

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, August 16, 2010, 4:30 PM
Council Room – City Hall

PRESENT:

Board of Mayor and Aldermen

Mayor Dennis R. Phillips
Alderman Valerie Joh
Vice-Mayor Benjamin K. Mallicote
(arrived shortly after roll call)

Alderman Charles K. Marsh, Jr.
Alderman Larry A. Munsey
Alderman Tom C. Parham
Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager
J. Michael Billingsley, City Attorney
James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m., by Mayor Phillips.
2. **ROLL CALL:** By City Recorder Demming.
3. **SESSION TICKLER.** Alderman Marsh mentioned that he had several calls regarding the construction of the Beason Well Road and Harbor Chapel Road, stating that it was inadequate. The primary complaint on Harbor Chapel Road was that it needed to be wider. He added that this is something we need to consider when designing the next phase.

There was some discussion on the timetable of the schedule for the I-26 Welcome Center. In response to Alderman Marsh's question on the schedule, Mayor Phillips stated that he thought everything would go according to the schedule. City Manager John Campbell noted that it could be five or six years.

Alderman Munsey expressed the concerns of citizens regarding the design of Harbor Chapel Road. Assistant Public Works Director Michael Thompson stated that it is matter of what we are willing to pay for the work. Alderman Munsey stated that it is his opinion if we don't have the funds to do it right we should do something else.

Alderman Marsh asked about the status of the paving in Cooks Point. Jeff Fleming, Assistant City Manager/Economic Development stated that this item will go before the Planning Commission next month and that there are two options 1) the bank presents an option to extend bond, and 2) we can call existing bond. Mayor Phillips noted there was enough money on the bond to finish the paving now. He also stated that it was his understanding that the road was not the City's responsibility until finished. In response to Alderman Munsey's question at what point do we agree to take the road, City Attorney Billingsley replied the City takes possession when the Board approves it. He noted that after the Engineering Department approves the construction there is an annual ordinance to approve the road. He explained the difference in a Letter of Credit and a Bond. When a

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bond expires the City is not required to do anything, the bonding company is required to fix the road, but when a LOC is called and cashed we have to hire someone to fix the road. Mayor Phillips asked who reduces the bond. Mr. Thompson replied that the Planning Commission actually reduces the bond. Mayor Phillips voiced his concern about the bond being reduced by half when there was no paving done. Mr. Fleming added that reductions are made for things other than paving.

4. NETHERLAND INN “BUMPOUT” PRESENTATION. Assistant Public Works Director Mike Thompson presented the plans for improvements to the Netherland Inn and Lilac intersection. Vice Mayor Mallicote asked about the material to be used for the roadway. He noted that in the master plan brick or stone was recommended. Mr. Thompson stated that they proposed to use asphalt and added that stamped asphalt could be used. Vice Mayor Mallicote noted that the stamped asphalt road is not holding up at the Exchange Place. Mayor Phillips asked how much money is allocated and where is it coming from. Mr. Thompson replied that the cost is \$600,000 from the Build America Bonds (BAB). In response to Alderman Munsey's question about the purpose of this project the answer was for the safety of people exiting Lilac. Alderman Marsh noted an alternative is to extend Ridgefields Road across the railroad to Stone Drive and close Lilac. City Manager Campbell noted that we do not have the money to fund that project at this time. Mayor Phillips stated that we need to proceed according to the master plan. Assistant to the City Manager Chris McCartt noted that they will bring back options to the Board. Power lines were another aspect of the project that drew discussion. Mr. Thompson noted that some lines will have to be relocated.

Mr. Thompson gave an update on the Lincoln School project stating that they have received positive remarks from parents and staff on the pick-up and drop-off areas.

5. REVIEW OF AGENDA ITEMS ON AUGUST 17, 2010 REGULAR BUSINESS AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.AA.1 Public Hearing for Annexation Annual Plan of Services Report (AF: 257-2010) City Planner Forrest Koder provided an update on annexed areas in the Rock Springs area. He noted that all plan of service items are on schedule.

VI.B.2 Consideration of a Resolution to Ratify the Mayor's Signature on All Documents and Approve the Ordinance Necessary to Apply for and Receive Funding for a Grant to Support the Implementation of a Buffer Zone Protection Plan of the Fort Patrick Henry Dam and Reservoir Area (AF: 276-2010) Police Chief Osborne stated that the \$86,000 would enhance the security around the Fort Patrick Henry Dam. City Manager Campbell noted that no matching funds would be required.

VI.D.1 Consideration of a Resolution Authorizing the Mayor to Amend the Contract with Workspace Interiors for the Final Phase of Procuring Furniture, Fixtures

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and Equipment (FF&E) for the Meadowview Executive Conference Center Project(AF: 258-2010) Alderman Marsh requested information on the subsidizes to MeadowView from 2000 to 2010.

