

**CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
AGENDA
May 5, 2026, at 6:30 pm
City Hall Board Room
No Work Session**

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE TO THE FLAG

4. APPROVAL OF AGENDA

5. MINUTES

4-7-26 BOMA Meeting Minutes & BOMA Meeting Minutes

6. COMMENTS FROM CITIZENS

7. COMMENTS FROM MAYOR –Emergency Repairs

8. COMMITTEE AND COMMISSION REPORTS

*Safety *Finance *Street *Water & Sewer *Recreation *Tourism *Planning & Zoning
*Historic Zoning

9. RESOLUTIONS AND ORDINANCES

Resolutions:

- a) A resolution to approve a contract in the amount of Fifty-Eight Thousand Seven Hundred Eighty-Eight and 00/100 Dollars (\$58,788.00) with Volunteer Paint, LLC. for Recreation Center exterior repairs and repainting; sponsored by Alderman Anderson
- b) A resolution to approve a contract in the amount of Three Hundred Forty-Eight Thousand Seven Hundred Twenty-Eight and 3/100 Dollars (\$348,728.73) with CASS-TN, Inc. for Recreation Center Pool's replacement of pumps, strainers, valves, and flanges: sponsored by Alderman Anderson.
- c) A resolution of the Board of Mayor and Alderman of the City of Manchester adopting fee schedules for the Manchester Recreation Complex; sponsored by Alderman Anderson.
- d) A resolution amending Resolution 12-2026 to make an emergency purchase of Two (2) Mechanical Rake Bar Screeners and Wash Presses to make the total cost not to exceed Five Hundred and Ninety-One Thousand, Five Hundred Seventy-One and 00/100 Dollars (\$591,571.00), for use by the Water and Sewer Department; sponsored by Alderman Crosslin.
- e) A resolution to authorize an application for a Tennessee Emergency Management Agency Grant; sponsored by Mayor Hobbs.

Ordinances:

- a) 2nd reading of an ordinance zoning that property owned by Carolyn Clabough, located at 92, 116, and 138 Toliver Lake Road to R-1 and recently annexed into the City; sponsored by Vice Mayor Messick.
- b) 2nd reading of an ordinance amending the Budget Ordinance for Fiscal Year 2025-2026, Ordinance No. 1743; sponsored by Alderman Crosslin.
- c) 2nd reading of an ordinance amending provisions to the Manchester Municipal Code 4-204 regarding job description approval; sponsored by Alderman Crosslin.
- d) 2nd reading or an ordinance amending provisions to the Manchester Municipal Code 17-102 regarding clean premises; sponsored by Alderman Crosslin.
- e) 2nd reading of an ordinance amending provisions to Manchester Municipal Code 4-218 regarding vacation leave; sponsored by Alderman Crosslin.

10. OLD BUSINESS

*Letter honoring Alontae Taylor

11. NEW BUSINESS

12. ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN

13. ADJOURNMENT: Beer Board to Follow

www.cityofmanchestertn.com

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

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
April 7, 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, Alderman French, Executive Administrative Assistant Keele, Finance Director Burrows, Senior Accountant Kelley Weber, MWSD Director Foley, Parks/Rec. Director Fox, I.T. Cody Rogers, MPD Chief Floied, Assistant Director Public Works Kristina Moore, City Engineer Adam Carter, and Community Development & Zoning Director Brittany Fiske. Meeting opened with a prayer by Pastor Welch, and the pledge to the flag was spoken in unison. Mayor Hobbs called the meeting to order.

ROLL CALL:

Called via open meetings.

MOTION TO APPROVE AGENDA: Vice mayor Messick made a motion to approve, and seconded by Alderman Crosslin. The motion passed 6-0.

APPROVAL OF MINUTES: Alderman Anderson made a motion to approve the 3-3-26 BOMA Meeting Minutes and BOMA Beer Board Meeting Minutes. Seconded by Alderman Crosslin and the motion passed 6-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: none

COMMENTS FROM MAYOR: Mayor Hobbs presented plaques to Brandi Johnson and Andrea Wix for donating their time to the Warming Shelter

Safety Committee- MFD Chief Chambers discussed his March. report. MPD Chief Floied discussed his March report.

Finance Committee- Director Burrows discussed his departments March report. Next Finance Committee meeting is 4-21-26.

Street Committee- Director Gannon discussed his March report. Next meeting will be 4-9-26

Water /Sewer Commission- Director Foley discussed the MWSD March report. Next meeting will be 4-9-26.

