



AGENDA

BOARD OF MAYOR AND ALDERMEN REGULAR WORK SESSION

Monday, December 3, 2012
4:30 p.m.

Board of Mayor and Aldermen

Mayor Dennis R. Phillips, Presiding
Alderman John Clark
Alderman Valerie Joh
Alderman Mike McIntire

Vice Mayor Tom C. Parham
Alderman Tom Segelhorst
Alderman Jantry Shupe

Leadership Team

John G. Campbell, City Manager
J. Michael Billingsley, City Attorney
Jim Demming, City Recorder/CFO
Craig Dye, Fire Chief
Jeff Fleming, Asst. City Manager, Development Services

Chris McCartt, Assistant to the City Manager
Ryan McReynolds, Public Works Director
Gale Osborne, Police Chief
Tim Whaley, Community and Gov't Relations Director

1. Call to Order
2. Roll Call
3. Work Session Tickler
4. Proclamation for Mary Cunningham – Mayor Phillips
5. Review and Discussion of proposed 2013 Joint Legislative Policy of the Tri-Cities – Tim Whaley
6. Discussion of Aquatic Center Fees – Chris McCartt
7. Review of Items on December 4, 2012 Regular Business Agenda
8. Adjourn

Citizens wishing to comment on agenda items, please come to the podium and state your name and address. Please limit your comments to five minutes. Thank you.



Work Session Tickler

December 03, 2012

Special Projects

Welcome Center

Michael Thompson November 28, 2012,

Charles Blalock & Sons, Inc. has completed the bridge. Work on the ramps on the east side of Interstate 26 is near completion, with only minor items remaining (i.e. guardrail and retaining wall parapet cap). On the west side, concrete work on the eastbound exit ramp is complete. The grading, base paving of the auxiliary lane between the Welcome Center and Rock Springs Road is complete and concrete work is near completion. General items ongoing include the placement of Welcome Center site concrete, sign foundations, light poles and guardrail. The contract currently has a completion date of November 12, 2012. The contract has been extended from October 28, 2012 due to overruns of quantities in major work items. The contractor estimates that the remaining work on the site will take 8 more weeks. The Welcome Center Building is under a separate contract and is under design by Hastings Architecture. WE have been told the Welcome Center building construction plans will be in a December letting, with completion estimated July 2013. Funding for this project was provided through the Appalachian Regional Commission in 2003. Tennessee Department of Transportation will maintain the facility and staffing will be provided by the Tennessee Department of Tourist Development

Quebecor Redevelopment Project John Campbell

November 28, 2012

Press, LLC (private rehabilitation of 200,000 sq. ft): Work on the East Tennessee Brain and Spine (7600 sq.ft. on the first floor) has started. Work on the 1200 sq.ft. Edward Jones space on the 3rd floor has started. The partners are working on some plans for a residential component on the 3rd floor. Demolition on the old restaurant will start in three weeks. All but one of the houses on Roller Street has been bought. The habitat house on Roller Street has been moved to another location. Also, the partners now own the old Funtastics restaurant and will demolish it soon. They will then turn it into a parking lot. Both of these projects are scheduled to be finished before Christmas.

Farmers Market

Chris McCartt

November 28, 2012

All major elements of construction are complete. GRC Construction and staff will be going through punch list items over the coming weeks.

City Departments

Public Works

Gibson Mill Road Improvements Phase IV

Hank Clabaugh November 28, 2012

Thomas Construction Co., Inc. is the contractor.

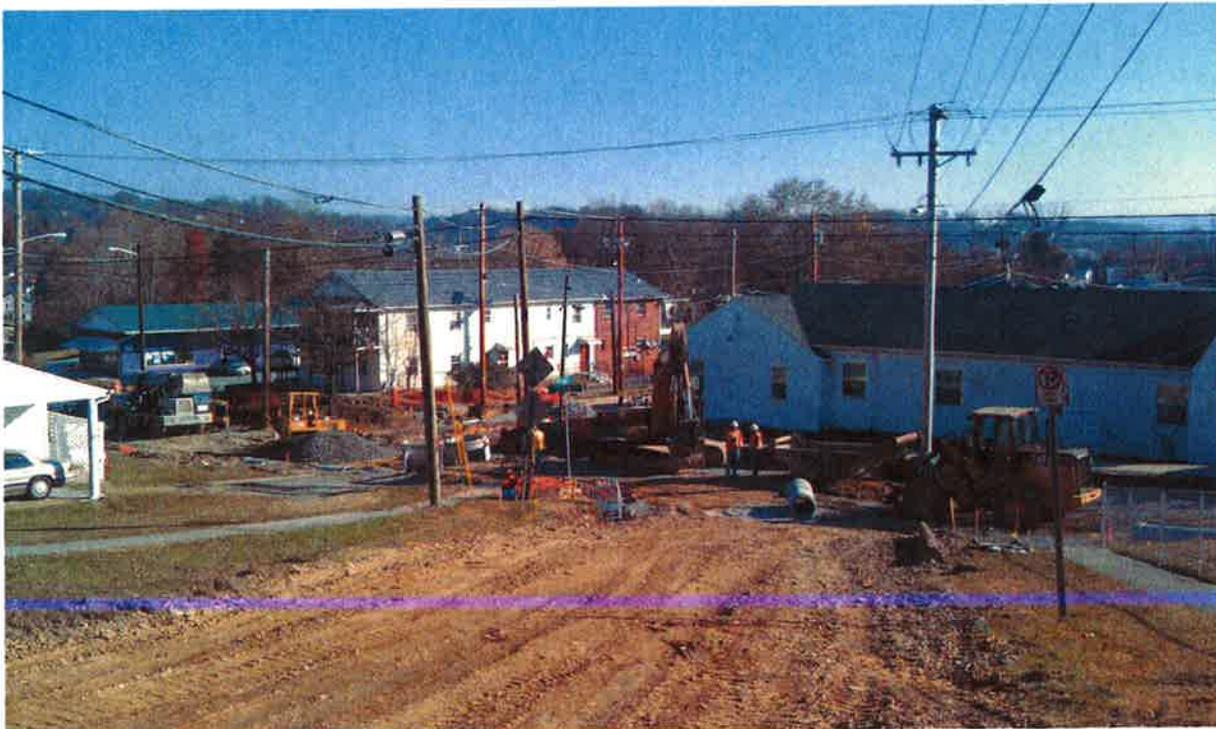
Construction on the portion of the project on Cassel Drive (between Broad Street and the Health South parking lot entrance) has been completed (curb, gutter, sanitary sewer, water, storm sewer, and asphalt binder) and was opened to traffic on Saturday November 3. Broad Street has been permanently closed.

The remaining sidewalk, asphalt surface topping, and cleanup/seeding for this portion is ongoing and will continue over the next several weeks.

Work on the bridge is ongoing and expected to be completed by December 20. The installation of the concrete bridge deck has been completed. The current work on the bridge is the concrete forming for the parapet walls and sidewalks. The building of the walls, sidewalks, waterline crossing, etc. on the bridge will be constructed between December 3 and December 20.

Completion of the work (final grading, storm sewer, waterline, curb and gutter, sidewalks, and paving) on Gibson Mill Road from Broad Street to the Watauga Road roundabout is ongoing and will be completed by late December. The current location of this focused work is at the Broad Street/Gibson Mill Road intersection.

The completion date for the entire project is by the end of December.



Gibson Mill Phase IV



Gibson Mill Phase IV



**Cleek Road Improvements
Phase 2**

Hank Clabaugh

November 28, 2012

Design and permitting of this project are complete with construction anticipated to start in late December 2012. Bids for the project were opened on October 16, 2012. Baker's Construction Services was the low bidder on the project. The construction contract is for 365 days.

Phase 2 consists of completing an improved Cleek Road (including safety, stormwater, pedestrian mobility and slope improvements) from the end of Phase 1 to a new connection point on Orebank Road. This new connection point will be in the vicinity of the intersection with Lamberth Street. Site distance improvements will also be made on Orebank Road. The entire project area is within City limits.

Fordtown Road Realignment

Michael Thompson

November 28, 2012

Summers-Taylor, Inc. has completed the foundations and both pier stems for all three bridge piers. Box culvert construction complete. Existing Fordtown Road has been closed to allow grading operations that are underway. Bridge work has restarted, with steel work on the pier stems underway. On the south side of the bridge the fill is to rough final elevation and the excavation for abutment 2 upcoming work. The grading operations are 75% complete. Sewer relocation work is complete. Storm sewer work is near completion. Waterline work is expected to begin before the end of the month. The contract completion date is July 31, 2013. Funding for this project is 80% Federal

Surface Transportation funds received through the Kingsport Metropolitan Transportation Planning Organization and 20% City of Kingsport funds. This project is being managed by TDOT but will be a local facility once construction is completed. This project provides a 3-lane roadway with sidewalks from Exit 56 to existing Fordtown Road at the I-26 Bridge over Fordtown Road.

***Sullivan/Clinchfield
Intersection Improvements***

Michael Thompson

November 28, 2012

The start date was September 17, 2012. Initial work was the installation of underground utilities conduit by the contractor and this initial phase was completed November 12th. The utility companies were notified to begin work and will be installing underground service lines and removing overhead service lines. This project includes the widening of Sullivan Street to 3 lanes (10'-11'-10'), an 8' mobility path on the north side, 5' sidewalk on the south side, reconstruction and upgrade of the traffic signals at both Roller Street and Clinchfield Street and related improvements. Funding for this project is 100% local funds.

Rock Springs Road Phase 2

Tim Elsea

November 28, 2012

Design of this project is nearing 70% completion with construction anticipated to start in late Spring or early Summer 2013. TH&P is expecting to have 90% plans for review by December 14, 2012.

Phase 2 consists of completing an improved Rock Springs Road (horizontal and vertical geometry, stormwater, pedestrian mobility, and water line upgrades). Phase 2 will begin where Phase 1 ended and continue to the intersection of Cox Hollow Road.

Leisure Services

Aquatic Center

Chris McCartt/David Mason

November 28, 2012

Site work for the outdoor water park is underway. The play pool has been excavated and the Lazy River excavation will begin this week. The structure of the pool house is complete and the roof should be decked this week. The installation of piping for all of the interior pools is nearly complete and backfilling is underway. The mechanical, electrical and plumbing contractors continue with their above ceiling installations throughout the building. Painting of the exposed ceilings is underway. The exterior metal stud walls and exterior insulating foam system (EIFS) installation is complete and the installation of window frames continues as they are delivered. (See pictures next page.)

Aquatic Center



Kingsport Aquatic Center (11/16/12)



Aquatice Center – Outdoor Play Pool (11/28/12)



Lynn View

Football field lighting - LPRF grant project: All the foundations for the light poles have been set. AEP will disconnect the old lighting systems and power will be transferred during the week of November 19th. The Lynn Garden Optimist Club football program has completed their season. Construction will continue through November.

Allandale

Amphitheater project: Back walls for the amphitheater have been erected. Stucco has been applied to the block. Ramps and sidewalk areas are being poured (see photos below). The Friends of Allandale continue to seek additional funding for the project and are exploring various options.



Allandale Amphitheater





AGENDA

BOARD OF MAYOR AND ALDERMEN

REGULAR BUSINESS MEETING

Tuesday, December 4, 2012

Council Room – 2nd Floor, City Hall

7:00 p.m.

