

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
July 1, 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, Alderman Parsley, Alderman Anderson, Alderman Threet, Attorney Johnson, Executive Administrative Assistant Keele, Finance Director Burrows, MWSD Director Perry, Parks/Rec. Director Fox, I.S. Technician Erica Scott, MPD Chief Sipe, MPD Assistant Chief Floied, MFD Chief Chambers, Public Works Assistant Director Moore, City Engineer Adam Carter, Coffee County Industrial Board Director Anne Majors, Community Development & Zoning Director Brittany Fiske. Absent was Vice Mayor Messick. Meeting opened with a prayer by Pastor Jacob Schofill, 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. Vice Mayor Messick absent.

MOTION TO APPROVE AGENDA: Alderman French made a motion to approve the agenda and seconded by Alderman Crosslin. The motion passed 5-0.

APPROVAL OF MINUTES: Alderman Anderson made a motion to approve June 3, 2025 BOMA Meeting Minutes & June 19, 2025 BOMA Special Call Minutes; and seconded by Alderman French. The minutes passed 5-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: Coffee County resident Sarah Bradley discussed the slum clearance ordinance.

COMMENTS FROM MAYOR: Mayor Hobbs welcomed everyone. Informed everyone that Vice Mayor Messick was out helping with the VFW Auction. Mayor Hobbs discussed the Little Leaf Site and the great job the Manchester Industrial Board did. Mayor Hobbs discussed the June 19th meeting notice was published June 10th.

Safety Committee- MFD Chief Chambers discussed his departmental report for June. Mayor Hobbs recognized James Price receiving EVT Certifications. MPD Chief Sipe discussed his departmental report for June and recognized Officer Matthew Delong.

Finance Committee- Director Burrows discussed the end of the FY 2024-2025 Budget. Director Burrows discussed E-Check implementation. Director Burrows discussed the banking. The next meeting will be 7-15-25.

Street Committee- Assistant Director Moore discussed the Hills Chapel Sidewalk Project and City Hall Area drainage project.

Water /Sewer Commission-Director Perry discussed the MWSD June report.

Recreation Commission- Director Fox discussed the number of attendees of the recreation complex in June. Director Fox discussed the Parks & Rec events held in June and the repair of the Chiller. Next meeting will be 7-9-25.

Tourism-Mayor Hobbs stated the next meeting is 7-14-25.

Planning & Zoning Commission- Director Fox discussed the June Planning & Zoning Commission meeting. The next meeting will be 7-21-25.

Historic Zoning Commission-Director Fiske stated the next meeting would be 7-3-25.

RESOLUTIONS & ORDINANCES

Resolutions:

- a) A resolution of the Board of Mayor and Alderman of the City of Manchester adopting a fee schedule for the Manchester Recreation Complex and establishing related procedures; sponsored by Vice Mayor Messick. Alderman Anderson made a motion to approve and seconded by Alderman Parsley. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 5-0.

Ordinances:

- a) 2nd reading of an ordinance rezoning that property owned by Richard Agbigor, on Gilley Circle and recently annexed into the City amended from RS-1 to R-4 Map 068 Parcel 055.00; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to a public hearing. Resident Milton Freeze, Sarah Bradley, Scotty Hess, and Ricky Christy spoke against the ordinance. Mayor Hobbs discussed the rezoning process. Alderman French discussed the road. Mayor Hobbs called for the roll and the ordinance failed 2nd reading 0-5 with Alderman Anderson, Alderman Crosslin, Alderman Threet, Alderman French, and Alderman Parsley voting nay.
- b) 2nd reading of an ordinance rezoning that property owned by Richard Agbigor, on Gilley Circle and recently annexed into the City amended from RS-1 to R-1: Map 068F, Group B, Parcels 017.00, 018.00, and 019.00; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to a public hearing. After no discussion Mayor Hobbs called for the roll. The ordinance failed 2nd reading 3-2 with Alderman Anderson and Alderman Parsley voting nay.

