

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

March 3, 2026, at 6:30 pm

City Hall Board Room

EXECUTIVE SESSION @ 5:30 pm in Conference Room

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE TO THE FLAG

4. APPROVAL OF AGENDA

5. MINUTES

- 2-3-26 BOMA Meeting Minutes and 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 authorizing the purchase of a Self-Contained Breather Apparatus/Fill Station and miscellaneous equipment at the total price of \$50,947.21 for the use of the Fire Department of the City of Manchester; sponsored by Alderman Parsley.
- b) A resolution authorizing the purchase of 9 sets of PPE Gear at the total price of \$36,372.52 for use of the Fire Department of the City of Manchester; sponsored by Alderman Parsley.
- c) A resolution authorizing a contract to purchase 1 used Dodge Ram 3500 Truck at a total cost not to exceed \$41,914.00, for use by the Water and Sewer Department; sponsored by Alderman Crosslin.
- d) A resolution approving a contract with Nedrow and Associates, Inc., at a total cost of \$167,364.00 to provide 2 FLYGT replacement pumps and parts to the Water and Sewer Department; sponsored by Alderman Crosslin.
- e) A resolution authorizing a contract to make an Emergency Purchase of 2 Mechanical Rake Bar Screeners and Wash Presses at a total cost not to exceed \$534,600.00, for use by the Water and Sewer Department; sponsored by Alderman Crosslin.
- f) A resolution to approve Matlock Clements, P.C. as the City's Auditor for Fiscal Year 2025-2026 at a cost not to exceed \$42,000 for the standard and an additional "single audit" of Federal Funds expenditures; sponsored by Alderman Crosslin.
- g) A resolution approving a contract with St. John Engineering LLC. for consulting services not to exceed \$207,800.00 related to a TDEC and ARC grant for a Manchester water distribution project; sponsored by Alderman Crosslin.
- h) A resolution approving a contract with St. John Engineering LLC., for consulting services not to exceed \$244,500 related to an EDA funded Manchester waste water infrastructure project; sponsored by Alderman Crosslin.
- i) A resolution approving a contract with Armorock, at a total cost of \$40,470.00 to provide 2 replacement manhole covers to the Manchester Water and Sewer Department; sponsored by Alderman Crosslin.
- j) A resolution authorizing the transfer of \$688,591.84 from the Capital Outlay Budget to the Recreation Department for renovations at the Recreation Center; sponsored by Alderman Anderson.

Ordinances:

- a) 2nd reading of an ordinance to deannex property (1.07 acres) owned by Evans Lumber, previously annexed into the City; sponsored by Vice Mayor Messick.
- b) 2nd reading of an ordinance rezoning property owned by I.A. and Marilyn Howard, on New Bushy Branch Road to R-3 and recently annexed into the City; sponsored by Vice Mayor Messick.
- c) 1st reading of an ordinance rezoning property owned by Mark Willis on Doak Road, from C-2 to R-3; sponsored by Vice Mayor Messick.
- d) 1st reading of an ordinance to amend Manchester Municipal Code 14-606 relative to R-1 minimum lot size dimensional requirements; sponsored by Vice Mayor Messick.
- e) 1st reading of an ordinance adding provisions to Manchester Municipal Code 5-703 regarding purchasing authority; sponsored by Alderman Crosslin.
- f) 1st reading of an ordinance to revise Title 18 Chapter 7 of Manchester Municipal Code, Pretreatment ordinance; sponsored by Alderman Crosslin.

10. OLD BUSINESS

11. NEW BUSINESS

- a) Historic Zoning Commission Appointment (to be filled by Planning & Zoning Member)
- b) Records Request

12. ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN

13. ADJOURNMENT:

www.cityofmanchestertn.com

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

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
February 3, 2026, @ 6:30 pm
City Hall Board Room

The Board of Mayor and Aldermen met in regular session at 6:30 p.m. in the Board Room at Manchester City Hall. The meeting was presided over by Mayor Hobbs. Present for the meeting were Mayor Hobbs, City Attorney Johnson, Vice Mayor Messick, Alderman Anderson, Alderman Parsley, Alderman Crosslin, Alderman Threet, Executive Administrative Assistant Keele, Finance Director Burrows, Senior Accountant Kelley Weber, MWSD Interim Director Foley, Parks/Rec. Director Fox, I.S. Technician Cody Rogers, MPD Chief Floied, MFD Chief Chambers, City Engineer Adam Carter, and Community Development & Zoning Director Brittany Fiske. Meeting opened with a prayer by Pastor Amanda Fuller, and the pledge to the flag was spoken in unison. Absent was Alderman French. Mayor Hobbs called the meeting to order.

ROLL CALL:

Called via open meetings. Alderman French absent.

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

APPROVAL OF MINUTES: Vice Mayor Messick made a motion to approve the 1-6-26 BOMA Meeting Minutes and BOMA Beer Board Meeting Minutes. Seconded by Alderman Crosslin and the motion passed 4-0 with Alderman Anderson abstaining.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: none

COMMENTS FROM MAYOR: Mayor Hobbs welcomed everyone.

Safety Committee- MFD Chief Chambers discussed his January report. MPD Chief Floied discussed his January report and announced the promotion of Dale Robertson to Assistant Chief.

Finance Committee- Director Burrows discussed his departments January report. Next Finance Committee meeting is 2-17-26.

Street Committee- Director Gannon passed out a January report to the BOMA. Next meeting will be 2-12-26

Water /Sewer Commission- Interim Director Foley passed out the MWSD January report to the BOMA. Next meeting will be 2-5-26.

Recreation Commission- Director Fox discussed January events and upcoming events. Next meeting will be 2-11-26

Tourism- Vice Mayor Messick reported they were working on goals for next year.

Planning & Zoning Commission- Director Fiske stated next meeting would be 2-16-26 and discussed items on the agenda.

Historic Zoning Commission- Director Fiske stated the next meeting will be 2-5-26.

Resolutions:

- a) A resolution to authorize an application for a Tennessee Emergency Management Agency Grant; sponsored by Vice Mayor Messick. Alderman Crosslin 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.
- b) A resolution authorizing the purchase of a 4-ton trailer mount pavement resurfacing compact machine with accessories at a price of Fifty-One Thousand Three Hundred and Thirty-Three Dollars and 90/100 Dollars (\$51,333.90) for use of the Street Department of the City of Manchester; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve

and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 5-0.

- c) A resolution adopting a Plan of Services preliminary to annexation of One Hundred Eight and 17/100 (108.17) acres of property owned by I.A. and Marilyn Howard located at New Bushy Branch Road; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to a public hearing. A BOMA discussion ensued. Sarah Bradley spoke in opposition, and resident Ed Holland discussed the bridge leading to the property. Mayor Hobbs called for the roll and the resolution passed 4-1 with Alderman Anderson voting nay.
- d) A resolution annexing One Hundred Eight and 17/100 (108.17) acres of property owned by I.A. Howard and Marilyn Howard, located at New Bushy Branch Road; sponsored by Vice Mayor Messick. Alderman Crosslin made a motion to approve and seconded by Alderman Anderson. Mayor Hobbs opened the floor to a public hearing and called for the roll. The resolution passed 4-1 with Alderman Anderson voting nay.

Ordinances:

- a) 2nd reading of an ordinance rezoning property owned by Doyle Lewis Jr. on Highland Dr., from R-3 to C-3; sponsored by Vice Mayor Messick. Alderman Crosslin made a motion to approve and seconded by Alderman Parsley. Mayor Hobbs opened the floor to a public hearing and called for the roll. The ordinance passed 2nd and final reading 5-0.
- b) 1st reading of an ordinance to deannex property (1.07 acres) owned by Evans Lumber, previously annexed into the City; sponsored by Vice Mayor Messick. Alderman Crosslin made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to a discussion and called for the roll. The ordinance passed 1st reading 5-0.
- c) 1st reading of an ordinance rezoning property owned by I.A. and Marilyn Howard, on New Bushy Branch Road to R-3 and recently annexed into the City; sponsored by Vice Mayor Messick. Vice Mayor Messick 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 1st reading 4-1 with Alderman Anderson voting nay.

OLD BUSINESS-

- a) 1st reading of an ordinance zoning Twelve and 44/100 (12.44) acres owned by Curl Properties, LLC located at 1409 Oakdale Street recently annexed into the City, as R-4 Residential; 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. A discussion ensued with the BOMA and the ordinance failed 2-3 with Alderman Threet, Alderman Anderson, and Alderman Parsley voting nay.