Board of Mayor and Aldermen

Mayor Dennis R. Phillips, Presiding

Alderman John Clark
Alderman Valerie Joh
Alderman Mike McIntire

Vice Mayor Tom C. Parham
Alderman Tom Segelhorst
Alderman Jantry Shupe

City Administration

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

- I. CALL TO ORDER**
- II.A PLEDGE OF ALLEGIANCE TO THE FLAG**
- II.B INVOCATION – Jack Edwards – Retired Minister – United Methodist Church**
- III. ROLL CALL**
- IV. RECOGNITIONS & PRESENTATIONS**
 1. MSHA Commendation
- V. APPROVAL OF MINUTES**
 1. Regular Work Session 11/19/12
 2. Regular Business Meeting 11/20/12

I. COMMUNITY INTEREST ITEMS

AA. PUBLIC HEARINGS

1. Public Hearing and Consideration of Ordinances to Annex/ Amend Zoning of the North Kingsport Area 1 Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 341-2012)
 - Public Hearing
 - Annexation Ordinance – First Reading
 - Zoning Ordinance – First Reading
 - Resolution

COMMENT

Citizens may speak on agenda items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non-personal in nature, and they should be limited to five minutes. A total of thirty minutes is allocated for public comment during this part of the agenda.

B. BUSINESS MATTERS REQUIRING FIRST READING

1. Consideration of an Ordinance Transferring Funds to the J Fred Johnson Stadium Project to Fund Phase I and Phase II (AF:129-2012)
 - Ordinance – First Reading
2. Consideration of an Ordinance to Amend the FY 2013 General Purpose School Fund Budget and the General Project Fund Budget (AF: 345-2012)
 - Ordinance – First Reading

C. BUSINESS MATTERS REQUIRING FINAL ADOPTION

None

D. OTHER BUSINESS

1. Consideration of a Resolution Approving the Purchase of Right-of-Way and Easements on the Steven and Kasey Thrift Property for Phase II of the Cleek Road Improvement Project (AF: 342-2012)
 - Resolution
2. Consideration of a Resolution Approving a Memorandum of Understanding with the Tennessee State Library and Archives (TSLA) to Participate in the State-wide Firefly Book Courier Service, Authorize the Mayor to Execute All Documents and agreements for the Same (AF: 271-2012)
 - Resolution
3. Consideration of a Resolution Approving an Allocation to the Meadowview Conference Resort and Convention Center Budget and Authorizing the Mayor to Sign an Agreement Regarding Such Allocation (AF: 344-2012)
 - Resolution

E. APPOINTMENTS

1. Consideration of Re-Appointments to the Board of Zoning Appeals (AF: 281-2012)
 - Re-Appointments

VII. CONSENT AGENDA

COMMUNICATIONS

- A. City Manager
- B. Mayor and Board Members
- C. Visitors

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, November 19, 2012, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Valerie Joh

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

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 Clerk Angie Marshall.

Mayor Phillips introduced Mr. Tommy Stanley, manager of the Food City on Clinchfield Street. Mr. Stanley informed the BMA he needed volunteers to participate in the “celebrity bagging” event tomorrow as part of a United Way fundraising campaign. Many of the Board members committed to a two-hour shift.

***NOTE:** Work Session agenda items were taken out of order to accommodate members in the audience. The discussion went as follows: 1. Aquatic Center Update; 2. Update on Marketing Proposals for Aquatic Center; 3. Discuss Improvements to DB Stadium; 4. Legion Pool Presentation; 5. Work Session Tickler. The review of the regular business meeting agenda items resumed after the tickler discussion.*

3. WORK SESSION TICKLER. Public Works Director Ryan McReynolds gave an update on the road paving in front of Holston Floral and commented that the business is happy with the progress. He pointed out they now have an opening for free flow in and out of the facility. Mayor Phillips asked about the status of the field lights at Lynn Garden Field. Assistant to the City Manager Chris McCartt confirmed they were complete and there would be a ribbon cutting ceremony in December. Alderman Segelhorst asked if there was progress at the winery and City Manager Campbell stated the main structure for the golf maintenance building is up and under roof. He further confirmed they are on schedule to be out by the end of the year.

4. AQUATIC CENTER UPDATE. Mr. Frank Brewer discussed the activity over the last thirty days, noting there has been substantial progress. The water park excavation has been completed and work has begun on sidewalks and landscaping. Mr. Brewer stated the project is currently on schedule; however a severe winter could control the final output. The aquatic center is currently scheduled to open in May of next year.

Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, November 19, 2012

5. DISCUSS IMPROVEMENTS TO DB STADIUM. Dr. Randy Montgomery from the school board gave a presentation on this item, starting with the background and history of this potential project. He pointed out the current issues such as no handicap access and poor restroom facilities. The stadium currently has 1,300 seats. The proposed plan of approximately four million dollars will add a net gain of 1,000 seats once convenience improvements have also been made. Events such as Funfest and graduation would still be held in the stadium as well. Mr. Montgomery stressed to the BMA that if there was a decision to move forward, this will be a city project and not a school project; therefore no funding would come from the schools' budget. Mayor Phillips also pointed out this figure did not include a scoreboard, which would be an additional \$250,000. City Manager Campbell explained a final schematic design and construction documents would give a more accurate cost analysis for the entire project. He noted the cost to move forward at this time would be around \$220,000 and these funds were available from another delayed project. He further stated if the project started now, it would be substantially completed by the first football game next year. Alderman Clark pointed out the project needed to be defined as either economic development or capital improvements or both to determine funding. Alderman McIntire commented the new stadium would need to be properly managed since more events would be attracted to it. Vice-Mayor Parham noted the back design needs to serve the track and field. The Mayor asked Mr. Montgomery how the school board felt and he replied they are comfortable with the idea. After considerable discussion the board decided to go ahead and proceed with the schematic design to better define the costs so a further decision could be made. This will be presented at the next business meeting.

6. UPDATE ON MARKETING PROPOSALS FOR AQUATIC CENTER. Assistant to the City Manager Chris McCartt provided a brief update on this item, noting that a recommendation will be coming back soon to the BMA, however he feels comfortable with the direction at this time. He stated that one out of the three companies being looked is local and that municipal experience is a big factor. Some discussion followed and Mr. McCartt answered questions from the Board, noting the marketing plan is on track with the goal of having a director by January first. Mayor Phillips stated he was concerned that time will run out and stressed the importance of getting off on the right foot. There was some discussion on the sidewalks to the Aquatic Center and Assistant Public Works Director Michael Thompson informed the Board they would be completed other than the bridge which is waiting on approval from TDOT [Tennessee Department of Transportation].

7. LEGION POOL PRESENTATION. Assistant to the City Manager Chris McCartt gave a presentation on this item, informing the Board of the current conditions of the pool. He explained there were three options, one being to keep the pool open until Labor Day. The second option would be to close after the fourth of July holiday week to accommodate June, which is the busiest month. The final option would be to not open the pool at all. Mr. McCartt gave the average attendance, revenues and expenditures for the last five years, pointing out that attendance was weather dependant and revenues dropped significantly due to a large water leak. In 2012, the pool had to be re-filled approximately 17 times, equaling a water loss of 8,781,600 gallons. Mr. McCartt also discussed operational challenges, noting it would be difficult to hire enough life guards and managers for both the pool and the aquatic center. He further noted the drawbacks of competition between two publicly owned facilities.

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Lastly, Mr. McCartt highlighted the groups that use the pool for summer programs such as KHRA [Kingsport Housing and Redevelopment Authority] and Girls Incorporated, both of which have stated they will be using the Aquatic Center once it is opened. He informed the BMA that the Parks and Recreation Advisory Board voted unanimously to close the pool at their October meeting. Mr. McCartt also pointed out that if the pool reopened, even for just a month, new laws require it to be equipped with a handicap lift, which is another expense of \$10,000 to \$12,000. Discussion ensued with Mayor Phillips stating he was concerned about closing the pool after promising to keep it open for a year after the Aquatic Center opened. He also mentioned he did not want to create a division of classes defined by who attends which facility. Alderman Joh pointed out that the commitment to keep Legion Pool open was made years ago and the atmosphere has changed since then. She noted only six percent of the pool patrons actually walk there, the pool has seriously deteriorated since then and it was not a unanimous decision at that time either. Alderman Segelhorst suggested charging Legion Pool rates at the Aquatic Center for the first year.

Mr. Russ Hickman, Chair of the Parks and Recreation Advisory Board, stated that Legion Pool has served its purpose and should be closed and the focus directed on the new Aquatic Center. He offered further data to support his opinion, noting the environmental issue from the water loss. Mr. Pete Lodal also spoke in support of closing Legion Pool, pointing out that new data shows significant change over the last five years. Ms. Juli Short from Girls Inc., pointed out that the girls missed a lot of swim days this past year due to bad weather. She noted this would not be a factor at the new facility.

Mayor Phillips concluded this discussion, stating there seemed to be an overwhelming desire to not open the pool again, with the major issues being the expense and possibly creating two classes of people. He noted the recommendation to not open was supported by the Kingsport Housing Authority, the Boys and Girls Club, Girls Incorporated, the Parks and Recreation Advisory Board and city staff. He further commented to open Legion Pool against these recommendations seemed to be a waste of taxpayer money.

8. REVIEW OF AGENDA ITEMS ON THE NOVEMBER 20, 2012 REGULAR BUSINESS MEETING 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.D.2 Consideration of a Resolution Approving Renewal of the Workers' Compensation Reinsurance with Safety National Casualty Corporation (AF: 331-2012). City Manager Campbell explained the changes were made to control the cost, noting the premium was down to prepare for long-term costs. Alderman Segelhorst commented that preventing accidents was the best way to save money and the city needs a plan to address this issue, noting \$1.25 million is too high for a city of this size. He stated his workplace has sent only one person to the doctor this year and is not even at \$50,000, pointing out it was not about the money, but about people not getting hurt. Mr. Campbell stated he will provide details at a future meeting where the costs and injuries are being acquired.

Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, November 19, 2012

VI.D.4 Consideration of a Resolution Authorizing an Agreement with Travelers Insurance through BB&T-KDC Insurance Services, Inc. for Property Insurance (AF: 333-2012). City Manager Campbell stated the cost was increasing because the building contents are going up. A recent property appraisal after several years has identified more assets. He pointed out that other than the water and sewer department, the schools make up the most expensive buildings.

VI.D.6 Consideration of a Resolution Approving a Lease with The First Tennessee Area Agency on Aging and Disability (AF: 335-2012). City Manager Campbell gave details on this item, noting the lease was free because of the work they are doing at the Senior Center. Senior Center Manager Shirley Buchanan provided further details on the web portal they are building through a United Way grant that will list housing, recreational and health issues applicable to seniors.

VI.D.9 Consideration of a Resolution Authorizing the Mayor to Accept a Modular Classroom Unit as a Donation from Sullivan County (AF: 339-2012). City Manager Campbell pointed out that the Sullivan County Commission unanimously approved this donation for the animal shelter for classroom space.

VII.6 Consideration of Approval for Additional Holiday Time at Christmas for City Employees (AF: 337-2012). City Manager Campbell stated staff was asking for Christmas Eve off for the employees in addition to Christmas Day, noting traditionally and extra day off has been given in the past. Alderman Joh commented this is one of the most appreciated gestures from staff on behalf of the BMA.

BOARD COMMENT. Alderman Joh stated she would like to have a discussion at some point on the availability of wi-fi at all city buildings, noting currently it is only downtown. Mayor Phillips stated he received a letter from Roger Ball offering to pay \$25,000 towards a red light in front of Biggies restaurant on Stone Drive to accommodate new businesses locating to the old Cox property in the area. City Manager Campbell pointed out that in the past, if a signal was not completely justified, then the requestor would pay for all of it, noting the cost would be closer to \$100,000. The mayor asked Mr. Campbell to look into it. Public Works Director Ryan McReynolds discussed the altered garbage schedule this week to accommodate the Thanksgiving holiday, noting Monday through Wednesday was normal with Thursday and Friday pickup a day late.

PUBLIC COMMENT. None.

10. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 7:05 p.m.