Recreation Commission-Director Fox discussed March events and upcoming events. Next meeting will be a special call meeting on 4-22-26

Tourism- Mayor Hobbs stated there was not a quorum in March.

Planning & Zoning Commission- Director Fiske stated next meeting would be 4-20-26 and discussed items on the agenda.

Historic Zoning Commission-Director Fiske stated the next meeting will be 4-2-26.

RESOLUTIONS AND ORDINANCES

Resolutions:

- a) A resolution to authorize an application for a Tennessee Department of Transportation SS4A Grant with City match; sponsored by Vice Mayor Messick. Alderman Anderson 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 6-0.
- b) A resolution adopting a Plan of Services preliminary to annexation of two (2.0) acres of property owned by Carolyn Clabough, located at 92, 116, and 138 Toliver Lake Road; 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. A discussion ensued

and Mayor Hobbs called for the roll. The resolution passed 5-1 with Alderman Anderson voting nay.

- c) A resolution annexing two (2.0) acres of property owned by Carolyn Clabough, located at 92, 116, and 138 Toliver Lake Road; 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 and after a discussion ensured called for the roll. The resolution passed 5-1 with Alderman Anderson voting nay.

Ordinances:

- a) 2nd 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. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to a public hearing. A discussion ensued and Mayor Hobbs called for the roll. The ordinance passed 2nd and final reading 6-0.
- b) 2nd reading of an ordinance adding provisions to Manchester Municipal Code 5-703 regarding purchasing authority; sponsored by Alderman Crosslin. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to a public hearing and after none called for the roll. The ordinance passed 2nd and final reading 5-1 with Alderman Anderson voting nay.
- c) 2nd reading of an ordinance to revise Title 18 Chapter 7 of Manchester Municipal Code, Pretreatment ordinance; sponsored by Alderman Crosslin. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to a public hearing. Mayor Hobbs called for the roll and the ordinance passed 2nd and final reading 5-1 with Alderman Anderson voting nay.
- d) 2nd reading of an ordinance to amend Manchester Municipal Code 2-301 ET. SEQ., to create a Department of Tourism and Advisory Board; sponsored by Mayor Hobbs. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to a public hearing and called for the roll. The ordinance passed 2nd and final reading 5-1 with Alderman Anderson voting nay.
- e) 1st reading of an ordinance zoning that property owned by Carolyn Clabough, located at 92, 116, and 138 Toliver Lake Road to R-1 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 discussion and called for the roll. The ordinance passed 1st reading 6-0.
- f) 1st reading of an ordinance amending the Budget Ordinance for Fiscal Year 2025-2026, Ordinance No. 1743; sponsored by Alderman Crosslin. 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 ordinance passed 1st reading 6-0.
- g) 1st reading of an ordinance amending provisions to the Manchester Municipal Code 4-204 regarding job description approval; sponsored by Alderman Crosslin. 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 ordinance passed 1st reading 6-0.
- h) 1st reading or an ordinance amending provisions to the Manchester Municipal Code 17-102 regarding clean premises; sponsored by Alderman Crosslin. Vice Mayor Messick made a motion to approve and seconded by Alderman Parsley. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed 1st reading 6-0.
- i) 1st reading of an ordinance amending provisions to Manchester Municipal Code 4-218 regarding vacation leave; sponsored by Alderman Crosslin. Alderman Parsley made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed 1st reading 6-0.

OLD BUSINESS- none

NEW BUSINESS

- a) Tourism Commission Citizen Appointment- none
- b) Tourism Director Job Description – Mayor Hobbs stated the position would be posted next week.

- c) Alderman Threet discussed drafting a letter from the BOMA to Alontae Taylor recently drafted by the Titans. Alderman Threet made the motion and seconded by Alderman Crosslin the motion to draft a letter honoring Alontae Taylor passed 6-0.

COMMENTS FROM BOMA:

Mayor Hobbs asked if anyone had any comments. No one from the BOMA had any comments.

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 6-0. The meeting adjourned at 7:16 p.m.

SIGNATURES:

Mayor Joey Hobbs

Executive Administrative Assistant Keele

City of Manchester
Board of Mayor and Alderman
Beer Board Minutes
April 7, 2026

Immediately Following the Mayor and Aldermen Board Meeting

Call the Meeting to Order:

Approval of Agenda: Alderman French made a motion to approve agenda and seconded by Alderman Parsley. Mayor Hobbs called for the roll, and the motion passed 7-0.

