

CITY OF MANCHESTER  
BOARD OF MAYOR AND ALDERMEN  
Meeting Minutes  
May 3<sup>rd</sup>, 2022 @ 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, Vice Mayor Messick, Alderman Bellamy, Alderman Patton, Alderman Nickels, Alderman French, Alderman Elam, Attorney Ewell, Finance Director Anderson, Executive Administrative Assistant Keele, Police Chief Yother, Assistant Police Chief Floied, Fire Chief Chambers, Community Development & Zoning Director Brittany Fiske, Public Works Director Gannon, Information Systems Director Smotherman, Water/Sewer Director Pennington, Assistant Director Water/Sewer Dana Douglas, Parks & Rec Director Fox, Assistant Parks/Rec Director Johnson, Engineer Adam Carter, and other citizens. The meeting opened with a prayer by Pastor Levengood, 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 Bellamy made a motion to approve the April 5<sup>th</sup>, 2022, BOMA Minutes and seconded by Alderman French. The motion passed 6-0.

**CORRESPONDENCE:** none

**COMMENTS FROM CITIZENS:** Chesley Lee spoke in support of the swim team pool usage agreement

**COMMENTS FROM MAYOR:** Mayor Howard hoped that the meeting would swiftly so everyone could enjoy the election returns.

**COMMITTEES:**

**Safety Committee-** nothing to report.

**Finance Committee-**Alderman Bellamy discussed the Budget Amendment on the Agenda

**Street Committee-** Director Gannon introduced Lyndon Bussell to the BOMA.

**Water /Sewer Commission-** Director Pennington stated next meeting would be Thursday.

**Recreation Commission-** Director Fox stated next meeting would be 5-12-22.

**Tourism Development Commission-** Alderman Patton stated they met last week.

**Planning & Zoning Commission-** Director Fiske stated the next meeting will be 5-16-22

**Information Systems Committee-** Alderman Bellamy discussed the Cyber Awareness Classes.

**Historic Zoning Commission-** Alderman Bellamy discussed the demolition of the ARCO Bldg.

**RESOLUTIONS & ORDINANCES**

**Resolutions:**

- a. A resolution adopting a Plan of Services preliminary to Annexation of Eleven and 61/100 (11.61) acres of property owned by John Kenneth McMahan and Robert S. McMahan located on Murfreesboro Highway; sponsored by Alderman French. Alderman French made a motion to approve and seconded by Alderman Bellamy. Alderman French opened the floor to discussion and then called for the roll. The resolution passed 5-0 with Vice Mayor Messick abstaining.
- b. A resolution proposing annexation by written consent of Eleven and 61/100 (11.61) acres, more or less, owned by John Kenneth McMahan and Robert S. McMahan located on Murfreesboro Highway, described in Book W381, Page 740, Register's Office of Coffee County, Tennessee; sponsored by Alderman French. Alderman French made a motion to approve and seconded by Alderman Nickels. Alderman French opened the floor to discussion and then called for the roll. The resolution passed 5-0 with Vice Mayor Messick abstaining.
- c. A resolution annexing Eleven and 61/100 (11.61) acres of property owned by John Kenneth McMahan and Robert S. McMahan located on Murfreesboro Highway; sponsored by Alderman French. Alderman French made a motion to approve and seconded by Alderman Elam. Alderman French opened the floor to discussion then called for the roll. The resolution passed 5-0 with Vice Mayor Messick abstaining.
- d. A resolution amending the Physical Development Plan of the City of Manchester (South Spring Street - Fletcher); sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and then called for the roll. The resolution passed 6-0.
- e. A resolution amending the Physical Development Plan of the City of Manchester (Interstate Drive - Parker); sponsored by Mayor Howard. Alderman French made a motion to approve and seconded by Alderman Elam. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 5-0 with Vice Mayor Messick abstaining.
- f. A resolution Authorizing contracting with the State of Tennessee for reimbursement of the cost of maintenance of State routes which pass over City streets for the Fiscal Year 2022-2023 in an amount not to exceed Eighty-One Thousand Seven Hundred Fifteen and 80/100 Dollars (\$82,715.80); sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Elam. Mayor Howard opened the floor to discussion and called for the roll. The resolution passed 6-0.