ANGELA MARSHALL
Deputy City Recorder

DENNIS R. PHILLIPS
Mayor

Minutes of the Regular Business Meeting of the
Board of Mayor and Aldermen of the City of Kingsport, Tennessee
Tuesday, November 20, 2012, 7:00 PM
Large Court Room – City Hall

PRESENT:

Board of Mayor and Aldermen

Mayor Dennis R. Phillips, Presiding
Alderman John Clark
Alderman Valerie Joh
Alderman Mike McIntire

Vice-Mayor Tom C. Parham
Alderman Tom Segelhorst
Alderman Jantry Shupe

City Administration

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

- I. **CALL TO ORDER:** 7:00 p.m., by Mayor Dennis R. Phillips.
- II.A. **PLEDGE OF ALLEGIANCE TO THE FLAG:** Jeff Fleming, Assistant City Manager for Development.
- II.B. **INVOCATION:** Mitch Whisnant, Associate Minister – First Baptist Church.
- III. **ROLL CALL:** By City Recorder Demming. All Present.
- IV. **RECOGNITIONS AND PRESENTATIONS.**
 1. Dr. Kathleen Beine – Archstone Foundation Award. Dr. Beine provided details on this award she received on behalf of the Kingsport community.
- V. **APPROVAL OF MINUTES.**

Motion/Second: Parham/McIntire, to approve minutes for the following meetings:

- A. November 5, 2012 Regular Work Session
- B. November 6, 2012 Regular Business Meeting

Approved: All present voting “aye.”

VI. **COMMUNITY INTEREST ITEMS.**

AA. **PUBLIC HEARINGS.** None.

A. **PUBLIC COMMENT.** Mayor Phillips invited citizens in attendance to speak about any of the remaining agenda items. Ms. Barbara Brown spoke favorably about Dr. Beine and the Archstone Foundation Award.

B. **BUSINESS MATTERS REQUIRING FIRST READING.** None.

**Minutes of the Regular Business Meeting of the Board of Mayor and Aldermen
of the City of Kingsport, Tennessee, Tuesday, November 20, 2012**

C. BUSINESS MATTERS REQUIRING FINAL ADOPTION.

1. Consideration of Ordinances to Annex/Amend Zoning of the Colonial Heights Area 7 Part E Annexation (AF: 312-2012).

Motion/Second: McIntire/Joh, to pass:

ORDINANCE NO. 6265, AN ORDINANCE TO ANNEX THAT CERTAIN TERRITORY ADJOINING THE PRESENT CORPORATE BOUNDARIES OF THE CITY OF KINGSFORT, EMBRACING THAT CERTAIN PART OF THE 14TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AND KNOWN AS THE COLONIAL HEIGHTS AREA 7 PART E ANNEXATION, AS HEREINAFTER DESCRIBED; TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF KINGSFORT, TENNESSEE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, Joh, McIntire, Parham, Segelhorst, Shupe and Phillips voting "aye."

Motion/Second: McIntire/Shupe, to pass:

ORDINANCE NO. 6266, AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO ZONE PROPERTY ALONG LEBANON ROAD, CHESTERFIELD DRIVE, WYNFIELD COURT, ABBEY ROAD, KENDRICK CREEK ROAD, BARRINGTON COURT, AND WESTMINSTER PLACE TO R-1B, RESIDENTIAL DISTRICT AND A-1, AGRICULTURAL DISTRICT IN THE 14TH CIVIL DISTRICT OF SULLIVAN COUNTY; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, Joh, McIntire, Parham, Segelhorst, Shupe and Phillips voting "aye."

D. OTHER BUSINESS.

1. Consideration of a Resolution to Enter into a Contractual Agreement with the Tennessee Department of Transportation for Reimbursement of Operating Expenses for FY12-13 (AF: 329-2012).

Motion/Second: Joh/Parham, to pass:

Resolution No. 2013-081, A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR REIMBURSEMENT OF CITY TRANSIT SYSTEM OPERATING EXPENDITURES FOR FISCAL YEAR 2012-2013

Passed: All present voting "aye."

2. Consideration of a Resolution Approving Renewal of the Workers' Compensation Reinsurance with Safety National Casualty Corporation (AF: 331-2012). City Manager Campbell gave details on this item, noting the reason behind the changes that were made. Alderman Segelhorst commented that the best way to save money is for people not to get hurt and stressed the need for a good safety plan that is enforced by management and believed in by the employees.

**Minutes of the Regular Business Meeting of the Board of Mayor and Aldermen
of the City of Kingsport, Tennessee, Tuesday, November 20, 2012**

Motion/Second: Segelhorst/Parham, to pass:

Resolution No. 2013-082, A RESOLUTION APPROVING THE RENEWAL OF THE AGREEMENT WITH SAFETY NATIONAL INSURANCE CORPORATION FOR WORKERS' COMPENSATION REINSURANCE AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE RENEWAL OF THE AGREEMENT

Passed: All present voting "aye."

3. Consideration of a Resolution Authorizing Renewal of Stop Loss Reinsurance with HCC Life Insurance Company for the Self-Funded Health Insurance (AF: 332-2012). City Manager Campbell noted that risk management was able to adjust the parameters on the limits to reduce the increase from 14.4% to 2.7%. Alderman Segelhorst pointed out that a lot of time was spent to obtain these reductions and should not be overlooked.

Motion/Second: Segelhorst/Joh, to pass:

Resolution No. 2013-083, A RESOLUTION AUTHORIZING RENEWAL OF THE POLICY WITH HCC LIFE INSURANCE COMPANY FOR STOP LOSS REINSURANCE COVERAGE AND AUTHORIZING THE MAYOR TO EXECUTE THE RENEWAL OF THE POLICY AND ALL AGREEMENTS AND OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE RENEWAL

Passed: All present voting "aye."

4. Consideration of a Resolution Authorizing an Agreement with Travelers Insurance through BB&T-KDC Insurance Services, Inc. for Property Insurance (AF: 333-2012). City Manager Campbell pointed out that this is a property replacement policy that covered over 476 million dollars in property. He further stated this dollar amount only included building assets and the water/sewer treatment plant. He pointed out there are millions of dollars of other assets in water and sewer lines as well as roads. Mr. Campbell also noted the increase was the result of a reappraisal after several years.

Motion/Second: Parham/Segelhorst, to pass:

Resolution No. 2013-084, A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH BB&T-KDC INSURANCE SERVICES, INC. AND TRAVELERS INSURANCE FOR CITY OF KINGSPORT PROPERTY INSURANCE AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

5. Consideration of a Resolution Authorizing the Reimbursement of Materials Agreement Funds to Danny Karst for Edinburgh Phase 2 Sections 1, 2B & 2C (AF: 334-2012). City Manager Campbell gave information on this item, noting the amount returned was lower than what was anticipated.

Minutes of the Regular Business Meeting of the Board of Mayor and Aldermen of the City of Kingsport, Tennessee, Tuesday, November 20, 2012

Motion/Second: Joh/Clark, to pass:

Resolution No. 2013-085, A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO DANNY KARST FOR EDINBURGH PHASE 2 SECTIONS 1, 2B, AND 2C

Passed: All present voting "aye."

6. Consideration of a Resolution Approving a Lease with The First Tennessee Area Agency on Aging and Disability (AF: 335-2012). City Manager Campbell provided details on this item, noting it was an in-kind lease at the Lynn View Community Center. He stated this agency is doing a lot of work on the website to provide valuable information for seniors.

Motion/Second: McIntire/Joh, to pass:

Resolution No. 2013-086, A RESOLUTION APPROVING A LEASE AGREEMENT WITH FIRST TENNESSEE AREA AGENCY ON AGING AND DISABILITY FOR SPACE AT THE LYNN VIEW COMMUNITY CENTER, AND AUTHORIZING THE MAYOR TO EXECUTE THE LEASE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE LEASE AGREEMENT

Passed: All present voting "aye."

7. Consideration of Recommendation from the Kingsport Higher Education Commission to Approve a Resolution Authorizing the Mayor to Sign a Document for Approval for Northeast State Community College to Execute a Use of Facilities Application with East Tennessee State University to Sublease 3 Classrooms at the Regional Center for Applied Technology for Purposes of Offering Classes During the Spring 2013 Semester (AF: 330-2012). City Manager Campbell gave information on this item, noting the city has to approve all subleases of Northeast State. He stated this is really a stopgap for ETSU as they hope to acquire their own building somewhere in the academic village for the fall semester. He informed Alderman Clark their goal is to have 650 students downtown in the next two or three years. Alderman Shupe asked about possibly incorporating the post office into the academic village. Mr. Campbell said there has been a little interest but nothing definite. Mayor Phillips commented if that building became available in a certain price range, the city should look at purchasing it for that purpose.

Motion/Second: McIntire/Clark, to pass:

Resolution No. 2013-087, A RESOLUTION APPROVING THE REQUEST OF NORTHEAST STATE COMMUNITY COLLEGE TO SUBLEASE A PORTION OF THE REGIONAL CENTER FOR APPLIED TECHNOLOGY TO EAST TENNESSEE STATE UNIVERSITY AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT APPROVING THE SAME AND ALL APPLICABLE DOCUMENTS TO EFFECTUATE THE PURPOSE THIS RESOLUTION

Passed: All present voting "aye."

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8. Consideration of a Resolution to Amend Two Contracts for Work Conducted as Part of Phase II of the Kingsport Farmer's Market Project (AF: 338-2012).

Motion/Second: Parham/Shupe, to pass:

Resolution No. 2013-088, A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT WITH MURRAY MECHANICAL CONTRACTORS FOR THE FARMER'S MARKET PHASE II PROJECT; AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE AMENDMENT

Passed: All present voting "aye."

Motion/Second: Segelhorst/Shupe, to pass:

Resolution No. 2013-089, A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT WITH D.H. GRIFFIN FOR THE FARMER'S MARKET PHASE II PROJECT; AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE AMENDMENT

Passed: All present voting "aye."

9. Consideration of a Resolution Authorizing the Mayor to Accept a Modular Classroom Unit as a Donation from Sullivan County (AF: 339-2012).

Motion/Second: Parham/McIntire, to pass:

Resolution No. 2013-090, A RESOLUTION ACCEPTING A DONATION OF A MODULAR CLASSROOM UNIT FROM SULLIVAN COUNTY

Passed: All present voting "aye."

E. APPOINTMENTS/REAPPOINTMENTS.

Motion/Second: Segelhorst/McIntire, to approve:

1. Consideration of an Appointment to the Parks and Recreation Advisory Committee (AF: 336-2012).

Approve:

APPOINTMENT OF MR. JAMES KELLEY TO SERVE A TWO-YEAR TERM ON THE **PARKS AND RECREATION ADVISORY COMMITTEE** EFFECTIVE IMMEDIATELY AND EXPIRING ON JUNE 30, 2014.

Passed: All present voting "aye."

VII. CONSENT AGENDA. (These items are considered under one motion.)

Motion/Second: McIntire/Shupe, to adopt:

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**1. Consideration of a Budget Ordinance Regarding GP1300 Cleek
Road Improvements Phase II (AF: 319-2012).**

Adopt:

Ordinance No. 6267, AN ORDINANCE TO AMEND THE GENERAL PROJECT FUND BUDGET BY TRANSFERRING FUNDS TO THE CLEEK ROAD IMPROVEMENTS PROJECT FOR CONSTRUCTION; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, Joh, McIntire, Parham, Segelhorst, Shupe and Phillips voting "aye."

**2. Consideration of an Ordinance Amending the Kingsport Code
of Ordinances Sections 38-85 through 38-350 Pertaining to Stormwater
Management (AF: 316-2012).**

Adopt:

Ordinance No. 6268, AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE, SECTIONS 38-85 THROUGH 38-350 PERTAINING TO THE PROVISION OF STORMWATER MANAGEMENT FOR THE CITY OF KINGSPORT; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; TO PROVIDE FOR SEVERABILITY OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, Joh, McIntire, Parham, Segelhorst, Shupe and Phillips voting "aye."