NEW BUSINESS

- a) Policy & Procedures resident(s) appointments – Yvonne Waggoner was appointed by Mayoral appointment.
- b) Water & Sewer Commission appointments – Alderman Crosslin made a motion to appoint Ben Peiffer & Zak Muhyddin and seconded by Alderman Parsley. The motion passed 5-0.
- c) Planning & Zoning Commission appointment – Mayoral Appointment of Paul Thornton to fill Seuberling vacant seat.
- d) Historic Zoning Commission appointment (Planning & Zoning Commission Member) will bring to BOMA at the March meeting.
- e) Property Maintenance Inspector Job Description – Vice Mayor Messick made a motion to approve and seconded by Alderman Crosslin. The motion passed 5-0.

COMMENTS FROM BOMA:

Mayor Hobbs asked if anyone had any comments. Vice Mayor Messick asked that the departments not submit a departmental report at the BOMA meeting and he asked that they present their departmental report.

ADJOURNMENT:

- Being no further business to discuss, Mayor Hobbs asked for a motion to adjourn and Alderman Crosslin made the motion. The motion was seconded by Vice Mayor Messick. The motion to adjourn was passed 5-0. The meeting adjourned at 7:23 p.m.

SIGNATURES:

Mayor Joey Hobbs

Executive Administrative Assistant Keele

**City of Manchester
Board of Mayor and Alderman
Beer Board Minutes
February 3, 2026**

Immediately Following the Mayor and Aldermen Board Meeting

Mayor Hobbs called the meeting to order

Application(s):

1. **Name of Business: Layne's Reunion; Business Address: 620 Woodbury Hwy., Manchester, TN 37355; Previous Name of Business: Granddad's LLC.; Name and Address of Property Owner: Robert Hullett, Woodbury Hwy., Manchester, TN; Name of Applicant: Kendall Layne, 268 Rhoton Rd., Manchester, TN 37355; Application is for on-premises consumption and retail. Police Chief Floied stated the applicant has met all requirements and is favorable for permit. Alderman Crosslin made a motion to approve and seconded by Alderman Threet. Mayor Hobbs opened the floor to discussion and called for the roll. The motion to approve the application passed 6-0.**
- **Adjournment: Being no further business to discuss, Mayor Hobbs asked for a motion to adjourn and Alderman Anderson made the motion. The motion was seconded by Alderman Crosslin. The motion to adjourn was passed 6-0. The meeting adjourned at 7:26 p.m.**

Mayor Joey Hobbs

Exec. Administrative Assistant Keele

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A SELF-CONTAINED BREATHING APPARATUS/FILL STATION AND MISCELLANEOUS EQUIPMENT AT THE TOTAL PRICE OF FIFTY THOUSAND AND NINE HUNDRED AND FORTY SEVEN AND 21/100 DOLLARS (\$50,947.21) FOR USE OF THE FIRE DEPARTMENT OF THE CITY OF MANCHESTER

WHEREAS, the City of Manchester Fire Department needs a new self-contained breathing apparatus/fill station; and

WHEREAS, the Fire Department, Safety Committee, and Finance Committee has determined after receiving bids proposals that the apparatus/fill station and miscellaneous equipment from Breathing Air Systems at a cost of FIFTY THOUSAND AND NINE HUNDRED AND FORTY-SEVEN DOLLARS AND TWENTY-ONE CENTS (\$50,947.21). will best serve the department's needs; and

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

WHEREAS, Code Section 5-703 (4) of the City of Manchester requires any obligation of the City on any contract 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, that the City of Manchester purchase the self-contained breathing apparatus/fill station and equipment from Breathing Air Systems at a cost of FIFTY THOUSAND AND NINE HUNDRED AND FORTY SEVEN DOLLARS AND TWENTY ONE CENTS (\$50,947.21). The Mayor is authorized to enter into said agreement.

RESOLVED THIS _____th DAY OF MARCH, 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF 9 SETS OF PPE GEAR AT THE TOTAL PRICE OF THIRTY-SIX THOUSAND AND THREE HUNDRED AND SEVENTY-TWO AND 52/100 DOLLARS (\$36,372.52) FOR USE OF THE FIRE DEPARTMENT OF THE CITY OF MANCHESTER

WHEREAS, the City of Manchester Fire Department needs more new PPE gear; and

WHEREAS, the Fire Department has determined that the MSA G-1 apparatuses and miscellaneous equipment from Siddons-Martin Emergency Group will best serve the department's needs; and

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

WHEREAS, this equipment is compatible with the gear the department currently uses and is the sole source available and the Safety and Finance Committees have determined this purchase to be in the best interest of the City of Manchester, making the purchase exempt from the City's normal bidding requirements; and

WHEREAS, Code Section 5-703 (4) of the City of Manchester requires any obligation of the City on any contract of \$35,000 be approved by resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, that the City of Manchester purchase 9 sets of PPE gear at the total price of Thirty-Six Thousand and Three Hundred and Seventy-Two and 52/100 DOLLARS (\$36,372.52) from Siddons-Martin Emergency Group as the sole-source vendor.

RESOLVED THIS ____th DAY OF MARCH, 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. .

A RESOLUTION AUTHORIZING A CONTRACT TO PURCHASE ONE (1) USED DODGE RAM 3500 TRUCK AT A TOTAL COST NOT TO EXCEED FORTY-ONE THOUSAND, NINE HUNDRED AND FOURTEEN AND 00/100 DOLLARS (\$41,914.00), FOR USE BY THE WATER AND SEWER DEPARTMENT

WHEREAS the City of Manchester Water and Sewer Department needs more equipment to meet its emergency operational needs; and

WHEREAS the Water and Sewer Department has determined that one (1) used 2018 Dodge Ram 3500 Truck, at a total cost not to exceed Forty One Thousand, Nine Hundred and Fourteen and 00/100 Dollars (\$41,914.00) will best serve the Department's emergency needs to safeguard public health and safety; and

WHEREAS the Water and Sewer Department has sufficient funds in its account for the fiscal year 2025/2026 budget to purchase this equipment; and

WHEREAS this equipment is needed immediately to support MWSD emergency response teams to safeguard public health and safety, 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 one (1) used 2018 Dodge Ram 3500 Truck, at a total cost not to exceed Forty-One Thousand, Nine Hundred and Fourteen and 00/100 Dollars (\$41,914.00) from TN Truck Universe.

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 2025/2026 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 _____ 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

A RESOLUTION APPROVING A CONTRACT WITH NEDROW AND ASSOCIATES, INC., AT A TOTAL COST OF ONE HUNDRED AND SIXTY-SEVEN THOUSAND THREE HUNDRED AND SIXTY-FOUR AND 00/100 DOLLARS (\$167,364.00) TO PROVIDE 2 FLYGT REPLACEMENT PUMPS AND PARTS TO THE WATER AND SEWER DEPARTMENT (7-11 Pump Station)

WHEREAS the City of Manchester is planning for and undergoing water and sewer system maintenance and rehabilitation; and

WHEREAS the City of Manchester needs the services of Nedrow and Associates, Inc. to provide 2 Flygt pumps and parts which are the only compatible equipment for use within the City's water and sewer system (7-11 Pump Station); and

WHEREAS the Manchester Water and Sewer Director has made an exhaustive search for a company to timely provide this equipment and service and has been unable to find another company with the same equipment, and

WHEREAS Nedrow and Associates, Inc, has offered these services, for needed pumps and parts for a total not to exceed OF one hundred and sixty-seven thousand three hundred and sixty four and 00/100 dollars (\$167,364.00), and

WHEREAS at the recommendation of the MWSD Director and the Finance Committee, and with the opinion of the City Attorney, the Board of Mayor and Aldermen feel that this arrangement is the "sole source" for this equipment and is the best value for the City and is in its best interest; 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 with Nedrow and Associates, Inc, for needed pumps and parts for a total not to exceed one hundred and sixty-seven thousand three hundred and sixty four and 00/100 dollars

(\$167,364.00), The Mayor and the Finance Director are hereby authorized to execute the documents to attain this equipment and services.

Resolved this _____ day of _____ 2025.

Mayor Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. .