- c) 2nd reading of an ordinance rezoning that property owned by Manchester Villas, LLC, on 3180 Murfreesboro Highway to C-3 and recently annexed into the City; sponsored by Vice Mayor Messick. Alderman Crosslin made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to a public hearing. Mayor Hobbs called for the roll and the ordinance passed 2nd and final reading 5-0.
- d) 2nd reading of an ordinance to amend Manchester Municipal Code 14-809 and 14-810 relative to Annexation, Zoning, and Subdivision Fees; sponsored by Vice Mayor Messick. Alderman Anderson made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion. After no discussion Mayor Hobbs called for the roll and the ordinance failed 3-2 with Alderman French and Alderman Parsley voting nay.
- e) 2nd reading of an ordinance amending the Manchester Municipal Code by deleting the current 3 and adding a new Chapter 3 to Title 13, Property Maintenance Regulations; 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 after none called for the roll. The ordinance failed 3-1 with Alderman French voting nay and Alderman Anderson abstaining.
- f) 1st reading of an ordinance to amend Manchester Municipal Code 18-201, 18-202, 18-203, and 18-205 regarding Water, Sewer, Service, and Equipment Fees; sponsored by Alderman Anderson. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion. Alderman Threet asked what this is about and Mayor Hobbs asked for Director Perry to explain the ordinance. Alderman Anderson spoke in favor of the ordinance. The ordinance failed 3-2 with Alderman Threet and Alderman Parsley voting nay.
- g) 1st reading of an ordinance rezoning property owned by Southern Custom Building, LLC, located on Ingram Street, identified as Coffee County Tax Map 085A, Group A, Parcel 005.00, from I-1 to R-4; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and Alderman Threet discussed the location. Mayor Hobbs called for the roll and the ordinance passed 1st reading 4-1 with Alderman Anderson voting nay.
- h) 1st reading of an ordinance rezoning property owned by the Manchester Housing Authority located on Woodrow Street, identified as Coffee County Tax Map 075E, Groups B, C, and D, from R-2 to R-4 residential; sponsored by Vice Mayor Messick. Alderman Crosslin made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and asked Housing Director Nancy Huddleston to discuss the ordinance. Director Huddleston discussed that the grant used for the development would be for disabled and elderly housing. Mayor Hobbs called for the roll and the ordinance passed 1st reading 5-0.

OLD BUSINESS -none

NEW BUSINESS -

- Manchester Event & Visitor Center Job Descriptions: General Manager, Event Coordinator, Part-Time Event Staff/Laborer, Part-Time Bookkeeper/Accountant-Alderman Crosslin made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion. Alderman French made a motion that the Bachelors Degree be removed from all the job descriptions. Alderman Crosslin seconded the motion. Mayor Hobbs called for the roll on the amended motion and the motion failed 3-2 with Alderman Anderson and Alderman Parsley voting nay. Mayor Hobbs called for the roll on the original motion. The motion failed 3-2 with Alderman Anderson and Alderman French voting nay.
- Historic Zoning Commission - Mayoral Appointment w/BOMA Confirmation Alderman French made a motion to approve Anne Majors and Madeline McLaughlin to the HZC seconded by Alderman Crosslin. The motion to approved passed 5-0.
- Duck River Utilities Commission - BOMA Appointment - Alderman French made a motion to approve James Wilhelm and seconded by Alderman Crosslin. Mayor Hobbs called for the roll and the motion to approve passed 5-0.
- Planning and Zoning Commission - Mayoral Appointment - Mayor Hobbs appointed Mitch Umbarger.

COMMENTS FROM BOMA: Alderman French asked that the Planning and Zoning or Street Committee review Ordinance E and asked for it to be reconsidered and Attorney Johnson discussed the ordinance. The motion to reconsider was seconded by Alderman Anderson. The motion to reconsider at the 8-5-25 BOMA meeting passed 5-0. Alderman French asked that the job descriptions also be put on the 8-5-25 BOMA agenda. Director Fiske asked the BOMA to send back the Agbigor property backed to Planning and Zoning Commission because it has already been annexed. Alderman French made a motion to send Ordinances a and b back to Planning and Zoning Commission. Alderman Crosslin seconded the motion and the motion passed 5-0.

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 7:40p.m.

SIGNATURES:

Mayor Joey Hobbs

Executive Administrative Assistant Keele