**3. Consideration of a Budget Ordinance to Appropriate \$8,246.00
from the Department of Justice, Office of Justice Programs, Bulletproof Vest
Partnership, Body Armor Safety Initiative (AF: 97-2012).**

Adopt:

Ordinance No. 6269, AN ORDINANCE TO AMEND THE GENERAL PROJECTS-SPECIAL REVENUE FUND BUDGET BY APPROPRIATING GRANT FUNDS RECEIVED FROM THE DEPARTMENT OF JUSTICE FOR THE YEAR ENDING JUNE 30, 2013; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, Joh, McIntire, Parham, Segelhorst, Shupe and Phillips voting "aye."

**4. Consideration of an Ordinance Approving the Conveyance of
Real Property in Exchange for Real Property for a Sewer Pump Station Site and
Authorizing the Mayor to Execute the Appropriate Documents (AF: 324-2012).**

Adopt:

Ordinance No. 6270, AN ORDINANCE MAKING VARIOUS FINDINGS; APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY FORMERLY USED AS A SITE FOR A WATER TANK IN EXCHANGE FOR PROPERTY FOR A SEWER PUMP

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STATION SITE; VACATING AN EASEMENT FOR EGRESS/INGRESS TO THE FORMER WATER TANK SITE; AUTHORIZING THE MAYOR TO EXECUTE QUITCLAIM DEEDS CONVEYING THE PROPERTY AND VACATING SUCH EASEMENT TO THE PROPERTY AND ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS ORDINANCE; AND ACCEPTING THE PROPERTY CONVEYED TO THE CITY FOR THE PUMP STATION SITE

Passed on second reading in a roll call vote: Clark, Joh, McIntire, Parham, Segelhorst, Shupe and Phillips voting "aye."

5. Consideration of an Ordinance to Amend Various Project Funds (AF: 323-2012).

Adopt:

Ordinance No. 6271, AN ORDINANCE TO AMEND THE GENERAL PROJECT AND GENERAL PROJECT-SPECIAL REVENUE FUND BUDGETS BY TRANSFERRING FUNDS FROM VARIOUS PROJECTS; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, Joh, McIntire, Parham, Segelhorst, Shupe and Phillips voting "aye."

6. Consideration of Approval for Additional Holiday Time at Christmas for City Employees (AF: 337-2012).

Approve:

ADDITIONAL HOLIDAY TIME AT CHRISTMAS FOR CITY EMPLOYEES

Passed in a roll call vote: Clark, Joh, McIntire, Parham, Segelhorst, Shupe and Phillips voting "aye."

VIII. COMMUNICATIONS.

- A. CITY MANAGER.** The Mayor asked Public Works Director Ryan McReynolds to announce the altered holiday schedule this week for garbage pick-up. He stated Monday, Tuesday and Wednesday pick-up would remain the same. Normal Thursday pick-up has been moved to Friday and normal Friday pick-up has been moved to Saturday. At the request of Alderman Segelhorst, Mr. McReynolds explained how citizens could sign up on the city's website to receive a courtesy call to inform them of changes such as these.

City Manager Campbell congratulated the football teams of Sullivan North High School and Dobyns-Bennett High School on their successful seasons this year. He also commended those who traveled to last week's DBHS game, noting Kingsport fans made up almost 40% of the stadium.

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B. MAYOR AND BOARD MEMBERS. Alderman McIntire wished everyone a blessed Thanksgiving, noting we have so much to be thankful for all year long, but especially at this time. He also wished Alderman Segelhorst and Vice-Mayor Parham a happy birthday.

Alderman Shupe also wished everyone a happy Thanksgiving, noting it was an honor to serve. He voiced his appreciation for city staff, especially those who work on the holidays.

Alderman Joh echoed Thanksgiving wishes and remarked on the art display at the Netherland Inn Roundabout. She stated she noticed a concrete lamb in the middle one day and the next it was wearing a red ribbon. She stated she was waiting for further development and encouraged people to donate to public art.

Alderman Segelhorst thanked Dr. Beine for her hard work to receive the award from the Archstone Foundation for Kingsport. He wished everyone a safe and happy Thanksgiving and also Vice-Mayor Parham a happy birthday. Mr. Segelhorst commented on the heavy shopping day coming up this Friday and encouraged everyone to consider buying locally. Lastly, he commended the United Way for a successful campaign and for reaching their goal, highlighting the generous volunteer spirit of Kingsport.

Alderman Clark commented on the Santa Train and Christmas parade this past weekend, noting he was honored to serve as a volunteer on the train this year. He gave details on the train ride and pointed out the many benefits it provides. Mr. Clark also mentioned the unemployment rate has dropped in Kingsport to just over 7%, meaning over 300 jobs were added in the third quarter. He praised citizens on this accomplishment.

Vice-Mayor Parham wished everyone a happy Thanksgiving and Alderman Segelhorst happy birthday. He then commented on a recent meeting involving 60 individuals who represented hundreds of volunteers in Kingsport such as the Boys and Girls Club, Girls Incorporated, Kingsport Housing Authority, school officials and Parks and Recreation to address specific issues. He remarked it makes the BMA's job easier when there is that level of professional input.

Mayor Phillips agreed that enough could be said about the volunteers. He then commented that we have so much to be thankful for and wished everyone a happy Thanksgiving also.

C. VISITORS. Ms. Barbara Brown thanked the BMA members who volunteered to bag groceries at Food City for the United Way.

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IX. ADJOURN. Seeing no other business for consideration at this meeting, Mayor Phillips adjourned the meeting at 7:50 p.m.

ANGELA MARSHALL
Deputy City Recorder

DENNIS R. PHILLIPS
Mayor



AGENDA ACTION FORM

Public Hearing and Consideration of Ordinances to Annex/ Amend Zoning of the North Kingsport Area 1 Annexation and Consideration of a Resolution Adopting the Plan of Services

TO: Board of Mayor and Aldermen
 FROM: John G. Campbell, City Manager *John G. Campbell*

Action Form No.: AE-341-2012
 Work Session: December 3, 2012
 First Reading: December 4, 2012
 Final Adoption: December 18, 2012
 Staff Work By: Ken Weems
 Presentation By: Ken Weems

Recommendation:

- Hold public hearing
- Approve ordinance for the North Kingsport Area 1 annexation
- Approve ordinance amending the zoning ordinance for the North Kingsport Area 1 annexation
- Approve resolution adopting a plan of services for the annexation area

Executive Summary:

This is the North Kingsport Area 1 annexation of approximately 13.5 acres/ 5 parcels located at the intersection of Bell Ridge Road and McKenzie Drive in North Kingsport (west of Lynn Garden Drive), with an approximate population of 12 residents (including 3 children currently attending City schools). The current county zoning of the area is R-1 (Low Density District). The proposed city zoning for the area is R-1B (Residential District) and A-1 (Agricultural District). During their November 2012 regular meeting, the Kingsport Regional Planning Commission voted unanimously to send a favorable recommendation for the annexation, zoning, and plan of services to the Board of Mayor and Aldermen for this annexation. City water requires an upgrade in the annexation area. Sanitary sewer does not require an upgrade with this annexation per petitioner request. The primary reason for the annexation request is tuition-free City schools. The Notice of Public Hearing was published on November 19, 2012.

Attachments:

1. Notice of Public Hearing
2. Annexation Ordinance
3. Zoning Ordinance
4. Resolution
5. Staff Report
6. Maps

Funding source appropriate and funds are available: _____

	<u>Y</u>	<u>N</u>	<u>O</u>
Clark	—	—	—
Joh	—	—	—
McIntire	—	—	—
Parham	—	—	—
Segelhorst	—	—	—
Shupe	—	—	—
Phillips	—	—	—

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that the City of Kingsport Board of Mayor and Aldermen will conduct a Public Hearing during its regular business meeting on Tuesday, December 4, 2012, to consider the annexation, zoning, and plan of services for the North Kingsport Area 1 annexation. The regular business meeting will begin at 7:00 p.m. in the large courtroom located on the second floor of City Hall, at 225 W. Center Street, Kingsport, Tennessee.

The property proposed for annexation is generally described as follows:

BEGINNING at a point, said point being the northern corner of parcel 17.10, Tax Map 12N; thence in a southeasterly direction, approximately 803 feet to a point, said point being the eastern corner of parcel 17.10 in common with the northern right-of-way of Bell Ridge Road; thence in a southerly direction, crossing the right-of-way of Bell Ridge Road, approximately 50 feet to a point, said point lying on the northern boundary of parcel 12; thence in a southwesterly direction, following the southern right-of-way of Bell Ridge Road and McKenzie Drive, approximately 680 feet to a point, said point lying on the boundary of parcel 11 in common with the eastern right-of-way of McKenzie Drive; thence in a northwesterly direction, crossing the right-of-way of McKenzie Drive, approximately 200 feet to a point, said point being the southwestern corner of parcel 16; thence in a northerly direction, approximately 100 feet to a point, said point being the northern corner of parcel 16 in common with the southern right-of-way of Bell Ridge Road; thence in a northwesterly direction, following the southern right-of-way of Bell Ridge Road, approximately 100 feet to a point, said point lying on the boundary of parcel 15; thence in a northerly direction, crossing the right-of-way of Bell Ridge Road, approximately 50 feet to a point, said point being the southern corner of parcel 20; thence in a northwesterly direction, approximately 300 feet to a point, said point lying on the boundary of parcel 20; thence in an easterly direction, approximately 10 feet to a point; thence in a northwesterly direction, approximately 480 feet to a point, said point being the northwest corner of parcel 17.10; thence in a northeasterly direction, approximately 460 feet to the point of BEGINNING, and being all of parcels 16, 17, 17.10, 18.10, and 19.10, Tax Maps 12N, 12O, 29B, and 29C, as well as the streets of Bell Ridge Road, approximately 900 feet in length and McKenzie Drive, approximately 110 feet in length as shown on the April 2011 Sullivan County Tax Maps.

All interested persons are invited to attend this meeting and public hearing. A detailed map, description, and plan of services document is on file in the offices of the City Manager, Planning Manager, and Kingsport Library for inspection. Additional information concerning this proposal may be obtained by contacting the Kingsport Planning Division of the Development Services Department, telephone 423-229-9485.

CITY OF KINGSPORT
James H. Demming, City Recorder
P1T: 11/19/12

PRE-FILED CITY RECORDER

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX THAT CERTAIN TERRITORY ADJOINING THE PRESENT CORPORATE BOUNDARIES OF THE CITY OF KINGSPORT, EMBRACING THAT CERTAIN PART OF THE 12TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AND KNOWN AS THE NORTH KINGSPORT AREA 1 ANNEXATION, AS HEREINAFTER DESCRIBED; TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF KINGSPORT, TENNESSEE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

WHEREAS, a public hearing before the Board of Mayor and Aldermen of the City of Kingsport, Tennessee, was held on the 4th day of December, 2012, and notice thereof published in the Kingsport Times-News on the 19th day of November, 2012; and

WHEREAS, the Board of Mayor and Aldermen finds that the annexation will materially benefit the health, safety, and welfare of the citizens and property owners of the city and the territory annexed; and

WHEREAS, the annexation of such property is deemed necessary for the welfare of the residents and property owners thereof and the city as a whole; and

WHEREAS, a plan of services for this area was adopted by Resolution on the 4th day of December, 2012 as required by Tenn. Code Ann., 6-51-102, et seq.

