

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
April 6, 2021 @ 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 by Mayor Howard. Present for the meeting were Mayor Howard, Alderman Elam, Alderman French, Alderman Nickels, Vice Mayor Messick, Alderman Bellamy, Attorney Ewell, Finance Director Anderson, Executive Administrative Assistant Keele, Police Chief Yother, Assistant Police Chief Floied, Captain Sipe, Fire Chief Chambers, Codes Director Sain, Information Systems Director Smotherman, Water/Sewer Director Pennington, Recreation Director Gamble, Assistant Director Parks/Rec Fox, Public Works Director Gannon, City Engineer St. John, and other employees. Absent were Alderman Patton. The meeting opened with a prayer by Minister Dustin Welch and the pledge to the flag was spoken in unison. Mayor Howard called the meeting to order.

ROLL CALL:

Finance Director Anderson called the roll

APPROVAL OF MINUTES:

Alderman French made a motion to approve the February 2, 2021, BOMA minutes; and the March 2, 2021, BOMA minutes and second by Alderman Elam. The motion passed 5-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: none

COMMENTS FROM MAYOR: Mayor Howard thanked everyone for turning out for the meeting.

COMMITTEES:

Safety Committee- nothing to report.

Finance Committee-Alderman Bellamy stated they were working on the Budget

Street Committee-nothing to report.

Water /Sewer Commission- Alderman Bellamy stated no meeting in April.

Recreation Commission- Director Gamble stated their next meeting would be April 15th.

Tourism Development Commission- nothing to report.

Planning Commission – Director Sain stated they would meet on the 19th.

Information Systems Committee- nothing to report

Historic Zoning Commission- Vice Mayor Messick spoke about the Mercantile Restaurant was moving into the Total Graphics Bldg. and the commission met and approved the plans.

RESOLUTIONS & ORDINANCES

Resolutions :

- a. A resolution to establish an updated Occupational Safety and Health Program Plan, devise rules and regulations, and to provide for a Safety Director and the implementation of such program plan; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and second by Alderman Bellamy. Mayor Howard opened the floor to discussion and then called for the roll. The resolution passed 5-0.
- b. A resolution to approve the MG Group, P.C. as the City's Auditor for Fiscal Year 2020-2021 at a cost not to exceed Thirty-Seven Thousand Six Hundred Dollars (\$37,600) for the standard and an additional "single audit"; sponsored by Alderman Bellamy. Alderman French made a motion to approve and second by Vice Mayor Messick. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 5-0.
- c. A resolution authorizing a contract amendment with the Tennessee Department of Transportation concerning the Interstate Drive Improvement Project, which increases the City's obligation; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and second by Alderman Elam. Mayor Howard opened the floor to discussion. Codes Director Sain discussed the amended contract, additional cost, and the STPG funds. A discussion ensued regarding the use of STPG funds and funding sidewalks on Hills Chapel Road. Alderman French wanted to make sure the board realized that the city would be funding the Hills Chapel Road sidewalk project. Alderman Nickels discussed the need of sidewalks near Spring Street and Coffee Street. Mayor Howard reminded the board that the discussion involved the amended TDOT contract. Mayor Howard called for the roll and the motion failed with a vote 3-2 with Alderman French and Alderman Bellamy voting nay. Alderman French made a motion to put the project in limbo and focus the STPG funds on current sidewalk projects. Attorney Ewell spoke to the board regarding the specifics of the resolution and the amended contract. No second and Alderman French's motion failed. Alderman French made a motion to reconsider the resolution on an amended contract with TDOT and second by Vice Mayor Messick. Mayor Howard opened the floor to discussion and called for the roll. The motion passed to approve the resolution 5-0.
- d. A resolution amending the Physical Development Plan of the City of Manchester (Bartlett Drive); sponsored by Vice Mayor Messick. Alderman Nickels made a motion to approve and second by Alderman Bellamy. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 5-0.