A RESOLUTION AUTHORIZING A CONTRACT TO MAKE AN EMERGENCY PURCHASE OF TWO (2) MECHANICAL RAKE BAR SCREENERS AND WASH PRESSES AT A TOTAL COST NOT TO EXCEED FIVE HUNDRED AND THIRTY FOUR THOUSAND, SIX HUNDRED AND 00/100 DOLLARS (\$534,600.00), FOR USE BY THE WATER AND SEWER DEPARTMENT

WHEREAS the City of Manchester Water and Sewer Department needs more equipment to meet its emergency operational needs at its treatment plant; and

WHEREAS the Water and Sewer Department has determined that two (2) mechanical rake bar screeners and wash presses at a total cost not to exceed Five Hundred and Thirty Four Thousand, Six Hundred and 00/100 Dollars (\$534,600.00) will best serve the Department's emergency needs to ensure environmental regulation compliance and safeguard public health and safety; and

WHEREAS the Water and Sewer Department has sufficient funds in its account for the fiscal year 2025/2026 budget to purchase this equipment; and

WHEREAS for the above reasons this equipment is needed immediately to support MWSD operations at the sewer treatment 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 make an emergency purchase of two (2) mechanical rake bar screeners and wash presses at a total cost not to exceed Five Hundred and Thirty Four Thousand, Six Hundred and

00/100 Dollars (\$534,600.00) from Lakeside Equipment Corporation which is the best price and in the best interest of the City.

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 2025/2026 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 _____ 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. .

**A RESOLUTION TO APPROVE MATLOCK CLEMENTS, P.C. AS THE CITY'S
AUDITOR FOR FISCAL YEAR 2025 – 2026 AT A COST NOT TO EXCEED FORTY
TWO THOUSAND DOLLARS (\$42,000) FOR THE STANDARD AND AN
ADDITIONAL “SINGLE AUDIT” OF FEDERAL FUNDS EXPENDITURES**

WHEREAS the City of Manchester, Tennessee is required by statute to have an annual audit; and

WHEREAS the City of Manchester, Tennessee has reviewed the written proposal of Matlock Clements, P.C., dated February ____, 2026, to perform the city's statutory audit for the period July 1, 2025 through June 30, 2026, and an additional “single audit” of Federal funds expenditures and found said proposal to be advantageous to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester, Tennessee accepts the written proposal of Matlock Clements, P.C., dated February ____, 2026, to perform the city's statutory audit for the period July 1, 2025 through June 30, 2026 in an amount not to exceed Forty Two Thousand Dollars (\$42,000), for its annual statutory audit and an additional “single audit” of Federal funds expenditures.

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 _____ 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION No _____

WHEREAS, the City of Manchester, Tennessee has been awarded grant funds under 2023 Economic Development Administration (EDA); and

WHEREAS, the City of Manchester wishes to procure the engineering services of St. John Engineering LLC for the design, inspection, surveying, and other engineering services as needed to implement needed sewer infrastructure projects; and

WHEREAS, Tennessee Code Annotated 12-3-103 provides that contracts for professional services shall not be based upon competitive procurement methods but shall be awarded on the basis of recognized competence and integrity; and

WHEREAS, the Manchester Municipal Code 5-703 (4) requires that all contracts obligating the city in excess of \$35,000 be approved by resolution; and

WHEREAS, applying TCA 12-3-10, the City of Manchester wishes to procure the professional services of St. John Engineering LLC for said projects.

NOW, THEREFORE, BE IT RESOLVED, THAT

The Mayor and Finance Director be authorized and directed to enter into a contract with St. John Engineering LLC not to exceed \$244,500.00 for consulting services related to an EDA funded Manchester waste water infrastructure project

PASSED AND SO ORDERED THIS 3rd DAY OF MARCH 2026.

Anthony Burrows
Finance Director

Joey Hobbs
Mayor

RESOLUTION No _____

WHEREAS, the City of Manchester, Tennessee has been awarded grant funds under Tennessee Department of Environment and Conservation and the Appalachian Regional Commission (ARC); and

WHEREAS, the City of Manchester wishes to procure the engineering services of St. John Engineering LLC for the design, inspection, surveying, and other engineering services as needed to implement the water distribution projects; and

WHEREAS, Tennessee Code Annotated 12-3-103 prohibits competitive procurement and provides that contracts for professional services shall not be based upon competitive procurement methods but shall be awarded on the basis of recognized competence and integrity; and

WHEREAS, the Manchester Municipal Code 5-703 (4) requires that all contracts obligating the city in excess of \$35,000 be approved by resolution; and

WHEREAS, applying TCA 12-3-10, the City of Manchester wishes to procure the professional services of St. John Engineering LLC for said project.

NOW, THEREFORE, BE IT RESOLVED, THAT

The Mayor and the Finance Director be authorized and directed to enter into a contract with St. John Engineering LLC for not to exceed \$207,800.00 for consulting services related to a Manchester water distribution project

PASSED AND SO ORDERED THIS 3rd DAY OF MARCH 2026.

Anthony Burrows
Finance Director

Joey Hobbs
Mayor

RESOLUTION NO. _____

A RESOLUTION APPROVING A CONTRACT WITH ARMOROCK, AT A TOTAL COST OF FORTY THOUSAND FOUR HUNDRED AND SEVENTY AND 00/100 DOLLARS (\$40,470.00) TO PROVIDE 2 REPLACEMENT MANHOLE COVERS TO THE WATER AND SEWER DEPARTMENT

WHEREAS the City of Manchester is planning for and undergoing water and sewer system maintenance and rehabilitation; and

WHEREAS the City of Manchester needs the services of Armorock. to provide 2 manhole covers and accessories which are the only comparable covers with the specifications needed for use within the City's water and sewer system; and

WHEREAS the Manchester Water and Sewer Director has made an exhaustive search for a company to timely provide this equipment and service and has been unable to find another company with the same comparable services with the specifications needed, and

WHEREAS Armorock, has offered these services, for the needed manhole covers for a total not to exceed forty thousand four hundred and seventy and 00/100 dollars (\$40,470.00), and

WHEREAS at the recommendation of the MWSD Director and the Finance Committee, and with the opinion of the City Attorney, the Board of Mayor and Aldermen feel that this arrangement is the "sole source" for this equipment and is the best value for the City and is in its best interest; 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 with Armorock for 2 needed manhole covers for a total not to exceed forty thousand four hundred and seventy and 00/100 dollars (\$40,470.00), The Mayor and the Finance Director are hereby authorized to execute the documents to attain this equipment and services.

Resolved this _____ day of _____ 2026.

Mayor Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. .

A RESOLUTION AUTHORIZING THE TRANSFER OF SIX HUNDRED AND EIGHTY EIGHT THOUSAND AND FIVE HUNDRED AND NINETY ONE AND 84/100 DOLLARS (\$688,591.84) FROM THE CAPITAL OUTLAY BUDGET TO THE RECREATION DEPARTMENT FOR RENOVATIONS AT THE RECREATION CENTER

WHEREAS the City of Manchester Recreation Department needs Capital Outlay funds to cover the costs of certain renovations (see attachment) at the Recreation Center in the amount of Six Hundred and Eighty-Eight Thousand, Five Hundred and Ninety-One and 84/100 Dollars (\$688,591.84); and

WHEREAS the City of Manchester has sufficient funds in its capital outlay account for the fiscal year 2025/2026 budget to cover these renovations; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester transfer Six Hundred and Eighty Eight Thousand, Five Hundred and Ninety One and 84/100 Dollars (\$688,591.84) from its capital outlay account in its 2025/2026 budget to the Recreation Department for use in its needed renovations at the Recreation Center to be used per the attached estimates.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Finance Director be authorized to make said transfer.

Resolved this _____ day of _____ 2026.