**Ordinances:**

- a. 2nd reading of an ordinance zoning Fifty-Six and Sixty Hundredths (56.60) acres owned by Allan Howard and wife, Marilyn J. Howard, recently annexed into the City as R-4 Residential; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Elam. Vice Mayor Messick opened the floor to discussion and called for the roll. The ordinance passed final reading 6-0.
- 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 Stephen C. Fletcher and wife, Elissa Fletcher, located on South Spring Street be Rezoned R-4 Residential from R-3 Residential; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Alderman Elam. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed final reading 6-0.
- c. 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 Donald Parker located on Interstate Drive be Rezoned R-4 Residential from C-3 Commercial; sponsored by Mayor Howard. Alderman French made a motion to amend the agenda to create a Consent Agenda including ordinances (d)(e)(f)(g)(h)(j)(k)(l) exception of (c) & (i) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and called for the roll. The motion passed 6-0. Alderman French made a motion to approve the Consent Agenda which included ordinances (d)(e)(f)(g)(h)(j)(k)(l) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and called for the roll. The Consent Agenda including ordinances (d)(e)(f)(g)(h)(j)(k)(l) passed 6-0. Alderman French made a motion to approve ordinance (c) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion then called for the roll. The ordinance (c) passed final reading 5-0 with Vice Mayor Messick abstaining.
- d. 2<sup>nd</sup> reading of an ordinance zoning Eleven and Fifteen One-Hundredths (11.15) acres owned by Linda Crosslin recently annexed into the City as C-2 Commercial; sponsored by Vice Mayor Messick. Alderman French made a motion to approve the Consent Agenda which included ordinances (d)(e)(f)(g)(h)(j)(k)(l) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and called for the roll. The Consent Agenda including ordinances (d)(e)(f)(g)(h)(j)(k)(l) passed 6-0.
- e. 2<sup>nd</sup> reading of an ordinance zoning Sixty and Fifty-Four One-Hundredths (60.54) acres owned by Linda Crosslin recently annexed into the City as R-3 Residential; sponsored by Vice Mayor Messick. Alderman French made a motion to approve the Consent Agenda which included ordinances (d)(e)(f)(g)(h)(j)(k)(l) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and called for the roll. The Consent Agenda including ordinances (d)(e)(f)(g)(h)(j)(k)(l) passed 6-0.
- f. 2<sup>nd</sup> reading of an ordinance zoning Eleven and Thirty-Eight One-Hundredths (11.38) Acres owned by Linda Crosslin recently annexed into the City as R-4 residential; sponsored by Vice Mayor Messick. Alderman French made a motion to approve the Consent Agenda which included ordinances (d)(e)(f)(g)(h)(j)(k)(l) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and called for the roll. The Consent Agenda including ordinances (d)(e)(f)(g)(h)(j)(k)(l) passed 6-0.
- g. 2<sup>nd</sup> reading of an ordinance to amend Manchester Municipal Code 10-301(2) sponsored by Alderman Nickels. Alderman French made a motion to approve the Consent Agenda which included ordinances (d)(e)(f)(g)(h)(j)(k)(l) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and called for the roll. The Consent Agenda including ordinances (d)(e)(f)(g)(h)(j)(k)(l) passed 6-0.
- h. 2<sup>nd</sup> reading of an ordinance to amend Code Section 8-215 of Manchester Municipal Code; sponsored by Alderman Nickels. Alderman French made a motion to approve the Consent Agenda which included ordinances (d)(e)(f)(g)(h)(j)(k)(l) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and called for the roll. The Consent Agenda including ordinances (d)(e)(f)(g)(h)(j)(k)(l) passed 6-0.
- i. 1<sup>st</sup> reading of an ordinance zoning Eleven and 61/100 (11.61) acres owned by John Kenneth McMahan and Robert S. McMahan recently annexed into the City as R-4 Residential; sponsored Alderman French. Alderman French made a motion to approve and seconded by Alderman Nickels. Alderman French opened the floor to discussion and then called for the roll. The motion passed 5-0 with Vice Mayor Messick abstaining.
- j. 1<sup>st</sup> 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 Galleon Properties located on Haley Drive be rezoned R-4 Residential from R-2 Residential; sponsored by Vice Mayor Messick. Alderman French made a motion to approve the Consent Agenda which included ordinances (d)(e)(f)(g)(h)(j)(k)(l) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and called for the roll. The Consent Agenda including ordinances (d)(e)(f)(g)(h)(j)(k)(l) passed 6-0.