BE IT ORDAINED BY THE CITY OF KINGSPORT, AS FOLLOWS:

SECTION I. Pursuant to the authority conferred by Tennessee Code Annotated §6-51-102 et seq. there is here by annexed to the City of Kingsport, Tennessee, and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries: embracing that certain part of Civil District No. 12 of Sullivan County, Tennessee, and more fully described to-wit:

BEGINNING at a point, said point being the northern corner of parcel 17.10, Tax Map 12N; thence in a southeasterly direction, approximately 803 feet to a point, said point being the eastern corner of parcel 17.10 in common with the northern right-of-way of Bell Ridge Road; thence in a southerly direction, crossing the right-of-way of Bell Ridge Road, approximately 50 feet to a point, said point lying on the northern boundary of parcel 12; thence in a southwesterly direction, following the southern right-of-way of Bell Ridge Road and McKenzie Drive, approximately 680 feet to a point, said point lying on the boundary of parcel 11 in common with the eastern right-of-way of McKenzie Drive; thence in a northwesterly direction, crossing the right-of-way of McKenzie Drive, approximately 200 feet to a point, said point being the southwestern corner of parcel 16; thence in a northerly direction, approximately 100 feet to a point, said point being

the northern corner of parcel 16 in common with the southern right-of-way of Bell Ridge Road; thence in a northwesterly direction, following the southern right-of-way of Bell Ridge Road, approximately 100 feet to a point, said point lying on the boundary of parcel 15; thence in a northerly direction, crossing the right-of-way of Bell Ridge Road, approximately 50 feet to a point, said point being the southern corner of parcel 20; thence in a northwesterly direction, approximately 300 feet to a point, said point lying on the boundary of parcel 20; thence in an easterly direction, approximately 10 feet to a point; thence in a northwesterly direction, approximately 480 feet to a point, said point being the northwest corner of parcel 17.10; thence in a northeasterly direction, approximately 460 feet to the point of BEGINNING, and being all of parcels 16, 17, 17.10, 18.10, and 19.10, Tax Maps 12N, 12O, 29B, and 29C, as well as the streets of Bell Ridge Road, approximately 900 feet in length and McKenzie Drive, approximately 110 feet in length as shown on the April 2011 Sullivan County Tax Maps.

SECTION II. That this ordinance shall take effect from and after the date of its passage, as the law directs, the public welfare of the citizens of Kingsport, Tennessee, requiring it.

DENNIS R. PHILLIPS
Mayor

ATTEST:

APPROVED AS TO FORM:

JAMES H. DEMMING
City Recorder

J. MICHAEL BILLINGSLEY
City Attorney

PASSED ON 1ST READING _____
PASSED ON 2ND READING _____

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO ZONE PROPERTY ALONG BELL RIDGE ROAD AND MCKENZIE DRIVE TO R-1B, RESIDENTIAL DISTRICT AND A-1, AGRICULTURAL DISTRICT IN THE 12TH CIVIL DISTRICT OF SULLIVAN COUNTY; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY OF KINGSPORT, AS FOLLOWS:

SECTION I. That the zoning code, text, and map, be and the same is hereby further amended to rezone property along Bell Ridge Road and McKenzie Drive to R-1B, Residential District, in the 12th Civil District of Sullivan County; said property to be rezoned being further and more particularly described as follows:

BEGINNING at a point, said point being the eastern corner of parcel 17.10, Tax Map 29C; thence in a southwesterly direction, following the northern right-of-way of Bell Ridge Road, approximately 372 feet to a point, said point the southern corner of parcel 17.10; thence in a northerly direction, approximately 84 feet to a point, said point being the northeastern corner of parcel 17; thence in a southwesterly direction, approximately 198 feet to a point, said point being the northwestern corner of parcel 17; thence in a northwesterly direction, following the boundary of parcel 18.10, approximately 100 feet to a point, said point being the northern corner of parcel 18.10; thence in a northwesterly direction, approximately 170 feet to a point, said point being the northeastern corner of parcel 19.10; thence in a southwesterly direction, approximately 185 feet to a point, said point lying on the boundary of parcel 20; thence in a southeasterly direction, approximately 300 feet to a point, said point being the southern corner of parcel 20 in common with the northern right-of-way of Bell Ridge Road; thence in a southwesterly direction, crossing the right-of-way of Bell Ridge Road, approximately 50 feet to a point, said point lying on the boundary of parcel 15 in common with the southern right-of-way of Bell Ridge Road; thence in a southeasterly direction, following the southern right-of-way of Bell Ridge Road, approximately 100 feet to a point, said point being the northern corner of parcel 16; thence in a southerly direction, approximately 100 feet to a point, said point being the western corner of parcel 16; thence in a southeasterly direction, crossing the right-of-way of McKenzie Drive, approximately 200 feet to a point, said point lying on the boundary of parcel 11; thence in a northeasterly direction, following the southern right-of-way of Bell Ridge Road, approximately 680 feet to a point, said point lying on the boundary of parcel 12; thence in a

northerly direction, crossing the right-of-way of Bell Ridge Road, approximately 50 feet to the point of BEGINNING, and being all of parcels 16, 17, 18.10, and 19.10, Tax Maps 12N, 12O, 29B, and 29C, as well as the streets of Bell Ridge Road, approximately 900 feet in length and McKenzie Drive, approximately 110 feet in length as shown on the April 2011 Sullivan County Tax Maps.

SECTION II. That the zoning code, text, and map, be and the same is hereby further amended to rezone property along Bell Ridge Road to A-1, Agricultural District, in the 12th Civil District of Sullivan County; said property to be rezoned being further and more particularly described as follows:

BEGINNING at a point, said point being the northern corner of parcel 17.10, Tax Map 12N; thence in a southeasterly direction, approximately 803 feet to a point, said point being the eastern corner of parcel 17.10 in common with the northern right-of-way of Bell Ridge Road; thence in a southwesterly direction, following the northern right-of-way of Bell Ridge Road, approximately 372 feet to a point, said point the southern corner of parcel 17.10; thence in a northerly direction, approximately 84 feet to a point, said point being the northeastern corner of parcel 17; thence in a southwesterly direction, approximately 198 feet to a point, said point being the northwestern corner of parcel 17; thence in a northwesterly direction, following the boundary of parcel 18.10, approximately 100 feet to a point, said point being the northern corner of parcel 18.10; thence in a northwesterly direction, approximately 170 feet to a point, said point being the northeastern corner of parcel 19.10; thence in a southwesterly direction, approximately 180 feet to a point, said point being the western-most corner of parcel 17.10; thence in a northwesterly direction, approximately 480 feet to a point, said point being the northwest corner of parcel 17.10; thence in a northeasterly direction, approximately 460 feet to the point of BEGINNING, and being all of parcel 17.10, Tax Maps 12N, 12O, 29B, and 29C as shown on the April 2011 Sullivan County Tax Maps.

SECTION III. Any person violating any provisions of this ordinance shall be guilty of an offense and upon conviction shall pay a penalty of FIFTY DOLLARS (\$50.00) for each offense. Each occurrence shall constitute a separate offense.

SECTION IV. That this ordinance shall take effect from and after the date of its passage and publication, as the law directs, the public welfare of the City of Kingsport, Tennessee requiring it.

DENNIS R. PHILLIPS
Mayor

ATTEST:

JAMES H. DEMMING
City Recorder

APPROVED AS TO FORM:

J. MICHAEL BILLINGSLEY
City Attorney

PASSED ON 1ST READING _____
PASSED ON 2ND READING _____

RESOLUTION NO.

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE NORTH KINGSPORT AREA 1 ANNEXATION OF THE CITY OF KINGSPORT, TENNESSEE

WHEREAS, before any territories may be annexed under Tennessee Code Annotated §6-51-102, the governing body shall have previously adopted a plan of services setting forth the identification and timing of municipal services; and

WHEREAS, before any such plan of services shall have been adopted, it must have been submitted to the local planning commission for study and a written report; and

WHEREAS, a plan of services for the proposed North Kingsport Area 1 annexation was submitted to the Kingsport Regional Planning Commission on November 15, 2012, for its consideration and a written report; and

WHEREAS, prior to the adoption of a plan of services, the City shall hold a public hearing; and

WHEREAS, a public hearing was held December 4, 2012; and

WHEREAS, notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the municipality a minimum of seven (7) days prior to the hearing; and

WHEREAS, notice of the time and place of the public hearing was published in the Kingsport Times-News on November 19, 2012; and

WHEREAS, the City of Kingsport, pursuant to the provisions of Tennessee Code Annotated, §6-51-102 has endeavored to annex a portion of the 12th Civil District of Sullivan County, Tennessee, commonly known as the North Kingsport Area 1 Annexation, said area being bounded and further described as follows:

BEGINNING at a point, said point being the northern corner of parcel 17.10, Tax Map 12N; thence in a southeasterly direction, approximately 803 feet to a point, said point being the eastern corner of parcel 17.10 in common with the northern right-of-way of Bell Ridge Road; thence in a southerly direction, crossing the right-of-way of Bell Ridge Road, approximately 50 feet to a point, said point lying on the northern boundary of parcel 12; thence in a southwesterly direction, following the southern right-of-way of Bell Ridge Road and McKenzie Drive, approximately 680 feet to a point, said point lying on the boundary of parcel 11 in common with the eastern right-of-way of McKenzie Drive; thence in a northwesterly direction, crossing the right-of-way of McKenzie Drive, approximately 200 feet to a point, said point being the southwestern corner of parcel 16; thence in a northerly direction, approximately 100 feet to a point, said point being the northern corner of parcel 16 in common with the southern right-of-way of

Bell Ridge Road; thence in a northwesterly direction, following the southern right-of-way of Bell Ridge Road, approximately 100 feet to a point, said point lying on the boundary of parcel 15; thence in a northerly direction, crossing the right-of-way of Bell Ridge Road, approximately 50 feet to a point, said point being the southern corner of parcel 20; thence in a northwesterly direction, approximately 300 feet to a point, said point lying on the boundary of parcel 20; thence in an easterly direction, approximately 10 feet to a point; thence in a northwesterly direction, approximately 480 feet to a point, said point being the northwest corner of parcel 17.10; thence in a northeasterly direction, approximately 460 feet to the point of BEGINNING, and being all of parcels 16, 17, 17.10, 18.10, and 19.10, Tax Maps 12N, 12O, 29B, and 29C, as well as the streets of Bell Ridge Road, approximately 900 feet in length and McKenzie Drive, approximately 110 feet in length as shown on the April 2011 Sullivan County Tax Maps.

AND WHEREAS, the City of Kingsport deems it advisable to adopt a Plan of Services for the proposed annexation area. Now, therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF KINGSFORT, TENNESSEE, AS FOLLOWS:

SECTION I. That a Plan of Services for the North Kingsport Area 1 Annexation as bounded and described above is hereby adopted, subject to an enactment of an annexation ordinance for the annexation area, the said Plan of Services to be as follows:

**North Kingsport Area 1 Annexation
Plan of Services**

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to

provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.

- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. The City of Kingsport Fire Department is an Internationally Accredited Agency, one of only three in the State of Tennessee. We operate 8 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 106 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 3 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 35 seconds after we receive the call from our dispatch center.
- C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.

- F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.
- C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.
- D. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.
- E. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of AEP and is currently available.

5. Sanitary Sewer

- A. Pursuant to the request of the property owners, City of Kingsport sanitary sewer will not be installed and extended to the properties in the annexation area. The property owners do not wish to have sanitary sewer extended to the property as part of this annexation. However, the property owners, or successors, may request that the city provide sanitary sewer, but it will be in the sole discretion of the city whether to fulfill such request and at what time.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.

- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines in to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance is also provided on the effective date of annexation. These crews include a certified Arborist, certified Pesticide Applicators, and other trained personnel to respond to emergencies and routine maintenance requests.

- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that AEP install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation. Lighting on minor and major arterials will be installed per prevailing City policy.

10. Zoning Services

- A. The area will be zoned R-1B (Residential District) and A-1 (Agricultural District).

- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.
- C. Children at all grade levels may attend City schools tuition-free. Transportation will be provided for students, whose homes are more than 1.5 miles from their designated school, beginning with the school year following annexation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

The installation of any needed storm sewers will be accomplished in accordance with existing standards and engineering principles provided for by present City policies. Maintenance of existing storm sewer and drainage systems is also provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

SECTION II. This Resolution shall be effective from and after its adoption, the public welfare requiring it.

ADOPTED this the 4th day of December 2012.

ATTEST:

City of Kingsport, Tennessee, Resolution No. ,
Ref: AF:

DENNIS R. PHILLIPS, Mayor

JAMES H. DEMMING
City Recorder

APPROVED AS TO FORM:

J. MICHAEL BILLINGSLEY, City Attorney

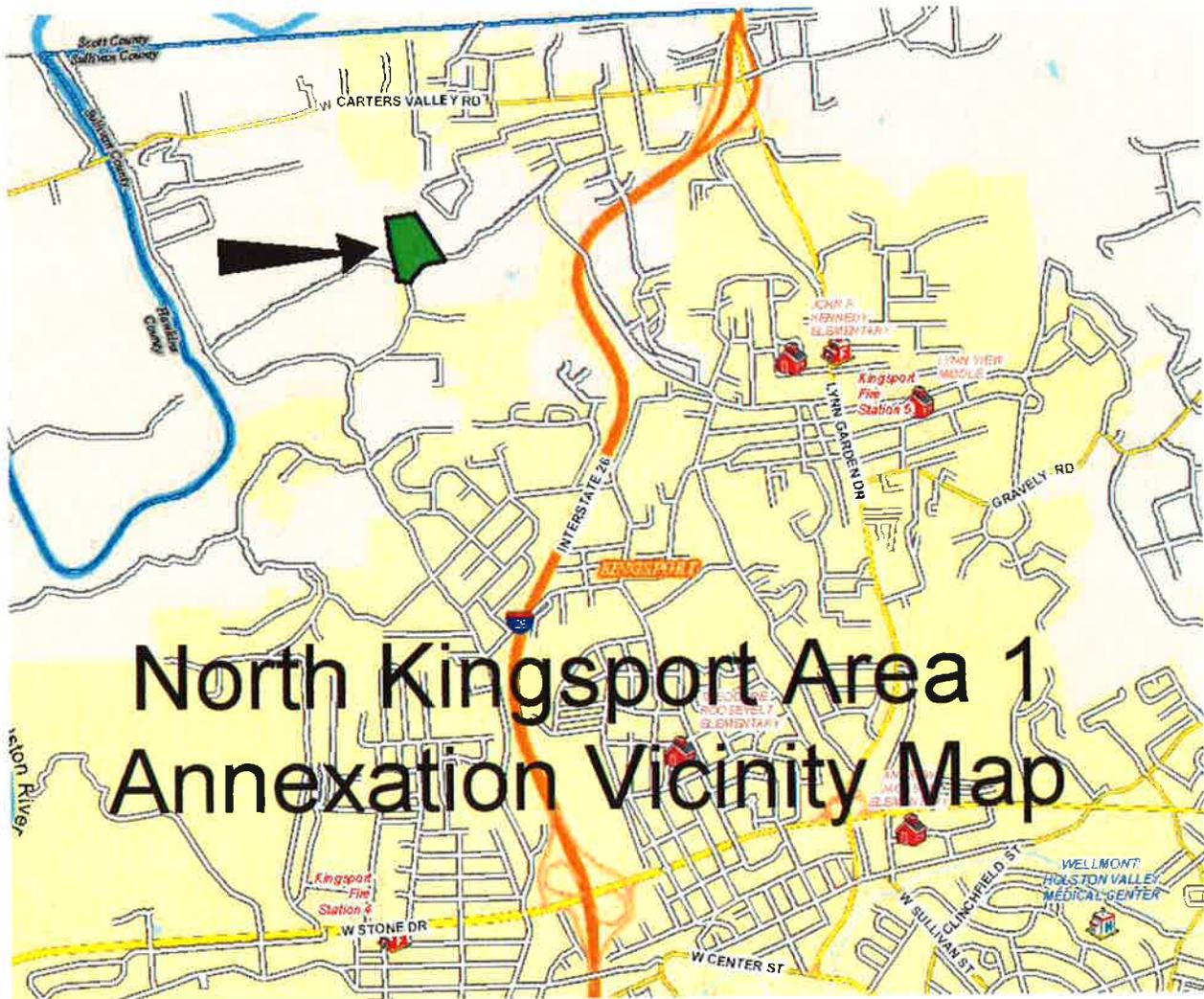
Kingsport Regional Planning Commission

Annexation Report

File Number 12-301-00014

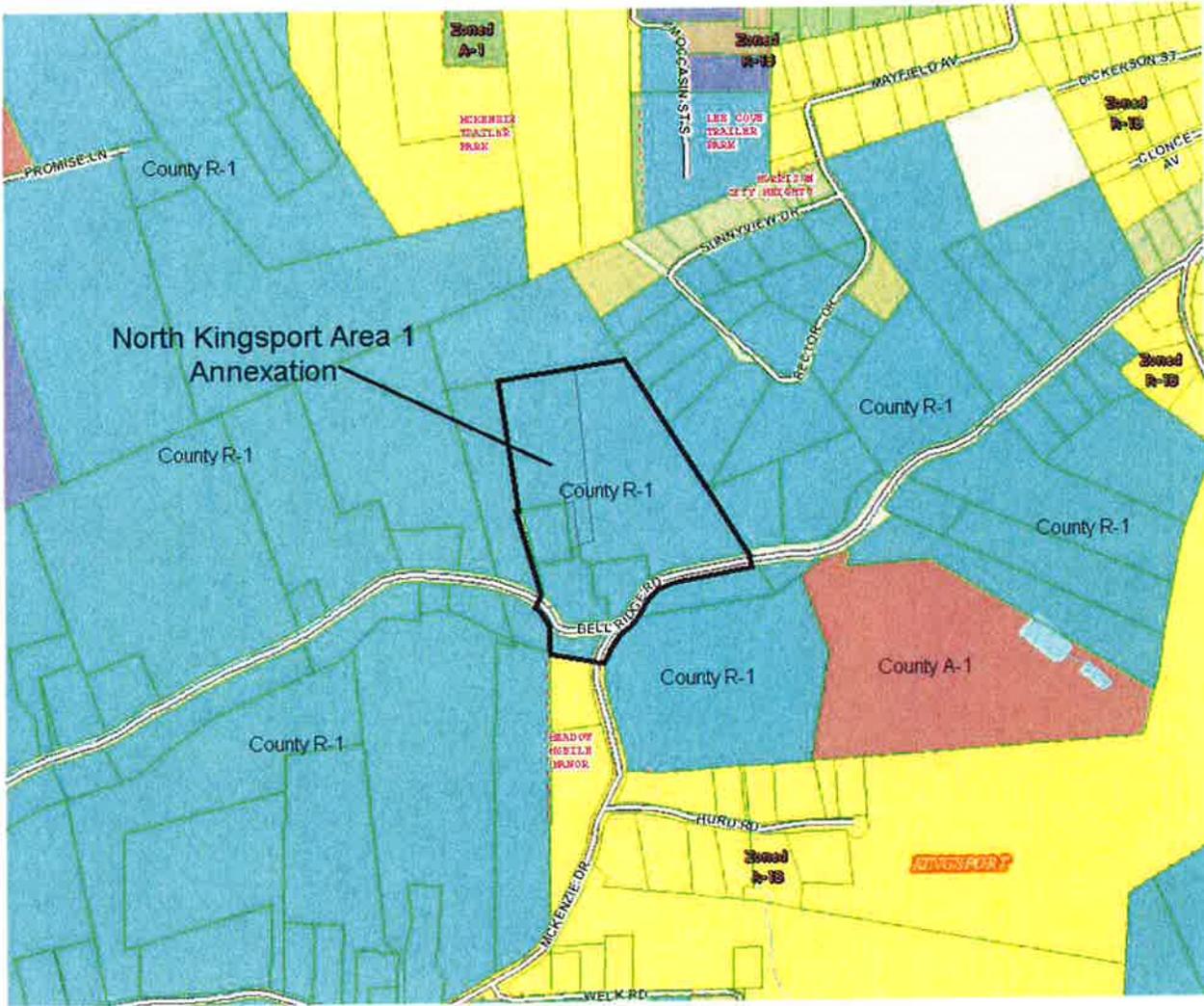
Planner:	Ken Weems	Date:	October 23, 2012
Planning Commission Action		Meeting Date:	November 15, 2012
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Area Map