VI.D.2 Consideration of a Resolution Authorizing the Mayor to Execute an Agreement with the Kingsport Child Development Center for Community Development Block Grant Funding in Fiscal Year 2010-2011 (AF: 282-2010) Mayor Phillips asked if the \$25,000 takes care of the façade cost on the building. Jeff Fleming, Assistant City Manager/Economic Development noted that 80% or more of that \$25,000 will go to the playground. The money planned to use to fix the facade was scaled back.

VI.D.3 Consideration of a Resolution Authorizing the Mayor to Enter into an Agreement with the Kingsport Lifesaving Crew to Lease a Portion of the City Owned Legion Pool Property for the Construction of a 6,600 Square Foot Addition to their Existing Building (AF: 256-2010) Mayor Phillips reemphasized that they will not be requesting money for this project.

VI.D.4 Consideration of a Resolution Authorizing the Mayor to Execute an Agreement with the Kingsport Chamber Foundation for the Summer Concert Series for Fiscal Year 2010-2011 (AF: 278-2010) Mayor Phillips noted that this is done so the funding for the Summer Concert Series will match the foundation's fiscal year which is based on the calendar year.

VI.D.5 Consideration of Resolution Authorizing the Mayor to Execute a Lease Agreement with Regions Bank for Use of the Parking Lot Located at the Corner of West New Street and Clay Street (AF: 279-2010) City Manager Campbell explained the need for the lease was due to the parking garage project. Alderman Parham asked what the cost of the parking garage would be. Mr. Campbell responded \$3.9 million for the garage and \$160,000 for the restrooms. He added that he doesn't see any increase in the cost of the garage. Alderman Munsey asked how many floors the garage would have. Mr. Campbell responded either two or three floors, maybe more at a later date. He noted that the lowest bid called for 324 parking spaces. He also stated that they have not chosen a design contrary to what was in the newspaper. Alderman Marsh questioned building retail space that would compete with downtown businesses and strip malls around Kingsport. He further noted that he was concerned that we are putting taxpayers out of business. City Manager Campbell explained the final proposal was for a separate building that would back up to the garage and that building would be built by the private sector, not us. In response to the question concerning spaces for plug-in vehicles, Mr. Campbell noted the bid had to provide at least six spaces for plug-in vehicles with an option of forty to fifty spaces later. Alderman Shupe asked if there would be a parking fee. Mr. Campbell responded that it would be free parking except for reserved spaces. Vice Mayor Mallicote suggested the "No parking from 10 p.m. to 6 p.m." signs on Broad Street be taken down, especially with restaurants downtown. Mr. Thompson noted the code would have to be changed. Mr. McCartt stated he would look into the matter.

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VI.D.6 Consideration of Resolution Amending Resolution 2011-030 to Clarify the Funding Source for Change Order 3 to the Riverview Community Center Project to Construct the Rear Parking Lot and Relocate the Displaced Outdoor Basketball Court (AF: 262-2010) Assistant to the City Manager McCartt updated the Board on this item stating that the funding for the parking lot and basketball court relocation will come from grant funds and, since they are funded from a grant, the resolution should have the necessary account numbers on it. This is simply clarifying the resolution.

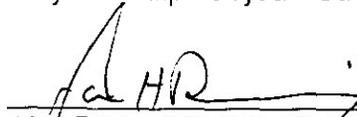
VI.D.7 Consideration of a Resolution Amending the Professional Services Agreement with Mattern & Craig for Construction Engineering Inspection (CEI) Related to ARRA Funded 2009 Street the Resurfacing and Restoration Program Contract 1 (Center St., Eastman Rd. and Clinchfield St.) and Authorize the Mayor to Sign all Applicable Documents (AF: 260-2010) Assistant Public Works Director Thompson explained that Lyons Construction Services has agreed to a reduction in their contract by \$36,184.19 and along with liquidated damages withheld from the contractor in the amount of \$20,249.75 this will cover the additional CEI overages of \$56,433.94.

VI.E.1 Consideration of an Appointment to the Library Commission (AF: 280-2010) Mayor Phillips recommended appointment of Carla Karst to the Library Commission.

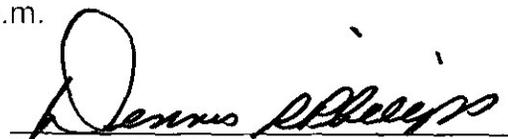
BOARD COMMENT. Alderman Joh commented on the unisex restrooms at the J. Fred Johnson Park.

PUBLIC COMMENT. None

6. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 5:50 p.m.



JAMES H. DEMMING
City Recorder



DENNIS R. PHILLIPS
Mayor