- k. 1<sup>ST</sup> reading of an ordinance to abandon the City of Manchester's interest, if any, in an unaccepted alley platted as part of Aydelott's addition to the Town of Manchester between West Taylor Street to West Coffee Street; sponsored by Vice Mayor Messick. Alderman French made a motion to approve the Consent Agenda which included ordinances (d)(e)(f)(g)(h)(j)(k)(l) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and called for the roll. The Consent Agenda including ordinances (d)(e)(f)(g)(h)(j)(k)(l) passed 6-0.
- l. 1<sup>st</sup> reading of an ordinance amending the Budget Ordinance for Fiscal Year 2021-22, Ordinance No. 1619; sponsored by Alderman Bellamy. Alderman French made a motion to approve the Consent Agenda which included ordinances (d)(e)(f)(g)(h)(j)(k)(l) and seconded by Alderman Nickels. Mayor Howard opened the floor to discussion and called for the roll. The Consent Agenda including ordinances (d)(e)(f)(g)(h)(j)(k)(l) passed 6-0.

#### **10. OLD BUSINESS**

- Alderman Bellamy made a motion to approve on second reading the Swim Team Pool Usage Ordinance and seconded by Alderman Nickels. The ordinance passed final reading 6-0.
- Alderman French discussed his motion at the 2-1-22 BOMA to table the City Manager Ordinance. Alderman French made a motion for Mayor Howard to start taking applications for the City Manager position and to set up a Special Called Work Session to debate this action, and seconded by Alderman Nickels. A discussion ensued regarding MTAS involvement. Vice Mayor Messick questioned the delay from MTAS. Mayor Howard discussed the August election and a new board. Alderman Bellamy discussed having half of a new board and waiting till after the election. Alderman Nickels discussed the current board is capable of making the decision and doesn't want this opportunity taken away from him and the next step is to hire professional leadership. Alderman French discussed creating policies around the position and the current board can not obligate future boards. Attorney Ewell discussed 3 points: (1) the charter says you must create a job description by ordinance (2) by charter they can be hired and fired by will and they must live in the city by 90 days and any contract must be approved by ordinance (3) how are you going to conduct this because you ultimately must approve this contract before by ordinance. Attorney Ewell discussed with the board that they must pass the duties set forth to the position by ordinance before hiring to have the powers in the charter. Alderman French made a motion to adopt MTAS job description however he wants a MTAS called meeting. Mayor Howard questioned why she would interview without duties. Alderman French made a motion to table the city manager position and pulling that off the table because it was pending MTAS approval and clearly it has been too long. Attorney Ewell clarified Alderman French's motion that he is taking his motion off the table to take applications/interviews and pulling his original motion from February to table the ordinance. Mayor Howard called for the roll and the motion passed 4-2 with Alderman Bellamy and Vice Mayor Messick voting Nay. Alderman French made a motion to pass the MTAS City Manager Job Duties Ordinance and seconded by Alderman Nickels. Alderman French asked for a Special Called Work Session with MTAS on 5-31-22 at 6:30 pm. Mayor Howard called for the roll and the motion passed 5-1 with Vice Mayor Messick voting nay.

#### **11. NEW BUSINESS**

- Parks/Rec Maintenance Technician Job Description Alderman French made a motion to approve and seconded by Alderman Elam. The motion passed 6-0
- A-Shift MFD Oath of Office/Promotions conducted by MFD Captain Roger Chambers for Ingram, Rhoton, Trussell, Fields.
- Planning & Zoning Commission Appointment (Mayoral Appointment) vacant seat (Jernigan) Mayor Howard appointed Ward Johnson.

#### **COMMENTS FROM BOMA:**

#### **ADJOURNMENT:**

- Being no further business to discuss, Mayor Howard asked for a motion to adjourn and Alderman Nickels made the motion. The motion was second by Alderman Elam. The motion to adjourn was passed 6-0. The meeting adjourned at 7:18 p.m. and the Board of Mayor and Alderman proceeded with the BOMA Beer Board Agenda.

#### **SIGNATURES:**

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**Mayor Marilyn Howard**

**Executive Administrative Assistant Keele**