

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
AGENDA
April 1st, 2025 @ 6:30 P.M.
City Hall Board Room
No Work Session

1. **INVOCATION:**

2. **PLEDGE TO THE FLAG**

3. **ROLL CALL**

4. **APPROVAL OF AGENDA**

5. **MINUTES**

- March 4, 2025 BOMA Meeting Minutes

6. **COMMENTS FROM CITIZENS**

7. **COMMENTS FROM MAYOR**

8. **COMMITTEE AND COMMISSION REPORTS**

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

9. **RESOLUTIONS AND ORDINANCES**

Resolutions:

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

Ordinances:

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

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

9. OLD BUSINESS

10. NEW BUSINESS

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11. ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN

12. ADJOURNMENT: Beer Board to follow

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

RESOLUTION NO. _____

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

WHEREAS the City of Manchester depends upon tourism; and

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

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

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

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

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that any resolution inconsistent herewith, including, but not limited to, any resolution restricting spending be amended to allow payment of the City's obligation under this resolution.

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

Resolved this _____ day of _____ 2025.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. .

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

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

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

WHEREAS the Water and Sewer Department has sufficient funds in its account for the fiscal year 2024/2025 budget to purchase these vehicles; and

WHEREAS these vehicles are available pursuant to the State of Tennessee Department of General Services contract making the purchase exempt from the City's bidding requirements; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester contract to purchase Three (3) Ford Mavericks at a total cost of Ninety Thousand, Two Hundred and Nineteen and 00/100 Dollars (\$90,219.00), and One (1) Ford F-150 4×4 Super Crew at a cost of Forty Four Thousand, Three Hundred and Seven and 00/100 Dollars (\$49,307.00), from Ford of Murfreesboro, a State of Tennessee Department of General Services contract vendor.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the purchases be funded from the appropriate line item in the Water and Sewer Department's 2024/2025 budget.

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

Resolved this _____ day of _____ 2025.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A NEW CITY OF MANCHESTER LOGO

WHEREAS the City of Manchester has an existing logo; and

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

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

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

Passed by majority vote this ___ day of _____ 2025.

Joey Hobbs, Mayor

ATTEST: _____
Anthony Burrows, Finance Director

RESOLUTION NO. _____

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

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

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

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

WHEREAS Manchester Municipal Code Section 5-703(4) requires any contract obligation of the City in the amount of Thirty-Five Thousand Dollars (\$35,000) or more be approved by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester, Tennessee enter into the attached agreements with Little Leaf., Farms Inc. and The Industrial Board of Coffee County, Incorporated.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor and Finance Director are authorized to execute these agreements and other documents to effectuate these transactions.

Resolved this ____ day of April 2025.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

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

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

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

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

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

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

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

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

and

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

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

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

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

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

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

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

Resolved this _____ day of April, 2025.

Joey Hobbs Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Resolved this _____ day of _____ 2025.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

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

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

WHEREAS the bids were reviewed by the WOLD Engineering firm and the Finance Department and after said review, Langley and Taylor dba Swim Club Management of Nashville, was the low bidder for the base bid and by letter dated March 18, 2025, WOLD recommended acceptance of the base bid of Langley and Taylor dba Swim Club Management of Nashville, to be overseen by WOLD Engineering Services, for the renovations of the Recreation Center's Aquatic Facilities Phase 1A; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester enter into a contract with Langley and Taylor dba Swim Club Management of Nashville, for the renovations of the Recreation Center's Aquatic Facilities Phase 1A, for the base bid of Four Hundred Ninety Five Thousand Dollars (\$495,000.00). The Board of Mayor and Alderman further authorized the Mayor to execute any associated documents necessary to consummate the this agreement after review and approval of the City Attorney.

Resolved this _____ day of April 2025.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

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

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

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

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

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication, passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

PASSED FIRST READING: _____ March 4 _____, 2025

PASSED SECOND AND FINAL READING: _____, 2025

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

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

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

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

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

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

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication, passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

PASSED FIRST READING: _____ March 4 _____, 2025

PASSED SECOND AND FINAL READING: _____, 2025

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

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

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

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

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

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

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

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____, 2025

PASSED SECOND AND FINAL READING: _____, 2025

Joey Hobbs, Mayor

ORDINANCE NO. _____

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

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

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

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

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

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

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____, 2025

PASSED SECOND AND FINAL READING: _____, 2025

Joey Hobbs, Mayor

ORDINANCE NO. _____

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

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

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

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

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

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____, 2025

PASSED SECOND AND FINAL READING: _____, 2025

Joey Hobbs, Mayor

ORDINANCE NO. _____

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

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

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

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

Whereas the City of Manchester recently annexed certain property owned by Robert and Gilley which is now owned by Swanson Developments, LP; and

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

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

Whereas the Manchester Planning Commission recommended that the property formally owned by Robert and Shonta Gilley and now owned by Swanson Developments, LP, be rezoned according to and as described below.

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

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 1 of the Manchester Municipal Code be, and it is, hereby amended from RS-1 to apply the zoning

classification of R-4 to the following described properties owned by Swanson Developments,

LP:

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

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

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF
THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the

Manchester Municipal Code entitled “Zoning Map” be amended to show these properties zoned R-4 as described above; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Regional Planning Commission obtained at its meeting December 16, 2024.

PASSED FIRST READING: _____, 2025

PASSED SECOND AND FINAL READING: _____, 2025

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

**City of Manchester
Board of Mayor and Alderman
Beer Board Agenda
April 1, 2025**

Immediately Following the Mayor and Aldermen Board Meeting

Call the Meeting to Order:

Approval of Agenda:

Citizen Comments:

Application(s):

1. Name of Business: Speedway Store #47340 (1699); Business Address: 1380 McMinnville Hwy, Manchester, TN 37355; Previous Name of Business: n/a; Name and Address of Property Owner: 7-Eleven Inc. 3200 Hackberry Road, Irving, TX 75063; Name of Applicant: David Seltzer, 731 Ashleigh Lane, Southlake TX, 76092; Application is for off-premises consumption.

Adjournment:

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