

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
June 7th, 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, Attorney Ewell, Finance Director Anderson, Executive Administrative Assistant Keele, 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, Assistant Parks/Rec Director Johnson, Engineer Adam Carter, and other citizens. Absent was Alderman Ryan French. Alderman Chris Elam vacated his seat on 6-2-22 by communication with Attorney Ewell. The meeting opened with a prayer by Pastor Amanda Fuller, 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 Nickels made a motion to approve the May 3, 2022, BOMA Minutes & BOMA Beer Board Minutes and seconded by Alderman Patton. The motion passed 4-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS: none

COMMENTS FROM MAYOR: Mayor Howard congratulated Attorney Ewell on his election for General Sessions Judge.

COMMITTEES:

Safety Committee- nothing to report.

Finance Committee-Alderman Bellamy stated they met last night and approved the audit contract and 2022-2023 Budget.

Street Committee- Vice Mayor Messick stated next meeting would be 6-13-22.

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

Recreation Commission- Assistant Director Johnson discussed the record setting attendance at the outdoor pool.

Tourism Development Commission- nothing to report.

Planning & Zoning Commission- Director Fiske stated the next meeting will be 6-23-22

Information Systems Committee- nothing to report.

Historic Zoning Commission- nothing to report.

RESOLUTIONS & ORDINANCES

Resolutions:

- a. A resolution repealing Resolution No. 23-2022 and 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 Ninety-Two Thousand Six Hundred Sixty-Five and 29/100 Dollars (\$92,665.29); sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Patton. Mayor Howard opened the floor to discussion and then called for the roll. The resolution passed 4-0.
- b. A resolution to approve the MG Group, P.C. as the City's Auditor for Fiscal Year 2021 – 2022 at a cost not to exceed Thirty-Nine Thousand Seven Hundred Dollars (\$39,700) for the standard and an additional "single audit" of Federal Funds expenditures; sponsored by Alderman Bellamy. Alderman Patton made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and Alderman Nickels discussed if proposals had been sent out. After discussion Mayor Howard called for the roll and the resolution passed 4-0.
- c. A resolution amending the Physical Development Plan of the City of Manchester (Haley Drive – Galleon Properties); sponsored by Vice Mayor Messick. Alderman Nickels made a motion to approve and seconded by Alderman Patton. Mayor Howard opened the floor to a public hearing. Mark Williams spoke on his personal behalf in opposition to the rezoning. He stated he was the Chairman of the Manchester Planning/Zoning Commission but speaking on his personal behalf. Mark Williams distributed a map and discussed the current zoning and a zoning that was not allowed 2 yrs. ago on this property. Mark Williams discussed code 14-605 planning goals. Helen DeBellis spoke on the behalf of her son Donald Parker and also put a call from him on speaker phone. Mr. Parker stated he wants to put as many houses that R-4 will allow and is aware he must build up for the floodplain. Mayor Howard called for the roll. The resolution failed 3-1 with Alderman Bellamy voting nay.

Ordinances:

- a. 2nd 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. Attorney Ewell discussed the resolution would need to be moved to 7-5-22 due to a conflict with Vice Mayor Messick and lack of quorum.

