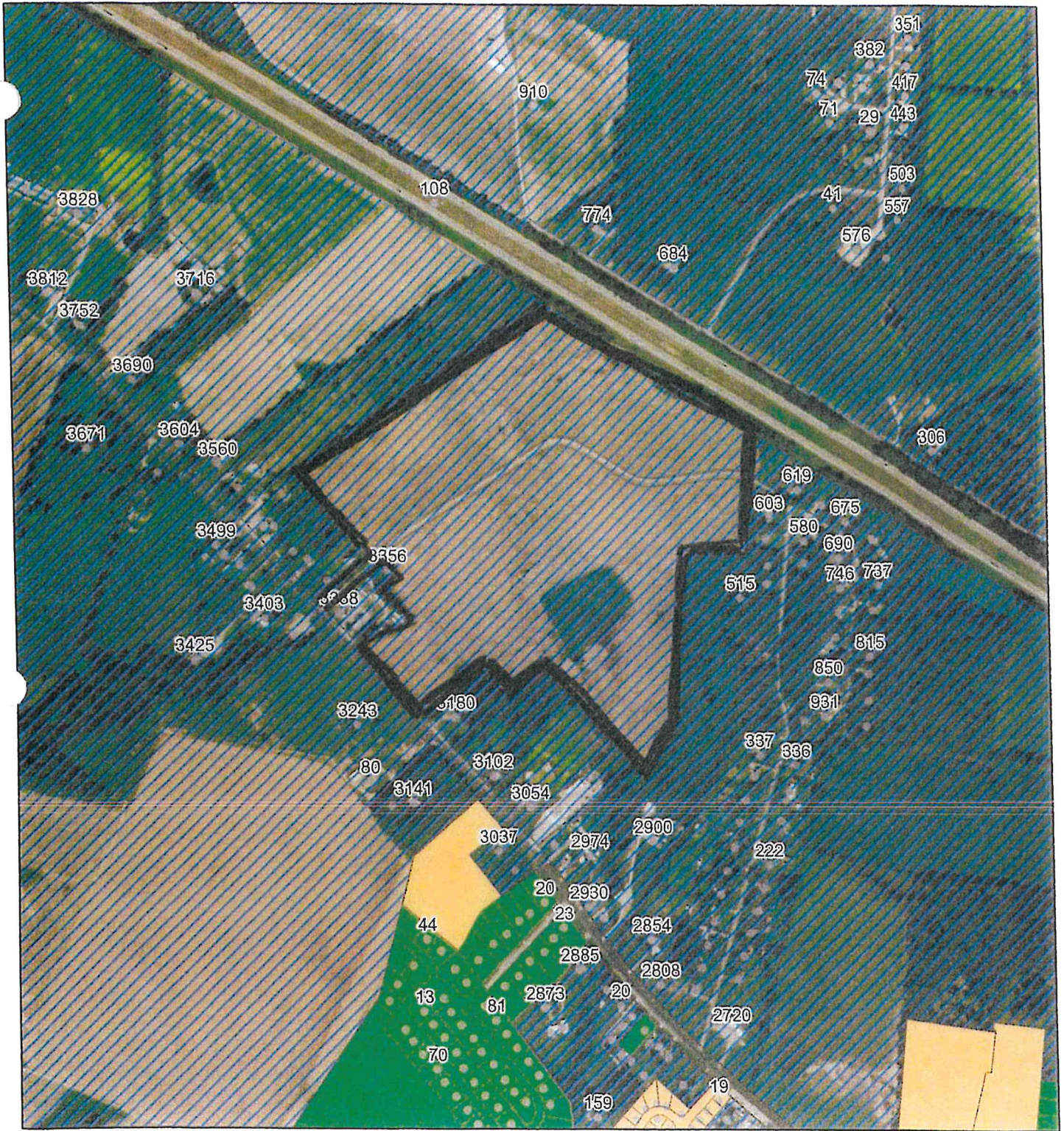
- Coffee Parcels
- Coffee Addresses
- Manchester Zoning**
- R-2
- R-4
- Manchester Landuse**
- Commercial, Central and General Neighborhood

- Residential Low Density / Single Family Duplexes
- Residential Medium Density / Single Family Duplexes
- Residential High Density Multi-Family
- High Density Mobile Home
- Manchester City Limit
- Coffee UGB



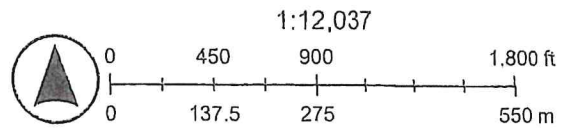
Earthstar Geographics

# Gilley



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- Coffee Parcels
- R-4
- Coffee Addresses
- Manchester City Limit
- Manchester Zoning
- Coffee UGB
- R-2



Earthstar Geographics