Joey Hobbs, Mayor

ORDINANCE NO. _____

AN ORDINANCE TO DEANNEX THAT PROPERTY (1.07 acres) OWNED BY EVANS LUMBER, PREVIOUSLY ANNEXED INTO THE CITY

Whereas the Tennessee annexation statutes, particularly TCA 6-51-201 et. seq. provides that de-annexation by written consent of all property owners can be accomplished by ordinance; and

Whereas the City of Manchester previously annexed certain property owned by Evans Lumber and no development has taken place on the property; and

Whereas the Manchester Planning Commission recommended that the property owned by Evans Lumber be de-annexed according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the following described property consisting of 1.07 acres owned by Evans Lumber be de-annexed from the City of Manchester:

A portion of Map 093, parcel 037.01

Being a triangular tract of land lying in the 5th Civil District of Coffee County, Tennessee, generally bounded on the north by the remaining Evans Lumber (WDB. 414, pg. 171), on the east by Old Tullahoma Highway (60-ft. R/W), and on the west by Howard (WDB. 454, pg. 721), and being more particularly described as follows:

BEGINNING at a 1 / 2-inch capped rebar set in the west margin of Old Tullahoma Highway and the east line of Howard, being the former southernmost corner of Evans Lumber and the southernmost corner of the property herein described; thence leaving the margin of said road and proceeding along the former east line of Howard, N 03°45'36" E, 513.95 ft. to a 1 / 2-inch capped rebar set, being the new southwest corner of the remaining Evans Lumber and the northwest corner of the property herein described; thence leaving the east line of Howard and proceeding along the new severance line, as per this survey, between the remaining Evans Lumber and the property herein described, S 63°47'24" E, 196.27 ft. to a 1 / 2-inch capped rebar set in the west margin of Old Tullahoma Highway, being the new southeast corner of the remaining Evans Lumber and the northeast corner of the property herein described; thence proceeding along the margin of said road, S 26°12'36" W, 475.00 ft. to the POINT OF BEGINNING, containing 1.07 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 25C-309, dated 11-05-2025, and being a portion of the property described in WDB. 414, pg. 171, ROCCTn.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect according to statute 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 January 20, 2026.

PASSED FIRST READING: _____ February 3 _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

LETTER OF AUTHORIZATION FOR DE-ANNEXATION AND REZONING

Date: Jan 4, 26

To Whom It May Concern,

I, **Johnny Evans**, individually and as owner of **Evans Lumber Co., LLC**, am the owner of real property located at **3082 Old Tullahoma Highway, Manchester, Tennessee**, identified by the Coffee County Property Assessor as **Map 093, Parcel 037.01**, which is currently located within the **City of Manchester** and zoned **Industrial**.

This letter is to state my intent and to authorize **Allan Howard**, owner of adjoining property identified as **Map 093, Parcel 037.00**, located on **Old Tullahoma Highway in COFFEE County, Tennessee**, to act on my behalf for the limited purpose of requesting the de-annexation from the City of Manchester of a portion of Map 093, Parcel 037.01, and requesting that said portion be rezoned to RS-1 Residential zoning under COFFEE County zoning regulations.

Sincerely,



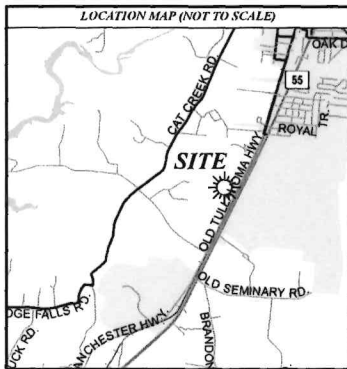
Johnny Evans
Evans Lumber Co., LLC

Date: Jan 1, 2026

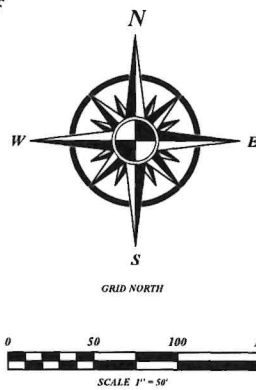
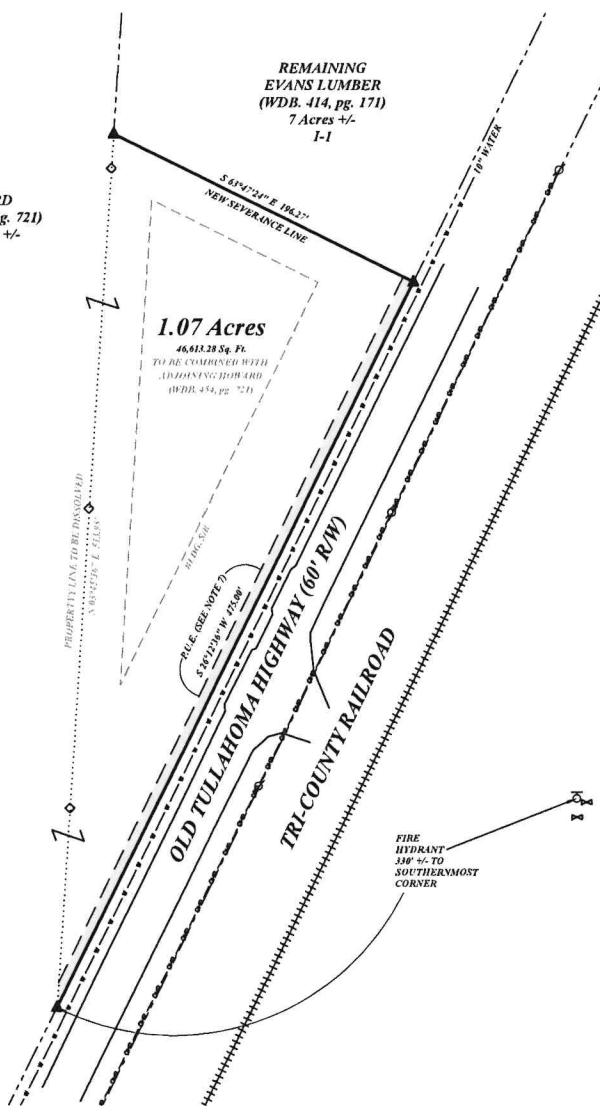


Allan Howard

Date: Jan 4, 26



HOWARD
(WDB. 454, pg. 721)
251 Acres +/-
R-S-1



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.

OWNER(S) _____ DATE _____
 OWNER(S) _____ DATE _____
 OWNER(S) _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER (AND SEWER) SYSTEMS

I HEREBY CERTIFY THAT THE WATER (AND SEWER SYSTEM(S)) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS / HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS.

NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT _____ DATE _____

CERTIFICATE OF APPROVAL OF EXISTING STREET

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTABLE PUBLIC STREET REGARDLESS OF THE CURRENT CONDITION.

NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MANCHESTER CITY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, MANCHESTER REGIONAL PLANNING COMMISSION _____ DATE _____

NOTES:

- (1) THE SUBJECT PROPERTY IS CURRENTLY ZONED I-1. IT IS THE INTENT OF THE DEVELOPER TO REZONE THIS PROPERTY TO R-S-1 TO MATCH THE PROPERTY TO WHICH IT IS BEING COMBINED.
- (2) THE MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLLOWS: FRONT = 50', SIDE = 25', REAR = 25'
- (3) THE SUBJECT PROPERTY LIES IN ZONE X OF FLOOD INSURANCE RATE MAP PANELS 4810C001C AND 4810C011C, DATED 08-04-2009, AND DOES NOT LIE IN ANY SPECIAL FLOOD HAZARD ZONE.
- (4) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND / OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.
- (5) THERE IS NO CERTIFICATION MADE AS TO THE LOCATION, SIZE, TYPE, DEPTH, OR EXISTENCE OF ANY UNDERGROUND UTILITIES. BEFORE ANY DIGGING OCCURS, PLEASE CONTACT THE "TENNESSEE-ONE-CALL" SYSTEM BY DIALING 811.
- (6) THERE IS TO BE A 10'-FT. PUBLIC DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES SHOWN HEREON.
- (7) THERE IS TO BE A PUBLIC USE EASEMENT ON LOT 1, LOCATED 10' FROM THE CENTERLINE OF OLD TULLAHOMA HIGHWAY, AS SHOWN BY THE SOLID HATCH HEREON.
- (8) EXISTING PRIVATE UTILITY SERVICE LINES WERE NOT LOCATED AS A PART OF THIS SURVEY. ALL EXISTING PRIVATE UTILITY SERVICE LINES SHALL BE ACCOMPANIED BY A 10' PRIVATE UTILITY EASEMENT, EXCLUSIVE TO THAT LINE ONLY. ANY FUTURE SERVICE LINES SHALL BE INSTALLED ON THEIR RESPECTIVE PROPERTIES.
- (9) THERE IS NO PUBLIC GAS OR SEWER ON THIS PORTION OF OLD TULLAHOMA HIGHWAY.