Citizen Comments:

Special Event Beer Permit Application(s):

1. **Special Event Beer Permit:** Name of Applicant Matthew Logan Eley; Name of Business: Good Friends Music.; Business Address 47 Mt. Vernon Lane, Tullahoma, TN 37388; Event Location: Rotary Park; Date 9-26-26: Beginning Time of Beer Sales: 2 pm and Ending Time of Beer Sales 10 pm. Police Chief Floied stated the applicant has met all requirements and is favorable for permit. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion and called for the roll. The motion to approve the application passed 7-0.

Beer Permit Application(s):

2. Name of Business: Discount Tobacco Outlet, LLC; Business Address: 626 Hillsboro Blvd., Manchester, TN 37355; Previous Name of Business: Discount Tobacco Outlet.; Name of Property Owner: Frances Powers, Manchester, TN; Name of Applicant: James Keith Watts, 651 Bay Point Dr., Gallatin, TN 37066; Application is for off-premises consumption and retail. Police Chief Floied stated the applicant has met all requirements and is favorable for permit. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion and called for the roll. The motion to approve the application passed 7-0.

Adjournment: Alderman Crosslin made a motion to approve and seconded by Vice Mayor Messick. The motion passed 7-0.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CONTRACT IN THE AMOUNT OF FIFTY-EIGHT THOUSAND SEVEN HUNDRED EIGHTY-EIGHT AND 00/100 DOLLARS (\$58,788.00) WITH VOLUNTEER PAINT, LLC. FOR RECREATION CENTER EXTERIOR REPAIRS AND REPAINTING

WHEREAS the City of Manchester solicited bids for the repair and repainting of the Recreation Center's exterior; and

WHEREAS the bids were reviewed by the Finance Department and after said review, Volunteer Paint, LLC, was the low bidder for the base bid, and the Recreation and Finance Departments recommended acceptance of the base bid of Volunteer Paint, LLC, for the repair and repainting of the Recreation Center's exterior; 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 \$50,000 be approved by resolution. On March 3, 2026, the Board of Mayor and Alderman approved Resolution 17-2026 authorizing the transfer of \$688,591.84 from the Capital Outlay Budget to the Recreation Department for renovations.

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 Volunteer Paint, LLC, for the repair and repainting of the Recreation Center's exterior for FIFTY-EIGHT THOUSAND SEVEN HUNDRED EIGHTY-EIGHT and 00/100 DOLLARS (\$58,788.00).

Resolved this _____ day of May 2026.

Joey Hobbs, Mayor

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CONTRACT IN THE AMOUNT OF THREE HUNDRED FORTY-EIGHT THOUSAND SEVEN HUNDRED TWENTY-EIGHT AND 73/100 DOLLARS (\$348,728.73) WITH CASS-TN, INC. FOR RECREATION CENTER POOL'S REPLACEMENT OF PUMPS, STRAINERS, VALVES, AND FLANGES

WHEREAS the City of Manchester solicited bids for the replacement of the Recreation Center's pumps, strainers, valves, and flanges in its pool systems ; and

WHEREAS the bids were reviewed by the Finance Department and after said review, CASS-TN Inc. was the low bidder for the base bid, and the Recreation and Finance Departments recommended acceptance of the base bid of CASS-TN Inc., for the replacement of the Recreation Center's pool system's pumps, strainers, valves, and flanges ; 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 \$50,000 be approved by resolution. On March 3, 2026, the Board of Mayor and Alderman approved Resolution 17-2026 authorizing the transfer of \$688,591.84 from the Capital Outlay Budget to the Recreation Department for renovations.

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 CASS-TN Inc., for the replacement of the Recreation Center's pool system's pumps, strainers, valves, and flanges for THREE HUNDRED FORTY-EIGHT THOUSAND SEVEN HUNDRED TWENTY-EIGHT and 73/100 DOLLARS (\$348,728.73).

Resolved this _____ day of May 2026.

Joey Hobbs, Mayor

RESOLUTION NO. _____

**A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF
MANCHESTER ADOPTING FEE SCHEDULES FOR THE MANCHESTER
RECREATION COMPLEX**

WHEREAS Title 2, Chapter 1 of the Manchester Municipal Code establishes the Recreation Commission and governs the operation of the Manchester Recreation Complex; and

WHEREAS the Recreation Department Director has reviewed the existing fees and recommends adoption of a new comprehensive fee schedule, including a special discounts and;

WHEREAS the Board of Mayor and Alderman deems it wise and advisable to adopt said schedule to promote transparency, fiscal responsibility, and equitable access to recreational services;

It is therefore, RESOLVED, by the Board of Mayor and Alderman of the City of Manchester, Tennessee that:

Adoption of Fee Schedule. The fee schedules attached to this Resolution as “Manchester Recreation Complex Pricing Information” to include the military discounts schedule, “Manchester Recreation Corporate Pricing Information” and “Manchester Recreation Complex Special Discount Pricing Information,” and incorporated herein by reference, are hereby approved and shall become effective May 1, 2026.