- 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 Galleon Properties located on Haley Drive be rezoned R-4 Residential from R-2 Residential; sponsored by Vice Mayor Messick. Void due to Resolution c.
- c. 2nd 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. Vice Mayor Messick made a motion to approve and seconded by Alderman Nickels. Mayor Howard opened the floor for discussion and called for the roll. The ordinance passed final reading 4-0.
- d. 2nd reading of an ordinance amending the Budget Ordinance for Fiscal Year 2021-22, Ordinance No. 1619; sponsored by Alderman Bellamy. Alderman Patton made a motion to approve and seconded by Vice Mayor Nickels. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed final reading 4-0.
- e. 1st reading of an ordinance to amend Manchester Municipal Code 18-205 relative to water rates; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Patton. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed 1st reading 4-0.
- f. 1st reading of an ordinance amending Title 14, Chapter 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 Jesus Martinez, located on West Taylor Street, be rezoned R-4 Residential from R-3 Residential; sponsored by Vice Mayor Messick. Attorney Ewell discussed the ordinance came with a negative recommendation from the Planning and Zoning Commission the commission cannot amend the Physical Development Plan, but the BOMA can initiate an amended Physical Development Plan and send the ordinance back to the Planning and Zoning Commission to consider amending within 61 days. Alderman Nickels made a motion to approve the ordinance on first reading and refer it back to the Planning and Zoning Commission to reconsider within 61 days. The motion was seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and Vice Mayor Messick discussed the need for housing in the area. The ordinance passed first reading 4-0. Attorney Ewell introduced a resolution referring the Physical Development Plan back to the Planning and Zoning Commission for consideration. Alderman Nickels made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and called for the roll. The resolution to refer the Physical Development Plan back to the Planning and Zoning Commission passed 4-0.
- g. 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 Jesus Martinez, located on Wood Street, be rezoned R-4 Residential from R-3 Residential; sponsored by Vice Mayor Messick. Attorney Ewell discussed the ordinance came with a negative recommendation from the Planning and Zoning Commission the commission cannot amend the Physical Development Plan, but the BOMA can initiate an amended Physical Development Plan and send the ordinance back to the Planning and Zoning Commission to consider amending within 61 days. Alderman Nickels made a motion to approve the ordinance on first reading and refer it back to the Planning and Zoning Commission to reconsider within 61 days. The motion was seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and Vice Mayor Messick discussed the need for housing in the area. The ordinance passed first reading 4-0. Attorney Ewell introduced a resolution referring the Physical Development Plan back to the Planning and Zoning Commission for consideration. Alderman Nickels made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and called for the roll. The resolution to refer the Physical Development Plan back to the Planning and Zoning Commission passed 4-0.
- h. 1st reading of an ordinance of the City of Manchester, Tennessee, adopting a budget for the fiscal year July 1, 2022 through June 30, 2023; sponsored by Alderman Bellamy. Alderman Nickels made a motion to approve and seconded by Alderman Patton. Mayor Howard opened the floor to discussion and called for the roll. The ordinance passed 1st reading 4-0.

OLD BUSINESS none

NEW BUSINESS

- Mayor Howard discussed the Planning & Zoning Commission Appointment (Mayoral Appointment) vacant seat (David Pennington). Mayor Howard appointed Elissa Fletcher.
- Mayor Howard discussed two Duck River Utilities Commission Appointment(s) (BOMA Appointment). Nelson Watson (vacant seat David Pennington) and Reappointment of

James Wilhelm. Alderman Nickels made a motion to approve and seconded by Alderman Patton. Mayor Howard called for the roll and the motion passed 4-0.

- Mayor Howard discussed the Attorney Transition and from a prior Work Session the BOMA discussed approving Attorney Craig Johnson as the new City Attorney and would work alongside Attorney Ewell until Attorney Ewell is sworn in as General Session Judge of Coffee County. Vice Mayor Messick made a motion to approve seconded Alderman Nickels. The motion passed 4-0.
- Mayor Howard discussed the Water Sewer Commission salary recommendation. Alderman Nickels made a motion to approve Director Pennington's salary increase (125,000) recommended by the Water Sewer Commission and seconded by Alderman Patton. Mayor Howard opened the floor to discussion and called for the roll. The motion passed 4-0.
- Assistant Parks & Recreation Director Johnson discussed the Recreation Specialist Job Description and Alderman Nickels made a motion to approve and seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and called for the roll. The motion passed 4-0.
- Alderman Nickels made a motion to disapprove Health Insurance for Elected Officials, City Judge, and City Attorney. The motion was seconded by Vice Mayor Messick. Mayor Howard opened the floor to discussion and called for the roll. The motion to no longer provide health insurance for the BOMA, City Attorney, and City Judge passed 4-0.

COMMENTS FROM BOMA: Vice Mayor Messick discussed the FY 2022-23 Budget and the sacrifices the Departments had made.

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 Patton. The motion to adjourn was passed 4-0. The meeting adjourned at 7:20 p.m.

SIGNATURES:

Mayor Marilyn Howard

Executive Administrative Assistant Keele