LEGEND


- ▲ 1/2" CAPPED REBAR SET
- UTILITY POLE
- ADJOINER PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- STAKE ON LINE

I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND ACCURATE SURVEY, (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY IV REMOTE SENSING SURVEY AS SET FORTH BY RULE T.C.A. 682-68-.07C (5), (6) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DERIVED USING GPS NETWORK RTK OBSERVATION TAKEN BY A DUAL FREQUENCY TOPCON Hiper SYSTEM WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF 10mm + 1ppm HORIZONTAL AND 15mm + 1ppm VERTICAL, (4) THAT THE UNADJUSTED RATIO OF PRECISION OF THE DATA SHOWN HEREON IS AT LEAST 1 / 10000, AND (5) THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN TENNESSEE.



REGISTERED LAND SURVEYOR

This certification is only valid if signed in blue ink.



NORTHCUTT & ASSOCIATES
LAND SURVEYING, INC.
 409 WOODBURY HIGHWAY
 MANCHESTER, TN 37355
 northcuttandassociates@gmail.com

**EVANS LUMBER to HOWARD,
 OLD TULLAHOMA HIGHWAY,
 PRELIMINARY / FINAL PLAT**

PREPARED FOR: ALLAN HOWARD	CITY / DISTRICT / COUNTY: Sh. COFFEE Co.	TAX MAP / PARCEL: MAP = 093 PARCEL = 037.01
OWNER / DEVELOPER: EVANS LUMBER CO LLC 3862 OLD TULLAHOMA HWY MANCHESTER TN 37355	DEED REFERENCES: HOWARD I.A ETUX MARILYN WDB. 414, pg. 171, ROCCTm.	JOB # / DATE: 25C-309 11-05-2025

ORDINANCE NO. _____

AN ORDINANCE REZONING THAT PROPERTY OWNED BY I. A. AND MARILYN HOWARD, ON NEW BUSHY BRANCH ROAD TO R-3 AND RECENTLY ANNEXED INTO THE CITY

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

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

Whereas the City of Manchester recently annexed certain property owned by I. A. Howard and Marilyn Howard; and

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

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

Whereas the Manchester Planning Commission recommended that the property owned by the Howards be rezoned to R-3 according to and as described below.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 1 of the Manchester Municipal Code be, and it is, hereby amended from RS-1 to apply the zoning classification of R-3 to the following described properties owned by Howard Development:

Map 076 Parcel 059.11

108.17 Acres

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Wolf Creek, Patel (WDB. 307, pg. 112), Stewart (WDB. 328, pg. 297), Brown (WDB. 307, pg. 559), Turner (WDB. 307, pg. 82), Brown (WDB. 391, pg. 770), Corlew (WDB. 405, pg. 188), Gillen (WDB. 307, pg. 76), and Powers (WDB. 394, pg. 586), on the east by New Era Farms LLC (WDB. 413, pg. 111), on the south by New Bushy Branch Road (50-ft. R/W) and the remaining McAllister (WDB. 357, pg. 992), and on the west by Sain Construction (WDB. 415, pg. 39) and Wolf Creek, and being more particularly described as

follows:

BEGINNING at a capped rebar found in a gravel drive in the northeast margin of a curve of New Bushy Branch Road at the intersection of said margin and the west line of New Era Farms LLC, being the southeast corner of the property herein described; thence proceeding along the north margin of said road, the following calls: thence with a curve turning to the left with a delta angle of $40^{\circ}32'02''$, a radius of 181.04 ft., an arc length of 128.08 ft., a chord bearing of $N 62^{\circ}24'02'' W$, and a chord length of 125.42 ft.; thence $N 82^{\circ}40'03'' W$, 79.70 ft.; thence $N 83^{\circ}27'29'' W$, 306.70 ft.; thence $N 82^{\circ}54'47'' W$, 137.16 ft.; thence with a curve turning to the left with a delta angle of $10^{\circ}03'39''$, a radius of 1955.89 ft., an arc length of 343.44 ft., a chord bearing of $N 87^{\circ}56'36'' W$, and a chord length of 343.00 ft.; thence $S 87^{\circ}01'35'' W$, 285.43 ft.; thence $S 86^{\circ}18'44'' W$, 149.45 ft.; thence $S 86^{\circ}10'35'' W$, 850.26 ft.; thence $S 85^{\circ}42'44'' W$, 355.41 ft.; thence $S 85^{\circ}33'29'' W$, 411.00 ft.; thence with a curve turning to the right with a delta angle of $33^{\circ}31'41''$, a radius of 373.82 ft., an arc length of 218.75 ft., a chord bearing of $N 77^{\circ}40'40'' W$, and a chord length of 215.65 ft.; thence $N 60^{\circ}54'49'' W$, 35.20 ft.; thence with a curve turning to the left with a delta angle of $13^{\circ}04'03''$, a radius of 853.99 ft., an arc length of 194.77 ft., a chord bearing of $N 67^{\circ}26'51'' W$, and a chord length of 194.35 ft.; thence $N 73^{\circ}58'52'' W$, 28.45 ft. to a point; thence leaving the margin of said road and proceeding around a 1.75-acre outparcel to be retained by McAllister, the following calls: thence $N 06^{\circ}36'42'' E$, 228.21 ft. to a 1 / 2-inch capped rebar set; thence $N 01^{\circ}37'55'' W$, 76.16 ft. to a rebar found; thence $N 60^{\circ}15'40'' W$, 76.92 ft. to a 1 / 2-inch capped rebar set; thence $N 49^{\circ}57'10'' W$, 213.60 ft. to a 1 / 2-inch capped rebar set; thence $S 45^{\circ}14'10'' W$, 64.78 ft. to a 1 / 2-inch capped rebar set; thence $S 24^{\circ}32'17'' E$, 147.65 ft. to a 1 / 2-inch capped rebar set; thence $S 03^{\circ}28'55'' E$, 241.02 ft. to a 1 / 2-inch capped rebar set in the north margin of New Bushy Branch Road; thence proceeding along the margin of said road, $N 73^{\circ}54'52'' W$, 27.36 ft. to a point at the intersection of the centerline of Wolf Creek and the north margin of said road, being the southeast corner of Sain Construction Co and the southwest corner of the property herein described; thence proceeding along the east line of Sain Construction Co, the south lines of Patel, Stewart, Brown, Turner, Brown, Corlew, Gillen, and Powers, and the center of said creek with its meanders, more or less, the following calls: thence $N 17^{\circ}04'26'' W$, 95.72 ft.; thence $N 15^{\circ}13'49'' W$, 57.23 ft.; thence $N 18^{\circ}33'18'' W$, 100.62 ft.; thence $N 16^{\circ}02'59'' W$, 46.60 ft.; thence $N 15^{\circ}57'02'' W$, 117.54 ft.; thence $N 59^{\circ}06'57'' W$, 19.03 ft.; thence $N 66^{\circ}01'34'' W$, 59.35 ft.; thence $N 81^{\circ}44'14'' W$, 101.83 ft.; thence $N 70^{\circ}41'30'' W$, 150.27 ft.; thence $N 52^{\circ}42'43'' W$, 165.48 ft.; thence $N 16^{\circ}05'34'' W$, 63.56 ft.; thence $N 64^{\circ}21'58'' W$, 66.91 ft.; thence $N 56^{\circ}23'50'' W$, 76.17 ft.; thence $N 46^{\circ}42'00'' W$, 99.01 ft.; thence $N 31^{\circ}42'37'' W$, 49.77 ft.; thence $N 14^{\circ}42'11'' W$, 80.91 ft.; thence $N 05^{\circ}13'15'' E$, 55.69 ft.; thence $N 30^{\circ}13'35'' E$, 89.66 ft.; thence $N 34^{\circ}32'13'' E$, 119.87 ft.; thence $N 49^{\circ}51'49'' E$, 131.90 ft.; thence $N 71^{\circ}19'15'' E$, 115.91 ft.; thence $N 72^{\circ}02'24'' E$, 112.82 ft.; thence $N 61^{\circ}30'31'' E$, 119.84 ft.; thence $N 85^{\circ}02'02'' E$, 65.52 ft.; thence $S 82^{\circ}08'24'' E$, 145.35 ft.; thence $S 75^{\circ}34'01'' E$, 180.92 ft.; thence $S 75^{\circ}43'58'' E$, 146.73 ft.; thence $S 72^{\circ}40'39'' E$, 106.68 ft.; thence $S 76^{\circ}51'30'' E$, 87.92 ft.; thence $S 70^{\circ}38'02'' E$, 101.85 ft.; thence $S 79^{\circ}11'33'' E$, 106.07 ft.; thence $S 65^{\circ}49'03'' E$,