- e. A resolution to approve an agreement with New Era Farms, LLC and New Era Farms, II, LLC relative to the City of Manchester, Tennessee's exercise of its power of annexation; sponsored by Mayor Howard. Alderman French made a motion to approve and second by Alderman Elam. Mayor Howard opened the floor to discussion. The New Era Farms Representative, Jeff Cuellar, spoke to the board about the positive impact on the community, importance of a partnership with Manchester, and the closing of exit 112. Coffee County Sheriff Chad Partin spoke to the BOMA and stated, he welcomed the annexation of the property and wished they had broadened their annexation to help the county. Sheriff Partin stated, the BOMA to look back at the lack of partnership between the county government and Bonnaroo. Sheriff Partin stated, all he hears where is that Bonnaroo money and ask where is that Bonnaroo money. Sheriff Partin stated that Bonnaroo money did not go to increased pay to deputies, EMTs, emergency dispatchers, teachers, dog catchers, and don't put yourselves in the same shape as the county has. Sheriff Partin stated he wanted to warn the city that the county has not benefited as the employees or the projects. Alderman Nickels asked Attorney Ewell to speak about the road and Attorney Ewell stated, that is all to be determined and this doesn't obligate us. A discussion ensued between Alderman Nickels and Jeff Cuellar regarding the road. Attorney Ewell explained the agreement and the Dept. of Revenue process to the BOMA. Diana Smith, a resident of the city, stated it was unclear to her what the benefits would be by the city annexing Bonnaroo. The BOMA asked Attorney Ewell questions regarding the agreement. Alderman French addressed Sheriff Partin's comments to the board regarding where is the money. Alderman French discussed items that Bonnaroo had purchased chrome books, money to local non-profits, Manchester Parks & Rec., Tullahoma H.S., ambulance, and created a three-dollar tax for Coffee County's use. Alderman French stated it is our responsibility to point out to the public what all they have donated and we need to give them credit for what they have done for our community. Mayor Howard stated she has not taken this lightly and her name is on the resolution as the sponsor and no one could imagine the hours the city and Attorney Ewell have put into this to safe guard the community. After all discussions Mayor Howard called for the roll and the resolution passed 5-0.
- f. A resolution approving a Plan of Services for certain tracts of land owned by New Era Farms, LLC and New Era Farms, II, LLC to be annexed into the City of Manchester; sponsored by Mayor Howard. Alderman Elam made a motion to approve and second by Alderman French. Mayor Howard opened the floor to a public hearing and discussion. Alderman French made a motion to close public hearing and second by Vice Mayor Messick. Mayor Howard called for the roll for the closing of the public hearing. The motion to close the hearing passed 5-0. Mayor Howard called for the roll and the resolution passed 5-0.
- g. A resolution proposing annexation by written consent of Five Hundred Thirty and Fifty-Seven Hundredths (530.57) acres, more or less, owned by New Era Farms described in Deed Book W320, Page 785, in the Register's Office of Coffee County, Tennessee and that portion of Interstate 24 Between Exits 114 and 111 not previously annexed into the City; sponsored by Mayor Howard. Alderman Elam made a motion to approve and second by Alderman French. Mayor Howard opened the floor to a public hearing and after none closed the floor. Mayor Howard called for the roll and the resolution passed 5-0.
- h. A resolution adopting a resolution proposing annexation by written consent of Five Hundred Thirty and Fifty-Seven Hundredths (530.57) acres, more or less, owned by New Era Farms, LLC described in Deed Book W320, Page 785 in the Register's Office of Coffee County, Tennessee and that portion of Interstate 24 between Exits 114 and 111 not previously annexed into the City; sponsored by Mayor Howard. Vice Mayor Messick made a motion to approve and second by Alderman Nickels. Mayor Howard opened the floor to a public hearing and after no discussion closed the public hearing. Mayor Howard called for the roll and the resolution passed 5-0.
- i. A resolution proposing annexation by written consent of Thirty-Two and Thirty-Five Hundredths (32.35) acres, more or less, owned by New Era Farms described in Deed Book 328, Page 655, Register's Office of Coffee County, Tennessee, along with the portion of New Bushy Branch Road and Bushy Branch Road from the existing City limits on New Bushy Branch Road to the above-described property and that portion of Powers Road from the existing City limits to and including intersection with Bushy Branch Road; sponsored by Mayor Howard. Alderman French made a motion to approve and second by Alderman Elam. Mayor Howard opened the floor to a public hearing and after no discussion closed the public hearing. Mayor Howard called for the roll and the resolution passed 5-0.
- j. A resolution adopting a resolution proposing annexation by written consent of Thirty-Two and Thirty-Five Hundredths (32.35) acres, more of less, owned by New Era Farms, LLC described in Deed Book 328, Page 655, Register's Office of Coffee County, Tennessee, along with the portion of New Bushy Branch Road and Bushy Branch Road from the existing City limits on New Bushy Branch Road to the above-described property and that portion of Powers Road from the existing City limits to and including intersection with Bushy Branch Road; sponsored by Mayor Howard. Alderman French made a motion to approve and second by Alderman Elam. Mayor Howard opened the floor to a public hearing and after no discussion closed the public hearing. Mayor Howard called for the roll and the resolution passed 5-0.
- k. A resolution proposing annexation by written consent of Thirty and Six-Tenths (30.6) acres, more or less, owned by New Era Farms described in Deed Book 371, Page 738, Register's Office of Coffee County, Tennessee, along with the portion of New Bushy Branch Road and/or Bushy Branch Road from the existing City limits on New Bushy Branch Road to the above-described