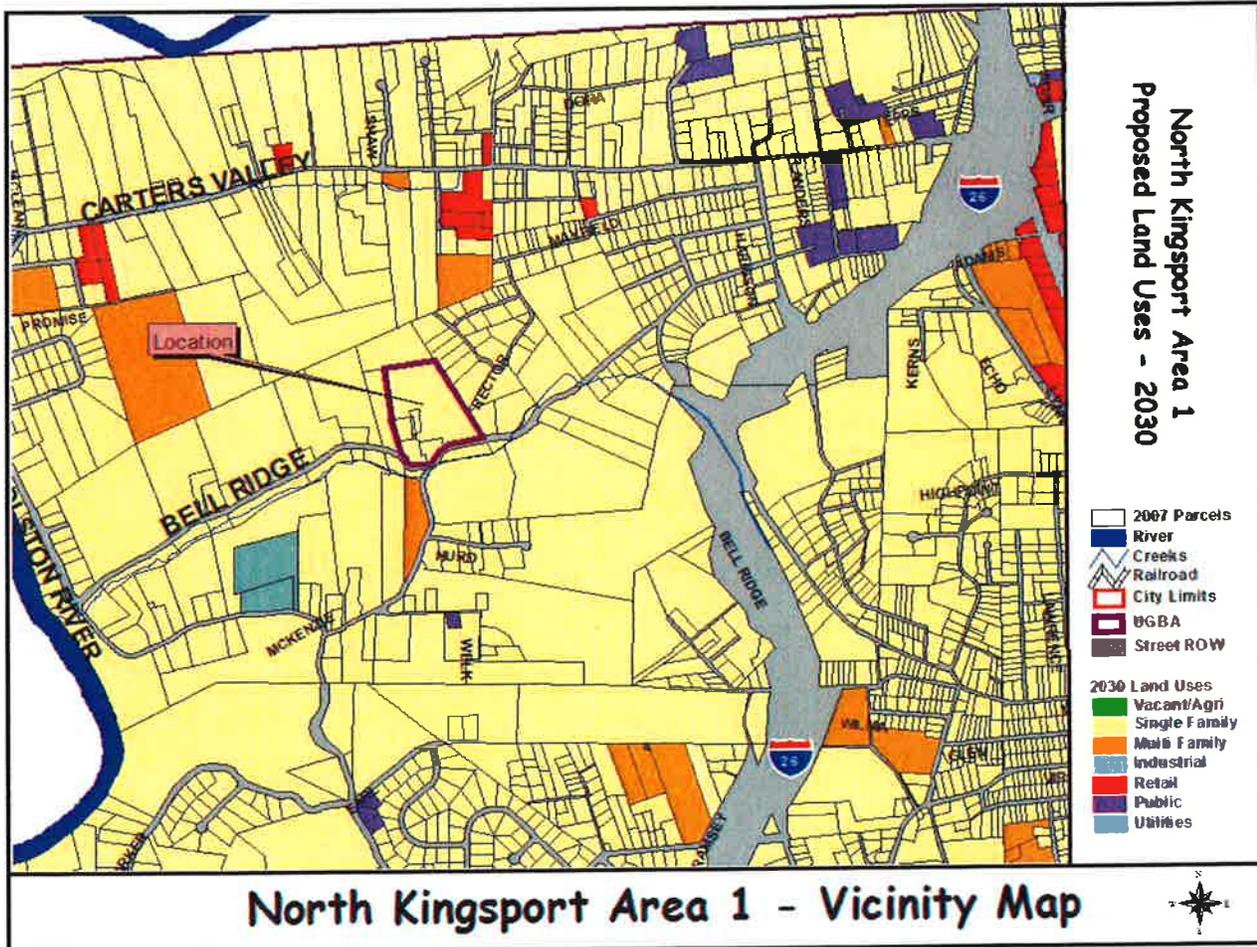


Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 18, 2012

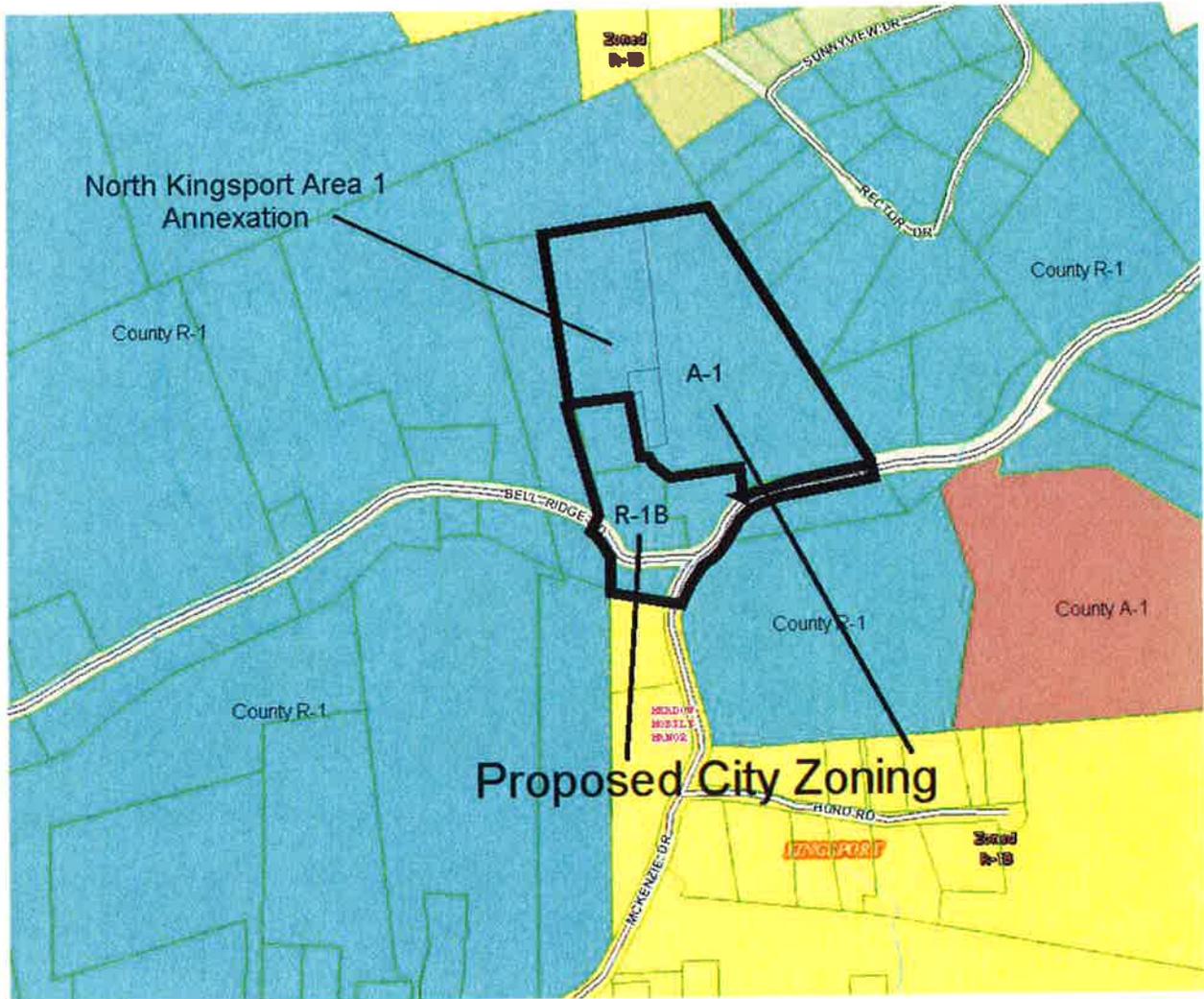
Current Zoning Map



FUTURE LAND USE PLAN MAP



PROPOSED ZONING MAP

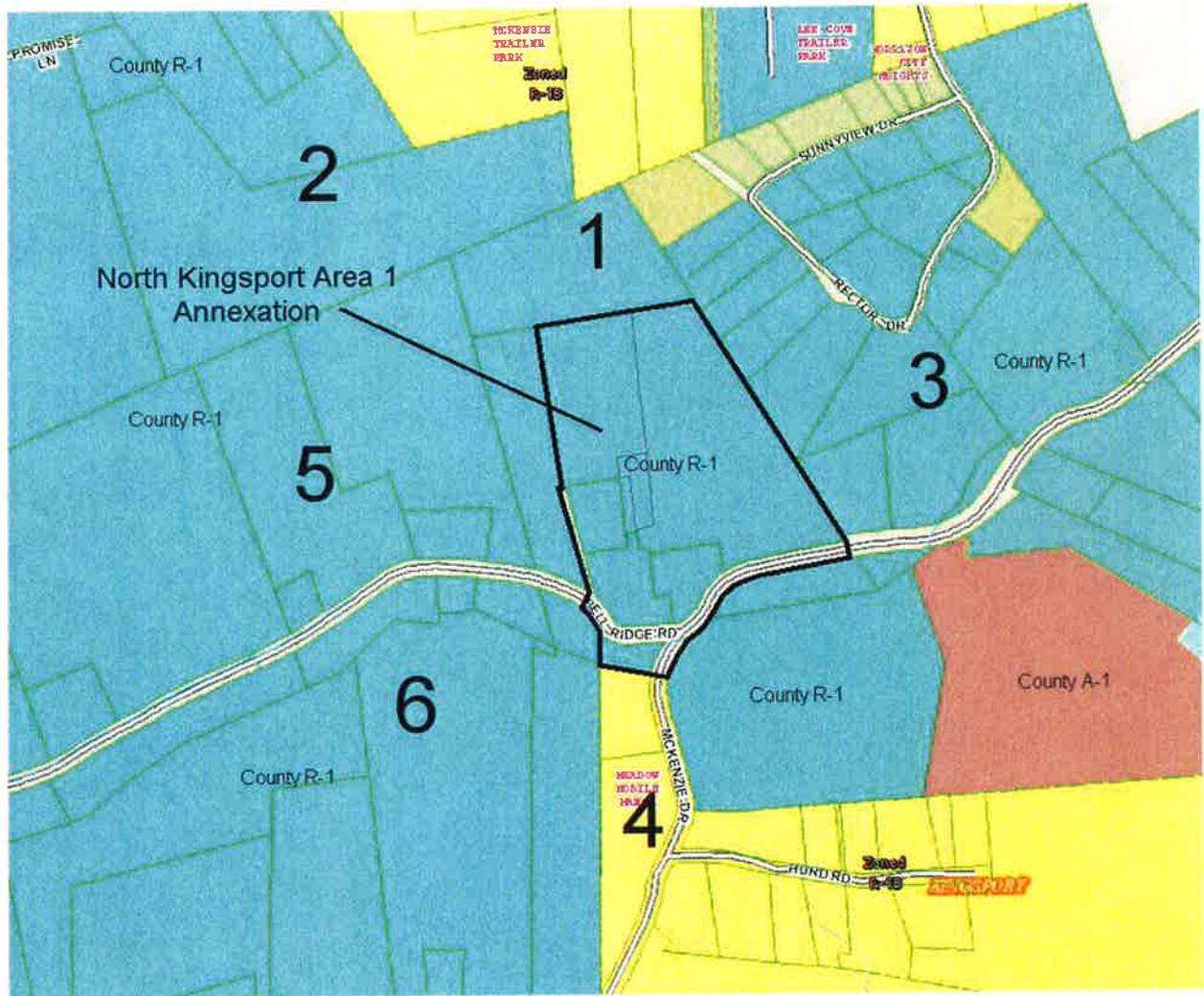


North Kingsport Area 1 Annexation Area
COST ESTIMATE/ tax records as of 25 Oct 12

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$3,098.00	12 res x 104 (estimated)
State Shared	X	\$1,248.00	
Sewer Tap Fees	X	\$0.00	
Water & Sewer Rev (loss)	X	-\$1,241.00	
Total	\$0.00	\$3,105.00	

Expenses	One Time	Reoccurring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	
Street Lighting	7,000.00	891.00	
Traffic Controls	1,500.00	90.00	
Streets & Sanitation	0.00	1,950.00	
Subtotal	8,500.00	2,931.00	
Capital Budget			
Water	21,500.00	0.00	1 hydrant & 8" extension not extended per owner req
Sewer	0.00	0.00	
Streets	3,442.00	0.00	
Subtotal	24,942.00	0.00	
Grand Total	\$33,442.00	\$2,931.00	

EXISTING SURROUNDING LAND USES



Kingsport Regional Planning Commission

Annexation Report

File Number 12-301-00014

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: County R-1</u> Use: Vacant Land	Pending Annexation & zoning to City R-1B effective 7 Dec 12
Further North and Northwest	2	<u>Zone: County R-1</u> Use: Single Family Residential	Annexed as part of Colonial Heights Area 3 Annexation on 1 Apr2011
East	3	<u>Zone: County R-1</u> Use: Single Family Residential	No prior action known
Southeast and South	4	<u>Zone: City R-1B</u> Use: Mobile Home Park (12 trailers)	No prior action known
Northwest	5	<u>Zone: County R-1</u> Use: Single Family Residential	Annexed as part of Colonial Heights Area 4 on 24 Oct 2012
West	6	<u>Zone: County R-1</u> Use: Single Family Residential	Pending Annexation & zoning to City R-1B effective 7 Dec 12

CONCLUSION

The Kingsport Planning Division recommends approval for the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

AERIAL PHOTO



NORTH VIEW

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 18, 2012



WEST VIEW



SOUTH VIEW



EAST VIEW



PETITION



CITY OF KINGSPORT, TENNESSEE
Petition for Annexation

We, the property owners of record, hereby petition the City of Kingsport to be annexed.