Resolved this _____ day of _____ 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

**MANCHESTER RECREATION COMPLEX
CORPORATE PRICING INFORMATION**

Prices effective May 2026

- **0-50 EMPLOYEEESS** **\$1,000.00**
- **50-100 EMPLOYEES** **\$1,500.00**
- **100-150 EMPLOYEES** **\$2,000.00**
- **150+ EMPLOYEES** **\$2,500.00**

Proof of employment required, i.e. badge or paycheck stub, or list of employees from employer.

Monthly

Individual	\$44.00
Couple	\$49.00
Family	\$54.00
Senior Individual (60+)	\$35.00 (Previous Price)
Senior Couple (60+)	\$50.00 (Previous Price)

Three Month

Individual	\$75.00
Couple	\$83.00
Family	\$102.00
Senior Individual (60+)	\$48.00
Senior Couple (60+)	\$75.00

Yearly

Individual	\$270.00
Couple	\$285.00 (Previous Price)
Family	\$370.00
Senior Individual (60+)	\$175.00 (Previous Price)
Senior Couple (60+)	\$275.00 (Previous Price)

Bank draft is a **12-month contract** for the total amount of a yearly pass broken down into 12 payments to be drafted out of your bank account the 1st day of every month.

Bank Draft w/12-month contract

Individual	\$22.50
Couple	\$25.00 (Previous Price)
Family	\$31.00
Senior Individual	\$14.50 (Previous Price)
Senior Couple	\$23.00 (Previous Price)

Any questions or comments call the Recreation Department at 931-728-4652

**MANCHESTER RECREATION COMPLEX
CORPORATE PRICING INFORMATION**

Prices effective May 2026

- **0-50 EMPLOYEEES** **\$1,000.00**
- **50-100 EMPLOYEES** **\$1,500.00**
- **100-150 EMPLOYEES** **\$2,000.00**
- **150+ EMPLOYEES** **\$2,500.00**

Proof of employment required, i.e. badge or paycheck stub, or list of employees from employer.

Monthly

Individual	\$44.00
Couple	\$49.00
Family	\$54.00
Senior Individual (60+)	\$35.00 (Previous Price)
Senior Couple (60+)	\$50.00 (Previous Price)

Three Month

Individual	\$75.00
Couple	\$83.00
Family	\$102.00
Senior Individual (60+)	\$48.00
Senior Couple (60+)	\$75.00

Yearly

Individual	\$270.00
Couple	\$285.00 (Previous Price)
Family	\$370.00
Senior Individual (60+)	\$175.00 (Previous Price)
Senior Couple (60+)	\$275.00 (Previous Price)

Bank draft is a **12-month contract** for the total amount of a yearly pass broken down into 12 payments to be drafted out of your bank account the 1st day of every month.

Bank Draft w/12-month contract

Individual	\$22.50
Couple	\$25.00 (Previous Price)
Family	\$31.00
Senior Individual	\$14.50 (Previous Price)
Senior Couple	\$23.00 (Previous Price)

Any questions or comments call the Recreation Department at 931-728-4652

MANCHESTER RECREATION COMPLEX PRICING INFORMATION

Prices effective May 2026

****To receive discount proof of military status must be provided****

**Military- Active, Retired, & Veteran
100 % Disabled- Free**

Daily

Adult & Student	\$4.00
4 & under	\$3.00
Senior (60+)	\$3.00

Monthly

Individual	\$42.00
Couple	\$57.00
Family	\$53.00
Senior Individual (60+)	\$35.00
Senior Couple (60+)	\$42.00 (Previous Price)

Three Month

Individual	\$75.00
Couple	\$78.00
Family	\$90.00
Senior Individual (60+)	\$48.00
Senior Couple (60+)	\$63.00

Yearly

Individual	\$255.00
Couple	\$275.00
Family	\$322.00
Senior Individual (60+)	\$160.00
Senior Couple (60+)	\$231.00 (Previous Price)
Fully Disabled	Free

Bank draft is a **12-month contract** for the total amount of a yearly pass broken down into 12 payments to be drafted out of your bank account the 1st day of every month.

Bank Draft w/12-month contract

Individual	\$22.00
Couple	\$23.00
Family	\$27.00
Senior Individual	\$14.00
Senior Couple (60+)	\$19.00 (Previous Price)

Senior Couple: Only one person on the membership must be age 60 or over.