property and that portion of Power Road from the existing City limits to and including intersection with Bushy Branch Road; sponsored by Mayor Howard. Alderman French made a motion to approve the resolution and second by Alderman Elam. Mayor Howard opened the floor to a public hearing and after no discussion closed the public hearing. Mayor Howard called for the roll and the resolution passed 5-0.

- l. A resolution adopting a resolution proposing annexation by written consent of Thirty and Six-Tenths (30.6) acres, more or less, owned by New Era Farms described in Deed Book 371, Page 738, Register's Office of Coffee County, Tennessee, along with the portion of New Bushy Branch Road and/or Bushy Branch Road from the existing City limits on New Bushy Branch Road to the above-described property and that portion of Powers Road from the existing City limits to and including intersection with Bushy Branch Road; sponsored Mayor Howard. Alderman French made a motion to approve the resolution and second by Alderman Elam. Mayor Howard opened the floor to a public hearing and after no discussion closed the public hearing. Mayor Howard called for the roll and the resolution passed 5-0.
- m. A resolution proposing annexation by written consent of Twenty-Two and Twenty-Eight Hundredths (22.28) acres, more or less, owned by New Era Farms II, LLC, described in Deed Book 339, Page 289, Register's Office of Coffee County, Tennessee, along with the portion of Campground Road from the existing City limits to the above-described property; sponsored by Mayor Howard. Alderman French made a motion to approve the resolution and second by Alderman Elam. Mayor Howard opened the floor to a public hearing and after no discussion closed the public hearing. Mayor Howard called for the roll and the resolution passed 5-0.
- n. A resolution adopting a resolution proposing annexation by written consent of Twenty-Two and Twenty-Eight Hundredths (22.28) acres, more or less, owned by New Era Farms II, LLC, described in Deed Book 339, Page 289, Register's Office of Coffee County, Tennessee, along with the portion of Campground Road from the existing City limits to the above-described property; sponsored by Mayor Howard. Alderman French made a motion to approve the resolution and second by Alderman Elam. Mayor Howard opened the floor to a public hearing and after no discussion closed the public hearing. Mayor Howard called for the roll and the resolution passed 5-0.
- o. A resolution proposing annexation by written consent of Two and Six Tenths (2.60) acres, more or less, owned by New Era Farms, LLC described in Deed Book 360, Page 174, Register's Office of Coffee County, Tennessee; sponsored by Mayor Howard. Alderman French made a motion to approve the resolution and second by Alderman Elam. Mayor Howard opened the floor to a public hearing and after no discussion closed the public hearing. Mayor Howard called for the roll and the resolution passed 5-0.
- p. A resolution adopting a resolution proposing annexation by written consent of Two and Six Tenths (2.60) acres, more or less, owned by New Era Farms, LLC described in Deed Book 360, Page 174, Register's Office of Coffee County, Tennessee; sponsored by Mayor Howard. Alderman French made a motion to approve the resolution and second by Alderman Elam. Mayor Howard opened the floor to a public hearing and after no discussion closed the public hearing. Mayor Howard called for the roll and the resolution passed 5-0.

