

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
March 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, Alderman French, Executive Administrative Assistant Keele, Finance Director Burrows, Senior Accountant Kelley Weber, MWSD Interim Director Foley, Parks/Rec. Director Fox, I.S. Manager Erica Scott, MPD Chief Floied, MFD Chief Chambers, City Engineer Adam Carter, and Community Development & Zoning Director Brittany Fiske. Meeting opened with a prayer by Pastor Schofill, 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 2-3-26 BOMA Meeting Minutes and BOMA Beer Board Meeting Minutes. Seconded by Alderman Parsley and the motion passed 6-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: none

COMMENTS FROM MAYOR: Mayor Hobbs announced a Town Hall Meeting on 3-11-26 and asked Alderman Anderson to attend.

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

Finance Committee- Director Burrows discussed his departments Feb report. Next Finance Committee meeting is 3-17-26.

Street Committee- Director Gannon discussed his Feb. report. Next meeting will be 3-12-26

Water /Sewer Commission- Director Foley discussed the MWSD February report. Next meeting will be 3-5-26.

Recreation Commission-Director Fox discussed Feb events and upcoming events. Next meeting will be 3-11-26

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

Planning & Zoning Commission- Director Fiske stated next meeting would be 3-16-26 and discussed items on the agenda.

Historic Zoning Commission-Director Fiske stated the next meeting will be 3-5-26.

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. Alderman Anderson made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.
- 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. Alderman Anderson made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.
- 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. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.
- 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. Alderman French made a motion to approve and seconded by Alderman Anderson. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.
- 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. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.

- 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. Alderman Anderson made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.
- 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. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 5-1 with Alderman Anderson voting nay.
- 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. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 5-1 with Alderman Anderson voting nay.
- 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. 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 resolution passed 6-0.
- 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. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.

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. Alderman French made a motion to approve and Alderman Crosslin seconded the motion. Mayor Hobbs opened the floor to a public hearing and called for the roll. The ordinance passed 2nd and final reading 6-0.
- 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. Alderman Crosslin made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to a public hearing. Ed Holland stated that he had spoken with the developer and safety concerns would be addressed. Mayor Hobbs called for the roll and the ordinance passed 2nd and final reading 5-1 with Alderman Anderson voting nay.
- 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. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor and a discussion ensued with the BOMA. Mayor Hobbs called for the roll and the ordinance failed 2-4 with Alderman Anderson, Alderman Crosslin, Vice Mayor Messick, and Alderman Parsley voting nay.
- 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. Alderman Crosslin made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion. Mayor Hobbs called for the roll and the ordinance passed 1st reading 6-0.
- e) 1st reading of an ordinance adding provisions to Manchester Municipal Code 5-703 regarding purchasing authority; sponsored by Alderman Crosslin. Alderman Parsley 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 5-1 with Alderman Anderson voting nay.
- f) 1st reading of an ordinance to revise Title 18 Chapter 7 of Manchester Municipal Code, Pretreatment ordinance; sponsored by Alderman Crosslin. Alderman Parsley made a motion to approve and seconded by Alderman Threet. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed 4-1 with Alderman Anderson voting nay and Alderman Threet abstaining.

OLD BUSINESS- none

NEW BUSINESS

- a) Historic Zoning Commission Appointment (to be filled by Planning & Zoning Member). Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs appointed Paul Thornton to the vacant seat. The motion passed 6-0
- b) Records Request – Atty. Johnson discussed a litigation discussion that took place at the 5:30 pm Executive Session. Vice Mayor Messick made a motion to move forward and seconded by Alderman Crosslin. Alderman Anderson made a motion to postpone and seek the advice of the State of TN Comptrollers office open records counsel in regards to the nuisance law and any existing case laws with any cities that have been successful. Mayor Hobbs clarified the motion. Alderman Threet seconded the motion. A discussion ensued. Mayor Hobbs called for the roll on Alderman Anderson's motion to postpone and contact the comptroller's office. The motion failed 3-4 with Alderman Crosslin, Vice Mayor Messick, Alderman Parsley voting nay and Mayor Hobbs broke the tie with a nay vote. Mayor Hobbs called the roll of the original motion to move forward. Alderman Anderson asked for a discussion and a discussion ensued. Alderman French asked for Attorney Johnson to have the comptroller's office define how many

request in one request added to this motion. The motion passed to move forward 4-2 with Alderman Anderson, and Alderman Threet voting nay.

COMMENTS FROM BOMA:

Mayor Hobbs asked if anyone had any comments. Vice Mayor Messick complimented the MPD.

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 Alderman French. The motion to adjourn was passed 6-0. The meeting adjourned at 7:38 p.m.

SIGNATURES:



Executive Administrative Assistant Keele



Mayor Joey Hobbs