Any questions or comments call the Manchester Recreation Department at 931-728-4652

MANCHESTER RECREATION COMPLEX PRICING INFORMATION

Prices effective May 2026

Hours of Operation

Monday-Thursday 5:00 AM-8:00 PM
Friday 5:00 AM- 6:00 PM

Saturday 7:30 AM- 5:00 PM
Sunday 12 PM - 5:00 PM

The Recreation Department will charge a fee to use The Recreation Complex. Our goal is to make it accessible and affordable to all in our community. All passes include free use of all 3 pools, walking track, wellness room, locker rooms, gymnasium, racquetball courts, and casual care nursery. Also, aerobic, spin, water aerobics, and arthritis classes will be included at no extra cost. Other instructional classes, such as gymnastics, dance, and swimming lessons will have an extra fee. No refunds will be given for NON-USE of membership. A 4% service fee is added for credit card transactions.

Daily

Adult	\$6.00
Student Age 5-18	\$5.00
Children Under 5	\$4.00
Senior Age (60+)	\$4.00
80 & over	Free
10 visit pass	\$40.00 (available fall/winter)

	<u>Monthly</u>	<u>Three Month</u>	<u>Year</u>
Individual	\$59.00	\$102.00	\$365.00
Couple	\$74.00	\$105.00	\$385.00
Family	\$89.00	\$138.00	\$500.00
Senior Individual (60+)	\$50.00	\$73.00	\$260.00
Senior Couple (60+)	\$60.00	\$99.00	\$360.00
80 & Over	Free	Free	Free
Student*	\$35.00	\$66.00	\$230.00

***Proof of college or technical school enrollment required if over 18 years old.**

Family: anyone related up to 22 years of age living full-time in the household. Family memberships allow for two adults over the age of 22.

Senior Couple: Only one person on the membership must be age 60 or over.

Monthly Bank Draft available with a 12-month contract.

	<u>Monthly Bank Draft</u>
Individual	\$31.00
Couple	\$32.00
Family	\$42.00
Senior Individual	\$22.00
Senior Couple	\$30.00
Student*	\$20.00

Financial Assistance will be available to those who qualify

Any questions or comments call Manchester Parks & Recreation at 931-728-4652, Option 6

RESOLUTION NO. _____

A RESOLUTION AMENDING RES. 12-2026 TO MAKE AN EMERGENCY PURCHASE OF TWO (2) MECHANICAL RAKE BAR SCREENERS AND WASH PRESSES TO MAKE THE TOTAL COST NOT TO EXCEED FIVE HUNDRED AND NINETY-ONE THOUSAND, FIVE HUNDRED SEVENTY-ONE AND 00/100 DOLLARS (\$591,571.00), FOR USE BY THE WATER AND SEWER DEPARTMENT

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

WHEREAS the Water and Sewer Department has determined that two (2) mechanical rake bar screeners and wash presses and their installation, at a total cost not to exceed FIVE HUNDRED AND NINETY-ONE THOUSAND, FIVE HUNDRED SEVENTY-ONE AND 00/100 DOLLARS (\$591,571.00), 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 and protect the health and welfare of the citizens on Manchester at the sewer treatment facility and is at the lowest obtainable market price 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 \$50,000 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 previous resolution 12-2026 be amended to add the cost of installation and the City of Manchester contract to make an emergency purchase of two (2) mechanical rake bar screeners and wash presses, and their installation, at a total cost not to exceed FIVE HUNDRED AND NINETY-ONE THOUSAND, FIVE HUNDRED SEVENTY-ONE AND 00/100 DOLLARS (\$591,571.00), 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 and that any contradictions in Resolution 12-2026 be amended to reflect this resolution.

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 AUTHORIZE AN APPLICATION FOR A TENNESSEE
EMERGENCY MANAGEMENT AGENCY GRANT**

WHEREAS the City of Manchester recognizes the need to improve and protect certain water, flood control and transportation infrastructure to restore floodplain areas and enhance stream restoration to mitigate hazards and enhance flood control and prevent future disasters; and

WHEREAS the City of Manchester wishes to implement an initiative to improve said infrastructure on Skinner Flat Road to help restore floodplain areas and streams for better flood control and to prevent future disasters; and

WHEREAS there will be Tennessee Emergency Management Agency, Hazard Mitigation Grant Program (HMGP) funds available to fund some of the cost of this initiative; and

WHEREAS the City of Manchester wishes to apply for said grant funds; and

WHEREAS Manchester Municipal Code 5-703(4) requires any possible obligation exceeding \$50,000 be approved by resolution; and

WHEREAS the project's estimated total cost is \$2,798,783.75, therefore the City of Manchester's estimated match is expected not to exceed THREE HUNDRED and FIFTY THOUSAND DOLLARS (\$350,000.00).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester apply for a Tennessee Emergency Management Agency's HMGP grant, with the City's obligation expected to not exceed THREE HUNDRED and FIFTY THOUSAND DOLLARS (\$350,000.00; and

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 any City obligation under this resolution.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor and Finance Director are authorized to execute the necessary documents to apply and contract for this grant.