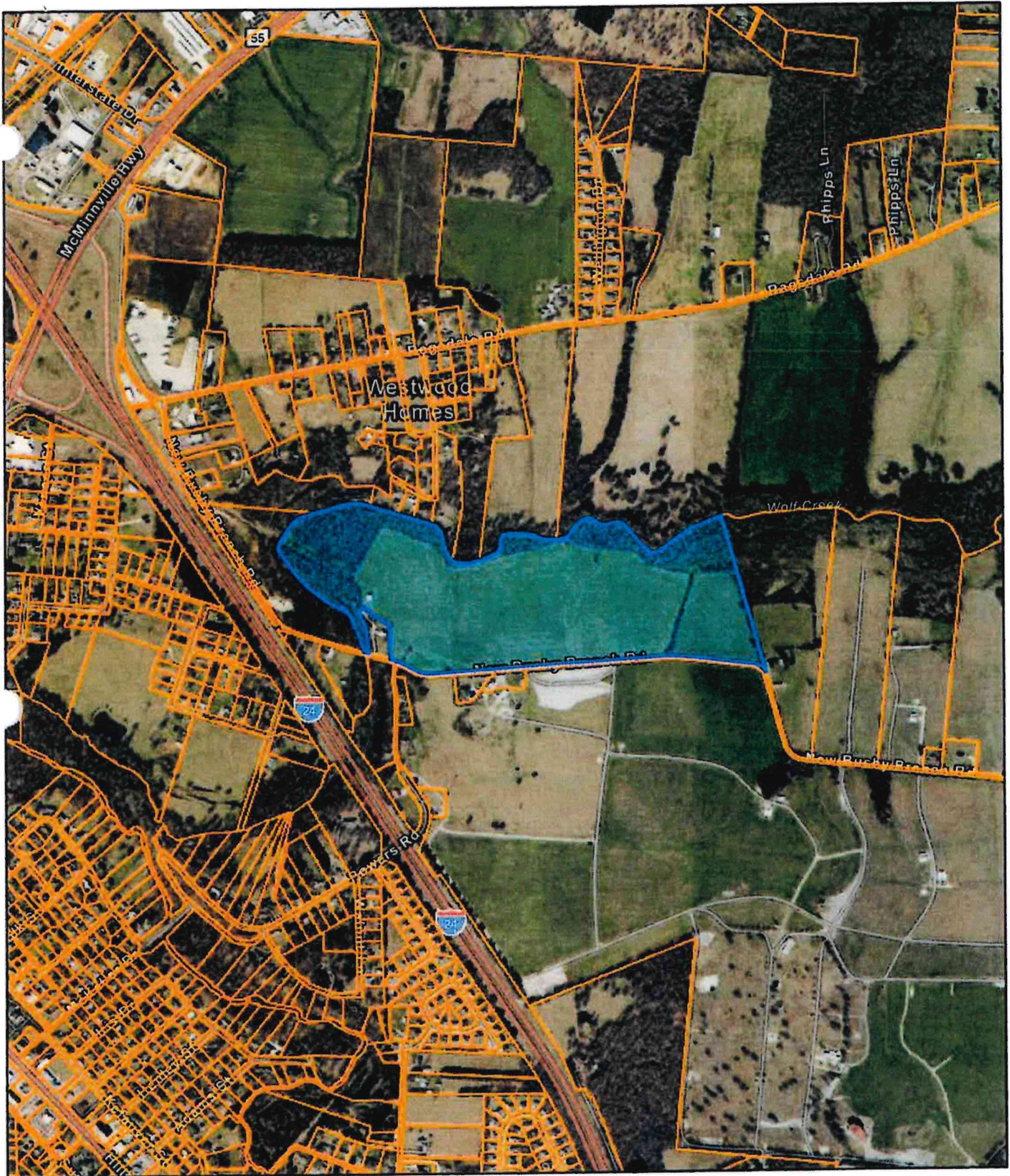
61.76 ft.; thence S 36°35'21" E, 58.36 ft.; thence S 18°46'08" E, 62.24 ft.; thence S 07°11'38" E, 93.84 ft.; thence S 25°16'23" E, 65.47 ft.; thence S 47°21'42" E, 62.98 ft.; thence S 79°10'15" E, 104.82 ft.; thence N 82°08'58" E, 75.39 ft.; thence N 74°36'42" E, 44.28 ft.; thence N 70°55'04" E, 55.94 ft.; thence N 62°00'09" E, 26.67 ft.; thence N 77°33'12" E, 29.11 ft.; thence N 60°56'19" E, 82.57 ft.; thence N 08°59'43" W, 69.86 ft.; thence N 46°18'03" E, 152.78 ft.; thence N 89°54'58" E, 126.36 ft.; thence S 82°00'25" E, 101.77 ft.; thence S 66°02'14" E, 142.78 ft.; thence N 88°10'55" E, 102.76 ft.; thence N 72°58'06" E, 68.26 ft.; thence N 45°10'10" E, 167.85 ft.; thence N 63°55'00" E, 62.78 ft.; thence S 89°48'10" E, 75.55 ft.; thence S 63°33'25" E, 113.63 ft.; thence N 84°42'21" E, 64.59 ft.; thence S 52°50'54" E, 72.67 ft.; thence S 76°39'02" E, 38.43 ft.; thence N 77°52'39" E, 56.04 ft.; thence S 42°49'43" E, 129.34 ft.; thence S 44°40'11" E, 161.20 ft.; thence S 63°12'34" E, 52.73 ft.; thence N 54°23'24" E, 154.74 ft.; thence N 59°26'25" E, 134.94 ft.; thence N 52°14'40" E, 86.74 ft.; thence N 64°19'09" E, 136.19 ft.; thence N 67°55'49" E, 209.04 ft. to a point, being the northwest corner of New Era Farms LLC and the northeast corner of the property herein described; thence leaving the south line of Powers and the centerline of Wolf Creek and proceeding along the west line of New Era Farms LLC, the following calls: thence S 15°01'15" E, 31.36 ft. to a pipe found on the bank; thence S 15°00'49" E, 1387.59 ft. to a rebar found at a wood fence corner post; thence S 14°53'05" E, 47.54 ft. to the POINT OF BEGINNING, containing 108.17 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 24C-147, dated 05-31-2024, and being a portion of the property described in WDB. 357, pg. 992, ROCCTn.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled "Zoning Map" be amended to show these properties zoned R-3 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 October 20, 2025.