Ordinances:

- a. 2nd reading of an ordinance amending Title 14, Chapter 6, Sections 1 and 2 of the Manchester Municipal Code, the same being the zoning ordinance and zoning map to provide that real estate owned by Howard E. Ridner and James D. Riddle be rezoned as R-4 High Density Residential from I-1 Industrial; sponsored by Vice Mayor Messick. Alderman Elam made a motion to approve and second by Alderman French. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed 2nd reading 5-0.
- b. 2nd reading of an ordinance amending Title 14, Chapter 6, Sections 1 and 2 of the Manchester Municipal Code, the same being the Zoning Ordinance of the City of Manchester, Tennessee, to amend that ordinance and zoning map to provide that real estate owned by Ray Donald Parker be assigned a zoning classification of R-4 Residential; sponsored by Vice Mayor Messick. Alderman Elam made a motion to approve and second by Alderman French. Vice Mayor Messick opened the floor to discussion and called for the roll the ordinance passed 2nd reading 5-0.
- c. 2nd reading of an ordinance to abandon the City of Manchester's interest, if any, in an unaccepted right-of-way (identified as "Lakeview Drive") between Blocks "A" and "B" as depicted on the plat of Hendrixson Lake View Subdivision no.1; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and second by Vice Mayor Messick. Mayor Howard opened the floor to discussion and then called for the roll. The ordinance passed 2nd reading 5-0.
- d. 1st reading of an ordinance to impose a tax on the sale, resale or issuance of entertainment admission tickets or tokens; sponsored by Alderman French. Alderman French made a motion to approve and second by Alderman Elam. Mayor Howard opened the floor to discussion. Mayor Howard called for the roll and the ordinance passed 1st reading 4-1, with Alderman Nickels voting nay.

10. OLD BUSINESS none

11. NEW BUSINESS

- Recreation & Parks Director Position. Mayor Howard and the Interview Committee recommended the appointment of A.J. Fox to the Parks/Rec Director position. Alderman French made a motion to approve A.J. Fox as the Director of Parks & Recreation as recommended by Mayor Howard and the Interview Committee and second by Alderman Bellamy. Mayor Howard opened the floor to discussion and Alderman Nickels discussed

another candidate that had a vision that aligned with Manchester and the BOMA was making a politically regressive decision. A discussion ensued among the board. Mayor Howard called for the roll and the motion passed to approve A.J. Fox as the Director of Parks and Recreation 5-0.

- (re) Appointments to Health, Education, & Housing Facility Board 4 seats. Alderman Elam made a motion to (re) appoint Lori Perry, Jill Johnson, Kenny Sadler, Brent Parsley, and Alderman French second the motion. Mayor Howard opened the floor to discussion and called for the roll. The motion to appoint the four applicants passed 5-0.
- BOMA Representative Appointment to Water/Sewer Commission Vice Mayor Messick to replace Alderman Bellamy. Mayor Howard discussed replacing Alderman Bellamy on the Water/Sewer Commission due to scheduling conflicts. Alderman Bellamy made a motion to approve and second by Alderman French. Mayor Howard called for the vote and the motion passed 4-0 with Vice Mayor Messick abstaining.

12. **BOMA COMMENTS**

- Vice Mayor Messick discussed the time and effort Alderman French had dedicated to the Bonnaroo project. Mayor Howard thanked Attorney Ewell for all of the hard work on the Bonnaroo project.

13. **ADJOURNMENT:** 7:50 p.m.

SIGNATURES:

Mayor Marilyn Howard

Executive Administrative Assistant Keele