Resolved this _____ day of _____ 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

**AN ORDINANCE ZONING THAT PROPERTY OWNED BY CAROLYN CLABOUGH,
LOCATED AT 92, 116, AND 138 TOLIVER LAKE ROAD TO R-1 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 Carolyn Clabough; 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 Carolyn Clabough be zoned to R-1 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-1 to the following described properties owned by Carolyn Clabough:

Map 086 Parcel 058.03

BEGINNING at an iron pin North 86° 39.1' West 786.8 feet from the intersection of the north margin of Toliver Road with west margin of Old Manchester-Tullahoma Road; thence North 5° 34' East 207.62 feet to an iron pin; thence South 86° 39.4' East 416.65 feet to an iron pin; thence South 3° 17.3' West 207.48 feet to an iron pin; thence North 86° 39.1' West 424.90 feet to the point of beginning, containing 2.0 acres more or less, according to survey of Alton C. Morris, PE, RLS 1064, dated 20 Aug. 81.

Being the same property conveyed to Carolyn Clabough, by Warranty Deed of record in Book W180, page 495, Register's Office of Coffee County, Tennessee.

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-1 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 February 16, 2026.

PASSED FIRST READING: _____ April 7 _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

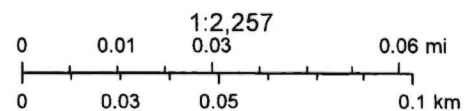
Joey Hobbs, Mayor

Anthony Burrows, Finance Director



Date: March 4, 2026

County: COFFEE
 Owner: CLABOUGH CAROLYN C
 Address: TOLIVER LAKE RD 92 /116/138
 Parcel ID: 086 058.03
 Deeded Acreage: 2
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, 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.

ORDINANCE NO. 0000
 AN ORDINANCE AMENDING THE BUDGET ORDINANCE
 FOR FISCAL YEAR 2025-26, ORDINANCE NO. 1743

Be it ordained by the Board of Mayor and Aldermen of the City of Manchester, Tennessee, that the Budget Ordinance for Fiscal Year 2025-2026, Ordinance No. 1743, be amended as follows:

SECTION 1. The available funds for said budget are changed as follows:

	Original Budget	Amended Budget
<u>General Fund</u>		
License & Permits - Building Permits	210,000	230,000
Intergovernmental – State Sales Tax	1,443,200	1,603,200
Other Revenue	1,720,900	3,719,589
 <u>Recreation Fund</u>		
Other Source	1,204,160	1,892,751

SECTION 2. The appropriation(s) for the department(s) in the fund(s) is (are) changed as follows:

	Original Budget	Amended Budget
<u>General Fund</u>		
Board of Mayor & Aldermen	570,356	620,356
Finance	782,184	839,184
Information Systems	340,532	423,841
General Government	1,126,227	2,097,607
Fire Department	3,235,215	4,253,115
 <u>Recreation Fund</u>		
Rec Center	1,717,403	2,405,994

SECTION 3. Unless indicated in Section 1 above, to the extent required by the new appropriation, funds shall be drawn from the Fund Balance(s) of the Fund(s) as of June 30, 2026.

SECTION 4. The financial plan shall be used as guidance and generally followed in the implementation of this amendment.

SECTION 5. This Ordinance shall take effect from and after its publication, passage and public hearing.

1st Reading 4-7-26 .

2nd Reading .

