

The city of Manchester  
Board of Mayor and Aldermen  
Meeting Minutes For January 3, 2017

**CALL THE MEETING TO ORDER:**

The meeting was called to order by Mayor Lonnie Norman after the prayer by Pastor Mark Barron and the pledge stated in unison. Present for the meeting were: Mayor Norman, Alderman Swan, Alderman Bellamy, Alderman Kilgore, Alderman Sain, Alderman Elam, Finance Director Anderson, City Attorney Ewell, Executive Administrative Assistant Ballard, Codes Director Sain, City Engineer St. John, Recreation Director Gamble, Water/Sewer Director Pennington, Fire Chief Chambers, Police Chief Yother, Information System Director Smotherman, Public Works Director Carter, and other guest. Absent was Vice Mayor French.

**APPROVAL OF THE MINUTES:**

Alderman Sain made a motion to approve the December 20, 2016, Minutes and it was second by Alderman Elam. The motion to approve passed with a 5-0 vote.

**CORRESPONDENCE:**

A card from Terry Dendy who retired was read by Finance Director Anderson; the card was a thank you for his 30 years of employment with the City.

A letter from the City of Tullahoma addressed to Public Works Director Carter was read by Finance Director Anderson; it was a thank you for assisting them with cleanup from the tornado and an invitation for those who assisted to attend a luncheon.

**COMMITTEES/COMMISSIONS REPORT:**

1. **Safety Committee:** Alderman Elam stated the meeting is tomorrow evening.
2. **Finance Committee:** Alderman Bellamy stated the meeting is tomorrow evening as well.
3. **Art Commission:** Alderman Sain stated their commission meeting is on Thursday.
4. **Street Committee (Public Works):** Alderman Swan stated the meeting is cancelled for this month.
5. **Water/Sewer Commission:** Alderman Bellamy stated the meeting is cancelled for this month.
6. **Recreation Commission:** Recreation Director stated the meeting is this Thursday at noon.
7. **Tourism Commission:** Nothing to report.
8. **Planning Commission:** Alderman Swan stated the meeting is moved to the 19th of this month at 5:30 p.m.
9. **Historical Zoning Commission:** Nothing to report.

**ORDINANCES:**

1. 2nd reading of an ordinance to enter into a contract with JS Haren Company to upgrade the Lincoln Street-Kennedy Drive Pump Station, Project #102-130, at a cost of \$89,900; sponsored by Alderman Bellamy. Alderman Bellamy made a motion to approve the ordinance and it was second by Alderman Kilgore. The motion carried and passed 5-0.
2. 2nd reading of an ordinance to enter into a contract with LTS Construction, LLC. for sewer rehabilitation of Basins E, F, H, J & M, Project #102-128, at a cost of \$127,200; sponsored by Alderman Bellamy. Alderman Swan made a motion to approve the ordinance and it was second by Alderman Bellamy. The motion carried and passed 5-0.
3. 2nd reading of an ordinance to enter into a contract with Tri-Green Equipment LLC for the purchase of a new John Deere 5100E Utility Tractor at a cost after trade of a 6610 Ford New Holland Tractor of \$44,716.82; sponsored by Alderman Swan. Alderman Swan made a motion to approve the ordinance and it was second by Alderman Kilgore. The motion carried and passed 5-0.
4. 2nd reading of an ordinance to approve a contract with Rogers Group Inc. for the City of Manchester's estimated annual paving requirements base on unit prices at a total estimated cost of \$437,970; sponsored by Alderman Swan. Alderman Sain made a motion to approve the ordinance and it was second by Alderman Swan. The motion carried and passed 5-0.
5. 2nd reading of an ordinance to approve a contract with Baseline Sports Construction LLC. for acrylic resurfacing of four tennis courts at a cost of \$33,714; sponsored by Vice Mayor French. Alderman Bellamy inquired if this included the striping on the courts and if this would be all the costly maintenance to the courts. Recreation

- Director Gamble answered affirmatively to the striping and stated eventually the lights would need replaced. Alderman Bellamy made a motion to approve the ordinance and it was second by Alderman Swan. The motion carried and passed.
6. 2nd reading of an ordinance to the City's Municipal Code to establish a limit of tuition paying students; sponsored by Vice Mayor French. Alderman Swan made a motion to approve the ordinance and it was second by Alderman Elam. The motion carried and passed 5-0.
  7. 3rd reading of an ordinance to rezone property owned by Robert Stroop, property located at the end of Truckers Lane, from C-2 to R-4, for apartment buildings; sponsored by Alderman Swan. Alderman Swan made a motion to approve the ordinance and it was second by Alderman Sain. Attorney Ewell read the ordinance in its entirety. Mayor Norman stated this was a public hearing of same. There was much discussion between the board, residents in the vicinity, Real Estate Agent Jones, and the Developer Mr. Gentry regarding use of the main entrance being Truckers Lane instead of Kimberly Lane converse to the traffic study. Mr. Gentry, Developer, stated that the first apartment construction would be closer to Truckers Lane and there was discussion regarding utilities being on Truckers Lane. The board concurred to table the ordinance until they had time to review the traffic study as it was just received late this afternoon and agreed to a Special Call Meeting on Friday, the 6th at 12:30 in the afternoon. Alderman Swan withdrew her motion to approve the ordinance and Alderman Elam made a motion to table the ordinance until Friday. The motion was second by Alderman Bellamy and it passed 5-0.
  8. 3rd 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, TN, to amend that ordinance and zoning map to provide that real estate owned by Bruce W. and wife Christie L .Shaw, be rezoned as C-1 Commercial from R-3 Residential; sponsored by Alderman Swan. Alderman Bellamy made a motion to approve the ordinance and it was second by Alderman Sain. Attorney Ewell read the ordinance in its entirety. Mayor Norman this is a public hearing and stated now is the time for any concerns. The applicant stated that there was a real need for the Live Choices establishment that is proposed. The motion carried and passed 5-0.
  9. 1st 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 Gregory Curl and Joseph Curl be rezoned as R-4 Residential from R-3 Residential; sponsored by Alderman Swan. Attorney Ewell stated that this has come before the board with a positive recommendation from the Planning Commission as he discussed in the work session. Alderman Bellamy made a motion to approve the ordinance and it was second by Alderman Sain. Debra Rackey lives on Cherry Street and she stated that street is zoned for R-4 and she would like Codes Director Sain explain why the request for rezoning. Codes Director Sain stated that the lot size is 85x150. He further stated that a R-3 zoned property requires 7500 square feet of area for single dwelling the owners need to split the lot for another single dwelling; R-4 requires 6000 square feet for single family dwelling which would permit 2 single family dwellings. He continued to state the only way to build on this lot for 2 family dwelling for current zoning would be construction for a duplex. The property owner plans to build a second single family dwelling and possibly may wish to tear down the old house and build a new one making 2 single family dwellings. A concern was stated for visibility at the intersection of Cherry and Maple (seeing around the curb of the roadway) and Codes Director Sain stated that a set- back of 35 ft. from both streets on that corner will be required so there would be plenty visibility for intersection. On call of the roll the motion passed 5-0.

**ADJOURNMENT:**

Being no further business to discuss the meeting adjourned at 7:15 p.m.

**SIGNATURES:**

On the original in the file