PASSED FIRST READING: _____ February 3 _____, 2026



Date: October 23, 2025

County: COFFEE

Owner: HOWARD I A ETUX MARILYN

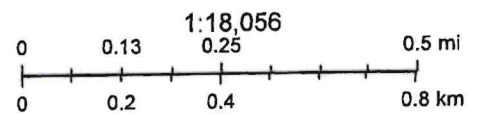
Address: NEW BUSHY BRANCH RD

Parcel ID: 076 059.11

Deeded Acreage: 108.2

Calculated Acreage: 0

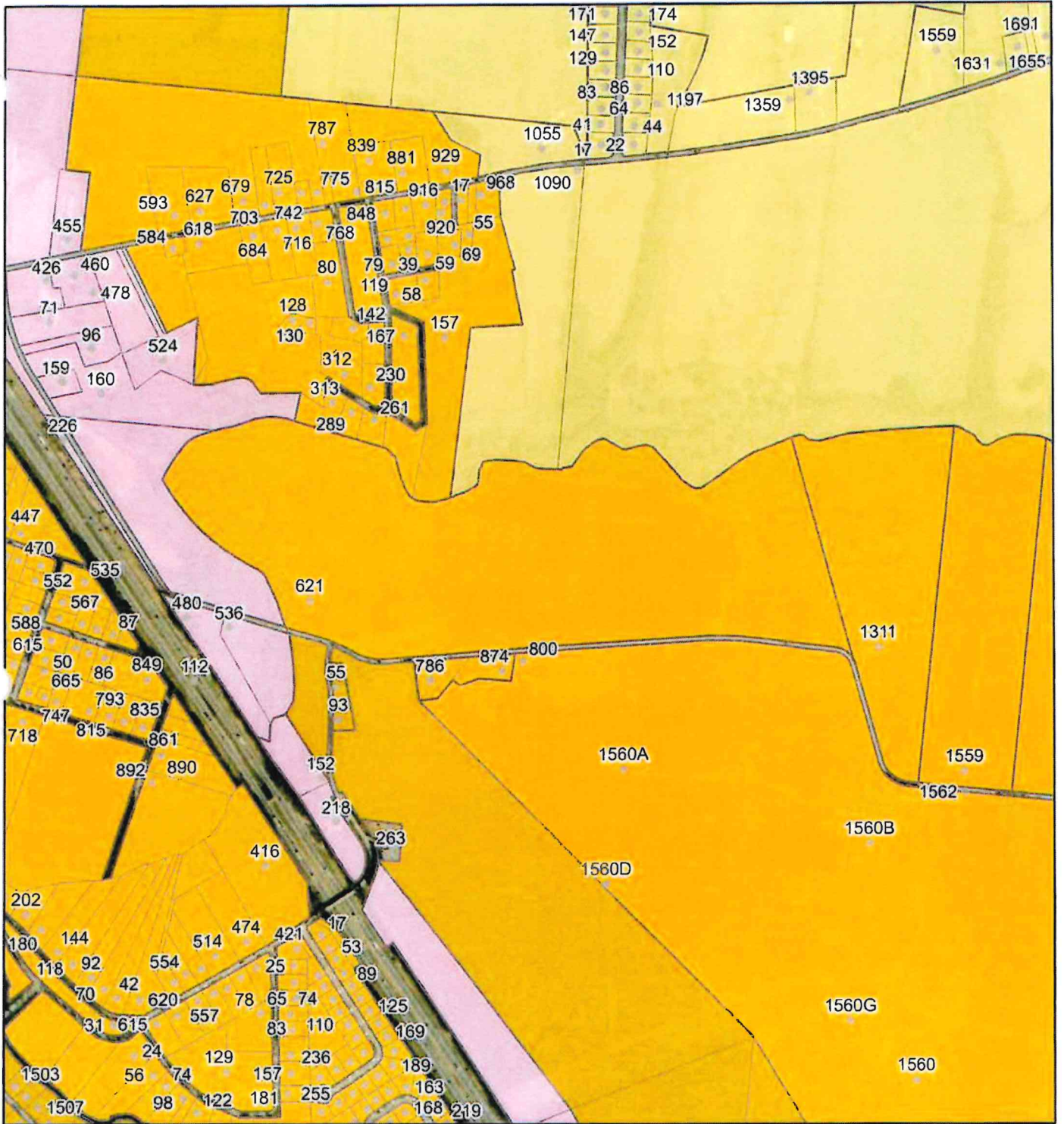
Vexcel Imagery Date: 2023



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

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

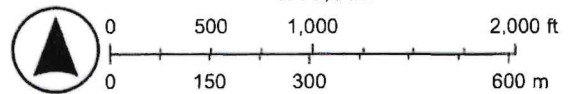
Annexation Land use



11/14/2025, 2:13:32 PM

- Coffee Parcels
- Coffee Addresses
- Manchester Landuse**
- Commercial, Central and General Neighborhood
- Institutional and Other Public
- Residential Low Density / Single Family Duplexes
- Residential Medium 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
- 2.4m Resolution Metadata



Earthstar Geographics



CITY OF MANCHESTER

CODES DEPARTMENT
107 Hillsboro Blvd.
Manchester, Tennessee 37355
931-723-1464



January 21, 2026

Board of Mayor and Aldermen
City of Manchester
200 West Fort St.
Manchester, TN 37355

Re: New Bushy Branch Rd. Annexation Request
(Approximately 108.2 acres)

Ladies and Gentlemen:

Pursuant to T.C.A. § 6-51-102(b)(4), the Manchester Regional Planning Commission (the "Planning Commission") issues this written report after study of the proposed plan of services (the "Plan of Services") for the property currently owned by I.A. and Marilyn Howard described in Warranty Deed Book W441 page 783-784, in the Register's Office of Coffee County, Tennessee. The Planning Commission believes that the Plan of Services adequately addresses the scope of services identified in T.C.A. § 6-51-102 as well as the timing of the services. Police, Public Works, Parks and Recreation, and Fire stated they can serve the property upon annexation. Being in the urban growth boundary, planning services are currently being provided. Manchester City Schools stated they are near capacity. The school system indicates that it will need 3 years to plan for construction of new school buildings utilizing recently purchased property for such construction. Water is available in the area from Hillsville Utility District. Sewer lines are also in the area. The developer will be responsible for providing adequate water and sewer infrastructure as well as appropriate approvals from both TDEC and Manchester Water & Sewer. The developer will also have to provide any required easements to the property. All other departments will provide services as well.

Following the aforementioned study at its duly called meeting on January 20, 2026, the Planning Commission voted to recommend approval of the Plan of Services, annexation and R-3 zoning of the property.

Sincerely,

MARK A. WILLIAMS, CHAIRMAN
MANCHESTER PLANNING COMMISSION

MAW/mt

Cc: Brittany Fiske, Community Development and Zoning Director

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY OWNED BY MARK WILLIS ON DOAK ROAD, FROM C-2 TO R-3

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a 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 February 16, 2026, considered the rezoning request that the property owned by Mark Willis, described below, be rezoned from C-2 to R-3 Residential, and voted to send that request to the Board with a negative 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-3 Residential to the following described property owned by Mark Willis on Doak Road:

Map 85, Group A, Parcel 12.00

Being in the City of Manchester, and beginning at a stake in the east margin of Doak Road, said place of beginning being 176 feet northward from the north margin of Campbell Avenue (White Oak Drive); thence North 04 deg. 41 min. east along the east margin of Doak Road 126 feet to a stake at the southwest corner of the property of Clark M Willis, Jr., thence south 85 deg. 12 min. east along the Willis' south line 228.29 feet to a stake at Sissom's northwest corner; thence south 11 deg. 50 min. west along Sissom's west line 124 feet to a stake; thence north 86 deg. West 212.88 feet to the place of beginning, as surveyed by Alton C. Morris in May, 1974

Being the same property conveyed to the _____ Willis by deed of record in Deed Book 154, Page 43, Register's Office, Coffee County, Tennessee and inherited by Mark Willis upon the death of _____ Willis

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 this property as R-3 Residential ; 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 negative recommendation of the Manchester Planning Commission obtained at its meeting on February 16, 2026.

PASSED FIRST READING: _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

FEE: 200⁰⁰

DATE: 1/21/26

MEETING DATE: 2/16/26

CASE#: _____

TIME OF MEETING: 5:30 P.M.

() APPROVAL

() DISAPPROVAL

() NO ACTION TAKEN

LOCATION: City Hall Meeting Room

MANCHESTER PLANNING COMMISSION

NAME OF PROPERTY OWNER: Mark Willis for Georgia S. Willis Trustee

ADDRESS OF OWNER: 13538 Hillsboro Hwy Hillsboro TN 37342

PHONE: (Home) _____ (Work) _____

I hereby request to the Manchester Planning Commission:

Rezoning C-2 to R-3

Intended use: multi-family w special exception

ADDRESS OF PROPERTY: 0 Doak Rd

Property Tax Map No. 085E Group A Control Map _____ Parcel No. 012.02

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0- _____
Map Revised: August 4, 2008.

NOTE: Negative Rec.

I do hereby certify that the information given above is accurate/correct to the best of my knowledge.