Joey Hobbs, Mayor

Attest:

Anthony Burrows, Finance Director

ORDINANCE NO. _____

**AN ORDINANCE AMENDING PROVISIONS TO MANCHESTER MUNICIPAL CODE
4-204 REGARDING JOB DESCRIPTION APPROVAL**

WHEREAS Manchester Municipal Code 4-204 currently requires the Board of Mayor and Alderman to approve all job descriptions; and

WHEREAS the Board of Mayor and Alderman believe that Department Directors should be responsible for that function, except for Department Director's job descriptions; and

WHEREAS the Board of Mayor and Aldermen believe it in the best interest of the City of Manchester that MMC 4-204 be amended to delete the words "budgeted city position" and change to "Director position" in the second paragraph; and add the words "human resources manager" and insert them between "department head," and "supervisor" in the second paragraph.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 4-204 be amended to delete the words "budgeted city position" and change to "Director position" in the second paragraph; and add the words "human resources manager" and insert them between "department head," and "supervisor" in the second paragraph; 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: _____ April 7 _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

**AN ORDINANCE AMENDING PROVISIONS TO MANCHESTER MUNICIPAL CODE
17-102 REGARDING CLEAN PREMISES**

WHEREAS Manchester Municipal Code is currently ambiguous in its description of the requirements to keep property premises clean; and

WHEREAS the Board of Mayor and Aldermen believe it in the best interest of the City of Manchester that MMC 17-102 be amended to make it clear that property owners must keep their premises in a clean and sanitary condition.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the third paragraph of MMC 17-102 that paragraph (1) be deleted in its entirety and replaced with the following:

“(1) All persons within the corporate limits of the city are hereby required to keep their premises in a clean and sanitary condition, free from accumulations of refuse and debris, except when stored as provided in this chapter.”

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: _____ April 7 _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

17-102. Premises to be kept clean.

Current

(1) It shall be unlawful for the owner or occupant of a business or residential building, structure, or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, and garbage.

(2) For the purpose of this section, an abandoned motor vehicle is defined as one that is in a state of disrepair or is incapable of being moved under its own power, or which does not have current state registration or a valid license plate attached to it, but shall not include an antique vehicle over twentyfive (25) years old, a vehicle kept within a building so it will not be visible from the street, a junked vehicle on the premises of a business operated in compliance with zoning ordinances or a vehicle stored in a place approved by the Health and Codes Department of the City of Manchester, Tennessee.

Proposed

(1) All persons within the corporate limits of the city are hereby required to keep their premises in a clean and sanitary condition, free from accumulations of refuse except when stored as provided in this chapter.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING PROVISIONS TO MANCHESTER MUNICIPAL CODE
4-218 REGARDING VACATION LEAVE**

WHEREAS Manchester Municipal Code 4-218 currently sets the rate of vacation leave accrual for City employees; and

WHEREAS the Board of Mayor and Alderman believe that the accrual rates need to be updated and increased to continue to attract and retain the best talent as City employees; and

WHEREAS the Board of Mayor and Aldermen believe it in the best interest of the City of Manchester that MMC 4-218 be amended to delete the current accrual tables for employees that work shifts of less than 24 hours in the first paragraph and replace it with the following:

<u>Completed Service</u>	<u>Vacation Credit – Per Year</u>
After 1 year	10 days
After 5 years	15 days
After 10 years	20 days
After 20 years	25 days
After 30 years	30 days

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 4-218 be amended to delete the current accrual tables for employees that work shifts of less than 24 hours in the first paragraph and replace it with the following:

<u>Completed Service</u>	<u>Vacation Credit – Per Year</u>
After 1 year	10 days
After 5 years	15 days
After 10 years	20 days
After 20 years	25 days
After 30 years	30 days

; 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 any policy in contradiction shall be amended, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____ April 7 _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

**City of Manchester
Board of Mayor and Alderman
Beer Board Agenda
May 5, 2026**

Immediately Following the Mayor and Aldermen Board Meeting

Call the Meeting to Order:

Approval of Agenda:

Citizen Comments:

Application(s):

1. Name of Business: Rafaels Italian Restaurant; Business Address: 817 Interstate Dr., Manchester, TN 37355; Previous Name of Business: n/a; Name and Address of Property Owner: Laura Vazquez 3318 Asbury Rd., Manchester, TN 37355; Name of Applicant: Laura Vazquez – Servando Arellano 3318 Asbury Rd., Manchester, TN 37355; Application is for on-premises consumption and retail.

2. Name of Business: Food Lion, LLC dba Food Lion #722; Business Address: 944 Hillsboro Blvd., Manchester, TN 37355; Previous Name of Business: n/a; Name and Address of Property Owner: K B Farrar LLC, 9017 Overlook Blvd., Brentwood, TN 37027; Name of Applicant: Tonya Rogers 370 Deerfield Circle, Manchester, TN 37355; Application is for Off-premises consumption and retail.

Adjournment:

City of Manchester Beer Permit Application

ALL INFORMATION MUST BE FILLED IN BY APPLICANT FOR APPROVAL

The applicant certifies and affirms that no person, firm, corporation or association having at least a 5% ownership interest in the business or any person to be employed in the distribution or sale of beer has been convicted of any violation of the laws against possession, sale, manufacture or transportation of beer or other alcoholic beverages or any crimes involving moral turpitude within the past ten years, and agrees to abide by the ordinances of the City of Manchester, Tennessee and the State of Tennessee regulation the possession, sale, manufacture or transportation of beer or other alcoholic beverages and agrees that compliance with the law is a condition of the license. State law requires the permit to be held by the owner of the business.

The State of Tennessee requires all beer permit holders to furnish us with a copy of the sales and use tax "Certificate of Registration" form #13-002-0104.

Name of Business Rafaels Italian Best. Phone # 931-952-8269
(Please provide copy of Business License.)

Business Address 817 Interstate Dr manchester Tn. 37355

Previous Name of Business _____

Name and Address of Property Owner Laura Vazquez 3318 Asbury Rd Manchester TN
(If property is being leased, a copy of the lease agreement will need to be submitted with this application.)

Names, addresses and phone numbers of any persons, firms, corporations or associations having any ownership interest in the business.

Laura Vazquez-Servando Arellano 3318 Asbury Rd Manchester
Jaime Arellano Winchester Tn Luis Arellano Georgia

Applicant's representative's name and address to receive annual tax notices or any other communication from the Beer Board. 3318 Asbury Rd manchester Tn 37355

Applicant is seeking a permit to engage in the business of

- | | | | |
|-------------------------------------|---------------------------------|-------------------------------------|---------------|
| <input checked="" type="checkbox"/> | On-premises consumption | <input checked="" type="checkbox"/> | Retail |
| <input type="checkbox"/> | Off-premises consumption | <input type="checkbox"/> | Wholesale |
| <input type="checkbox"/> | On and Off-premises consumption | <input type="checkbox"/> | Manufacturing |

BACKGROUND CHECK INFORMATION (Attach copy of Photo ID)

Name of Applicant Laura Vazquez Company Title owner

Applicant's Address 3318 Asbury Rd Phone # 931-952-8269

Applicant's Date of Birth [REDACTED] Applicant's Social Security # [REDACTED]

All addresses of Applicant in the last 5 years 3318 Asbury Rd manchester Tn

Submitted this the 21 day of April 2026.

I certify that the information provided herein is true and correct to the best of my knowledge.

Applicant Signature Laura Vazquez

City of Manchester Beer Permit Application

ALL INFORMATION MUST BE FILLED IN BY APPLICANT FOR APPROVAL

The applicant certifies and affirms that no person, firm, corporation or association having at least a 1% ownership interest in the business or any person to be employed in the distribution or sale of beer has been convicted of any violation of the laws against possession, sale, manufacture or transportation of beer or other alcoholic beverages or any crimes involving moral turpitude within the past ten years, and agrees to abide by the ordinances of the City of Manchester, Tennessee and the State of Tennessee regulation the possession, sale, manufacture or transportation of beer or other alcoholic beverages and agrees that compliance with the law is a condition of the license. State law requires the permit to be held by the owner of the business.

The State of Tennessee requires all beer permit holders to furnish us with a copy of the sales and use tax "Certificate of Registration" form #13-002-0104.

Name of Business Food Lion, LLC dba Food Lion #722 Phone # 931-728-0995
(Please provide copy of Business License)

Business Address 944 Hillsboro Blvd., Manchester, TN 37355

Previous Name of Business na

Name and Address of Property Owner K B Farrar LLC, 9017 Overlook Blvd, Brentwood, TN 37027
(If property is being leased, a copy of the lease agreement will need to be submitted with this application.)

Names, addresses and phone numbers of any persons, firms, corporations or associations having any ownership interest in the business.
see attached

Applicant's representative's name and address to receive annual tax notices or any other communication from the Beer Board. Sheri-Su Breski, License Department, 1149 Harrisburg Pike, Carlisle, PA 17013

Applicant is seeking a permit to engage in the business of

- On-premises consumption
- Off-premises consumption
- On and Off-premises consumption
- Retail
- Wholesale
- Manufacturing

BACKGROUND CHECK INFORMATION (Attach copy of Photo ID)

Name of Applicant Tonya Rogers Company Title Assoc. Mobility Divisional Lead

Applicant's Address 370 Deerfield Circle, Manchester, TN 37355 Phone # 931-409-6371

Applicant's Date of Birth [Redacted] Applicant's Social Security [Redacted]

All addresses of Applicant in the last 5 years Same address for 21 years

Submitted this the 9th day of April 2026

I certify that the information provided herein is true and correct to the best of my knowledge.

Applicant Signature Tonya Rogers