R P

Signature of Owner / Authorized Agent

Rezoning instruction sheet received _____

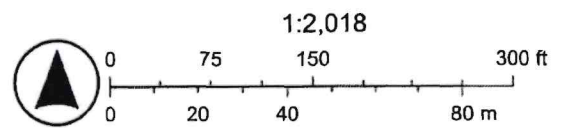
Site Plan checklist received _____

Willis Zoning



2/16/2026, 9:17:07 AM

- Manchester City Limit
- Coffee Parcels
- Coffee Addresses
- Manchester Zoning**
- C-2
- C-3
- R-1
- R-3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata








Vantor

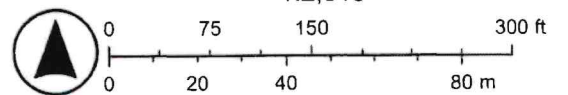
Willis Land Use



2/16/2026, 9:19:40 AM

-  Manchester City Limit
-  Coffee Parcels
-  Coffee Addresses
- Manchester Landuse**
-  Commercial, Central and General Neighborhood
-  Residential Low Density / Single Family Duplexes

World Imagery
 Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations
 60cm Resolution Metadata



Vantor

ORDINANCE NO. 1708

AN ORDINANCE REZONING PROPERTY OWNED BY MARK WILLIS ON DOAK ROAD, FROM R-1 TO C-2

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a 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 September 18, 2023, considered the rezoning request that the property owned by Mark Willis, described below, be rezoned from R-1 and C-2 Commercial, 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 C-2 Commercial to the following described property owned by Mark Willis on Doak Road:

Tax Map 085 Group A Parcel No. 012.00

Being in the City of Manchester, and beginning at a stake in the east margin of Doak Road, said place of beginning being 176 feet northward from the north margin of Campbell Avenue (White Oak Drive); thence North 04 deg. 41 min. east along the east margin of Doak Road 126 feet to a stake at the southwest corner of the property of Clark M Willis, Jr., thence south 85 deg. 12 min. east along the Willis' south line 228.29 feet to a stake at Sissom's northwest corner; thence south 11 deg. 50 min. west along Sissom's west line 124 feet to a stake; thence north 86 deg. West 212.88 feet to the place of beginning, as surveyed by Alton C. Morris in May, 1974.

Property description taken from Deed Book 198, page 728, ROCCT.

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 this property as C-2 Commercial; 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.

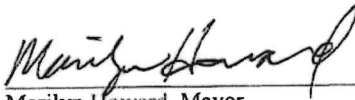
This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on September 18, 2023.

PASSED FIRST READING: _____ October 3 _____, 2023

PASSED SECOND AND FINAL READING: _____ December 5 _____, 2023



Lisa Myers, Finance Director



Marilyn Howard, Mayor

ORDINANCE NO. _____

AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 14-606 RELATIVE TO R-1 MINIMUM LOT SIZE DIMENSIONAL REQUIREMENTS

WHEREAS Manchester Municipal Code 14-606(6)(a) establishes the minimum lot size DIMENSIONAL REQUIREMENTS in a R-1 residential district; and

WHEREAS the Manchester Planning Commission has recommended a change to the R-1 minimum dimensional requirements; and

WHEREAS the Board of Mayor and Alderman believe that it is in the best interest of the City of Manchester to adopt those recommended changes.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 14-606(6)(a) be amended to delete the current wording and to add the following:

(a) Minimum lot size.

Minimum area 15,000 square feet

Lot width at building setback 100 feet

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: _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

Existing

(5) Uses prohibited. In the R-1, large lot residential district, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

(6) Dimensional requirements. All uses permitted in the R-1, large lot residential district, shall comply with the following requirements.

(a) Minimum lot size.

Minimum area

With sewer	15,000 square feet
Without sewer	15,000 square feet

Lot width at building setback

With sewer	100 feet
Without sewer	125 feet

(b) Minimum yard requirements.

Front yard setback*	35 feet
Side	20 feet
Rear	25 feet

*The front yard setback will be required to meet the average setback of existing residential structures along the same street in the one hundred fifty feet (150') adjoining the lot. In no case shall this required front yard setback be more than fifty feet (50') feet.

(c) Maximum lot coverage. On any lot, the area occupied by all structures, including accessory structures, shall not exceed thirty (30) percent of the total area.

(d) Height requirements. No principal building shall exceed three (3) stories or thirty-five (35) feet in height, and no accessory structure shall exceed two (2) stories in height, except as provided in § 14-704.

(e) Parking space requirements. As regulated in § 14-501.

(f) Landscaping. The front yard, excluding necessary driveways, shall be landscaped and not used for automobile storage.

(g) Accessory structures. (i) With the exception of signs and fences, accessory structures shall not be erected in any required front yard.

(ii) Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot. (1972 Code, § 11-605.1, as amended by Ord. #817, May 1998, Ord. #1577, Aug. 2019 *Ch21_07-05-22*, and Ord. #1661, Nov. 2022 *Ch22_04-04-23*)

Proposed

14-85

(5) Uses prohibited. In the R-1, large lot residential district, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

(6) Dimensional requirements. All uses permitted in the R-1, large lot residential district, shall comply with the following requirements.

(a) Minimum lot size.

Minimum area

15,000 square feet

Lot width at building setback

100 feet

(b) Minimum yard requirements.

Front yard setback*

35 feet

Side

20 feet

Rear

25 feet

*The front yard setback will be required to meet the average setback of existing residential structures along the same street in the one hundred fifty feet (150') adjoining the lot. In no case shall this required front yard setback be more than fifty feet (50') feet.

(c) Maximum lot coverage. On any lot, the area occupied by all structures, including accessory structures, shall not exceed thirty (30) percent of the total area.

(d) Height requirements. No principal building shall exceed three (3) stories or thirty-five (35) feet in height, and no accessory structure shall exceed two (2) stories in height, except as provided in § 14-704.

(e) Parking space requirements. As regulated in § 14-501.

(f) Landscaping. The front yard, excluding necessary driveways, shall be landscaped and not used for automobile storage.

(g) Accessory structures. (i) With the exception of signs and fences, accessory structures shall not be erected in any required front yard.

(ii) Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot. (1972 Code, § 11-605.1, as amended by Ord. #817, May 1998, Ord. #1577, Aug. 2019 *Ch21_07-05-22*, and Ord. #1661, Nov. 2022 *Ch22_04-04-23*)

ORDINANCE NO. _____

**AN ORDINANCE ADDING PROVISIONS TO MANCHESTER MUNICIPAL CODE
5-703 REGARDING PURCHASING AUTHORITY**

WHEREAS THE State of Tennessee recently amended its statutes (TCA 12-3-1212) increasing monetary amounts for municipal central purchasing authorities with full-time Purchasing Agents and the Manchester Municipal Code needs updating to reflect those amounts; and

WHEREAS The City of Manchester has now hired a full-time Purchasing Agent; and

WHEREAS the Board of Mayor and Aldermen believe it in the best interest of the City of Manchester that MMC 5-703 be amended to reflect the increase in authority granted by the State of Tennessee.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the entire MMC 5-703 be amended by deleting the figures "\$1499", "\$2499", and \$4999 wherever they are found, and replacing them with "\$14,999"; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 5-703(2) be amended by deleting the second paragraph in its entirety, and replacing it with:

"When seeking goods and services exceeding \$14,999 and specific to the department's operation, the department completes the purchase requisition form and submits it, including specifications, with three written quotes from available vendors and other supporting data to the finance department for review. Upon approval by the Mayor, a purchase order will be issued, Goods and services needed for general government or functions shall be processed by the purchasing agent or his/her designee."

and

by deleting the figures “\$1500”, “\$2500”, and \$5000 wherever they are found, and replacing them with “\$15,000”; and that the figure “\$9,999” be deleted wherever it is found, and replacing it with “\$34,999”; and the word “written” be added between the words “three” and “quotes”; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 5-703(3) be amended by deleting the second and third paragraphs and replacing it with:

“When seeking goods and services exceeding \$34,999 and specific to the department’s operation, the department completes the purchase requisition form and submits it, including specifications, with three written quotes from available vendors and other supporting data to the finance department for review. Upon approval by the appropriate committee, a purchase order will be issued, Goods and services needed for general government or functions shall be processed by the purchasing agent or his/her designee.”

and

by deleting the figure “\$9,999” wherever it is found, and replacing it with “\$34,999”; and by deleting the figure “\$10,000” wherever it is found, and replacing it with “\$35,000”; and that the figure “\$24,999” be deleted wherever it is found, and replacing it with “\$49,999”; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 5-703(4) be amended by deleting the figure “\$35,000” wherever it is found, and replacing it with “\$50,000”; 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, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

**AN ORDINANCE TO REVISE TITLE 18 CHAPTER 7 OF MANCHESTER
MUNICIPAL CODE, PRETREATMENT ORDINANCE**

WHEREAS the City of Manchester regulates the pretreatment of water, as set forth in Title 18 Chapter 7 of Manchester Municipal Code; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester believes it to be in the best interest of the City to revise the current Pretreatment Ordinance to better meet the needs of the Citizens of Manchester.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 18 Chapter 7 of Manchester Municipal Code be revised to delete the current Chapter 7 and replace it with the attached Pretreatment Ordinance as written and incorporated herein.

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: _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director