1.	Name: Mike + Kelly McQueen	Address: 865 Bell Ridge Rd
	Parcel # (if known): 017.10	Phone: 423 367 6670
	Email Address: mhmccqueen@yqshs.com	# In Household & Ages: 5 48, 44, 6, 13, 11
	Signature: <i>Mike McQueen</i>	

2.	Name: Liz McQueen	Address: 913 Bell Ridge Rd
	Parcel # (if known): 019.10	Phone: 423 612 7084
	Email Address: LMcQueen@RISK.com	# In Household & Ages: 1 50
	Signature: <i>Liz McQueen</i>	

3.	Name: Zanna Collins	Address: 893 Bell Ridge Rd
	Parcel # (if known): 018.10	Phone:
	Email Address: _____	# In Household & Ages: 1 87
	Signature: <i>Zanna Collins</i>	

4.	Name: Mike + Kelly McQueen	Address: 871 Bell Ridge Rd
	Parcel # (if known): 017.00	Phone: 423 367 6670
	Email Address:	# In Household & Ages: 0
	Signature: <i>Mike McQueen</i>	

5.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

INCLUDED PARCELS LIST

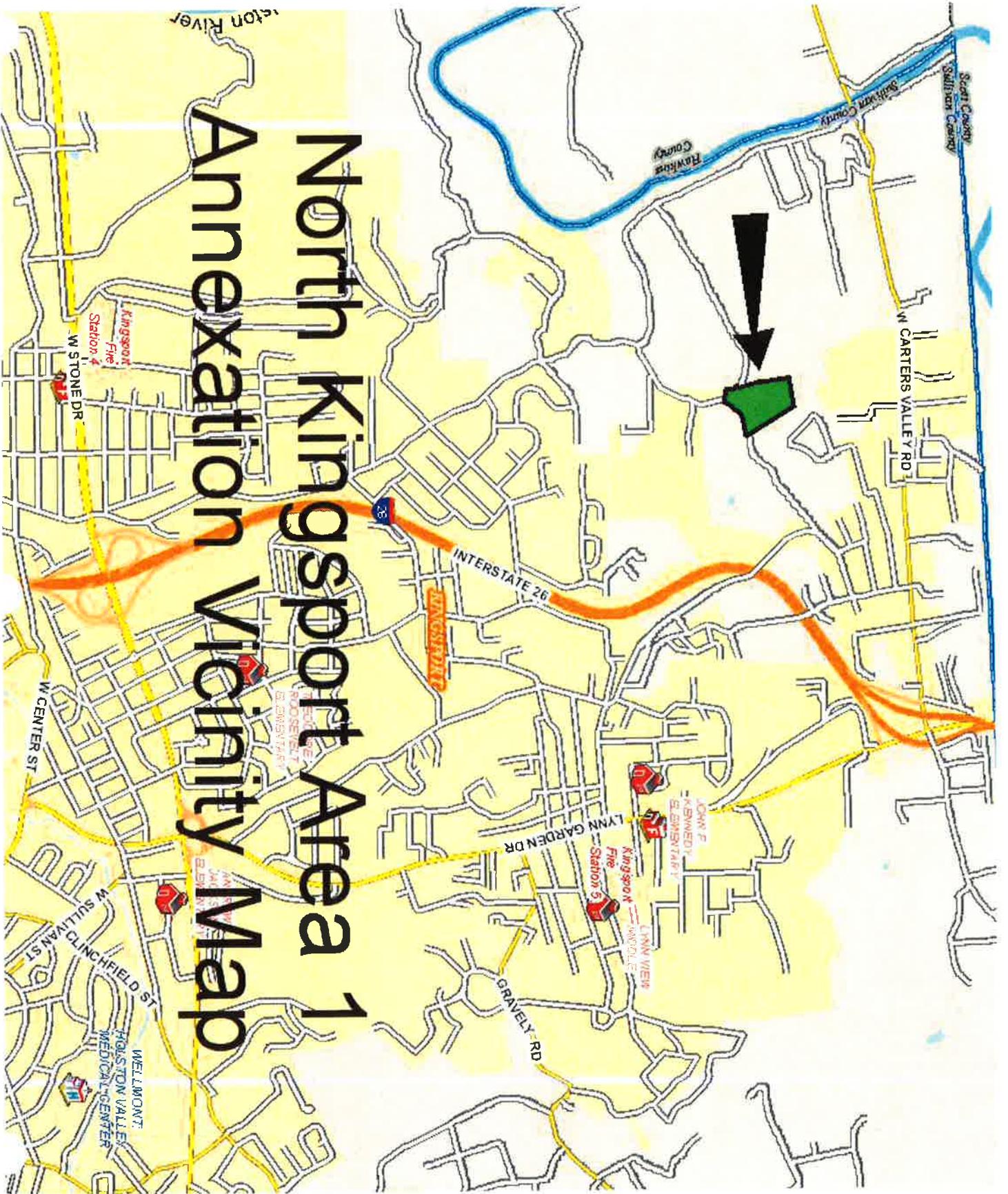
Kingsport Regional Planning Commission

Annexation Report

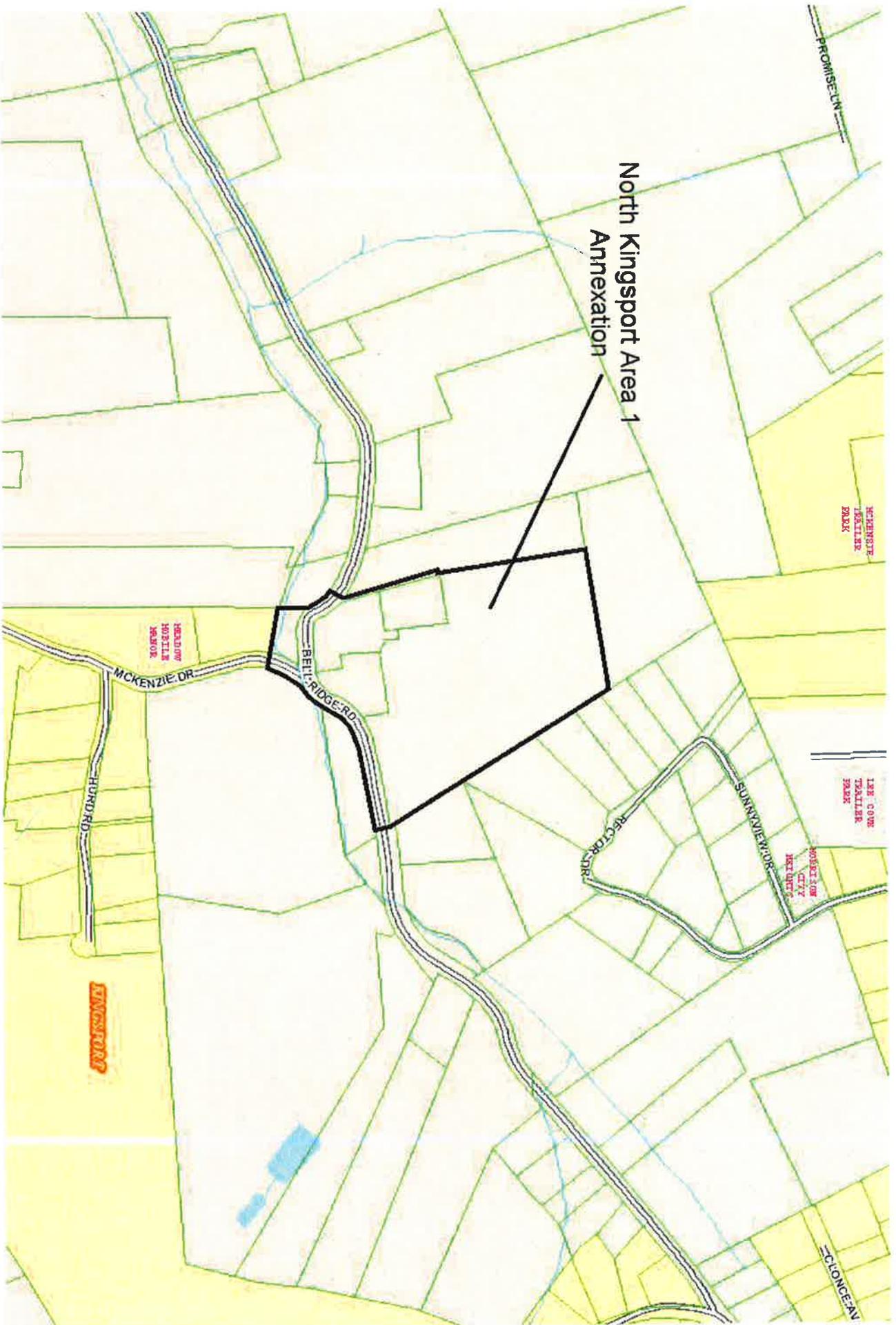
File Number 12-301-00014

ControlMap	Group_	ParcelNumber	Property Address	AssessedVal	City Tax
029B	B	1600	BELL RIDGE RD	1475	\$29.06
029B	B	1710	BELL RIDGE RD 865	89025	\$1,753.79
029B	B	1700	BELL RIDGE RD 871	12800	\$252.16
029B	B	1810	BELL RIDGE RD 893	33500	\$659.95
029B	B	1910	BELL RIDGE RD 913	20525	\$404.34

North Kingsport Area 1 Annexation Vicinity Map



North Kingsport Area 1 Annexation



North Kingsport Area 1 Annexation

County R-1

County R-1

Proposed City Zoning

R-1B

A-1

County R-1

County R-1

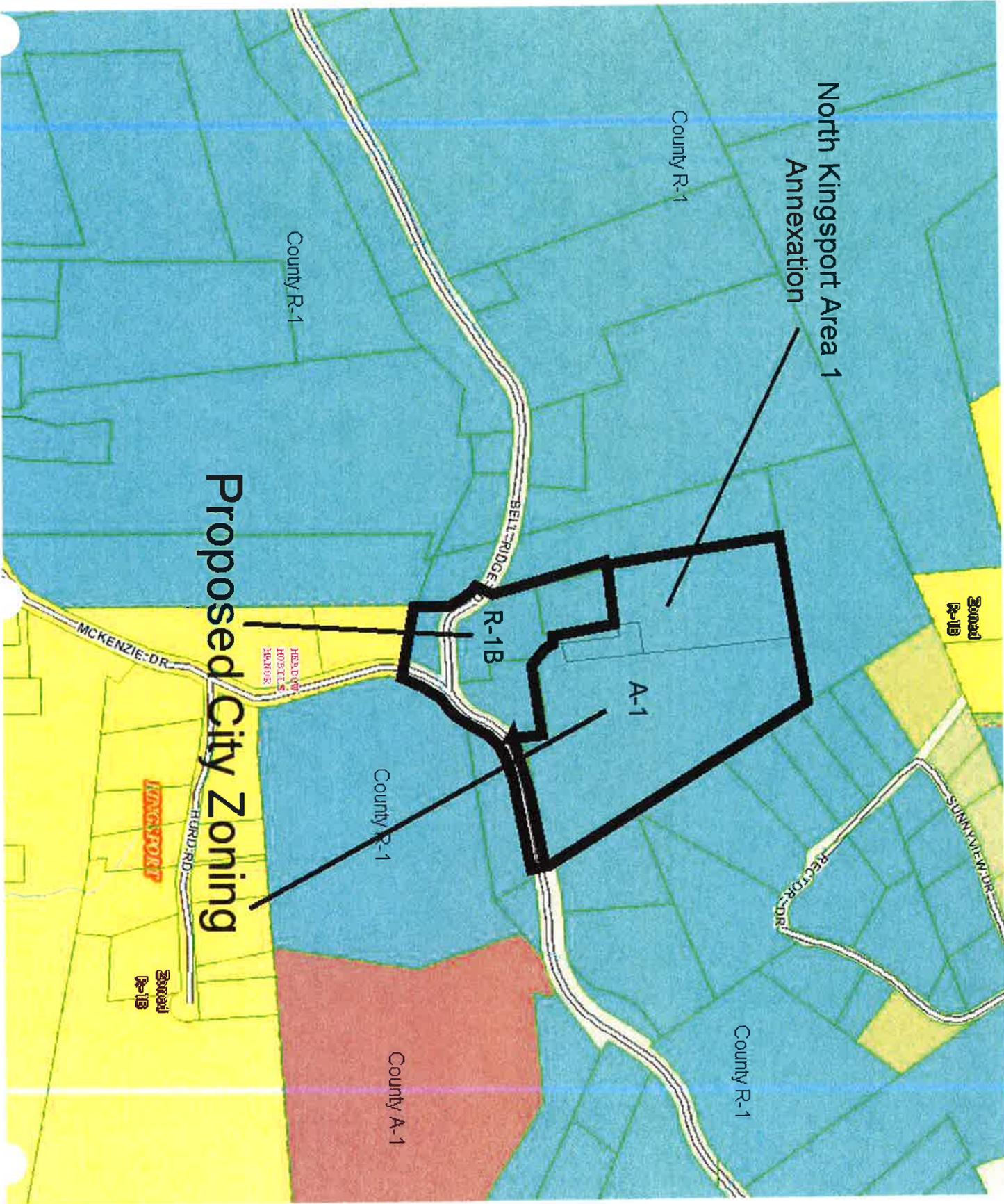
County A-1

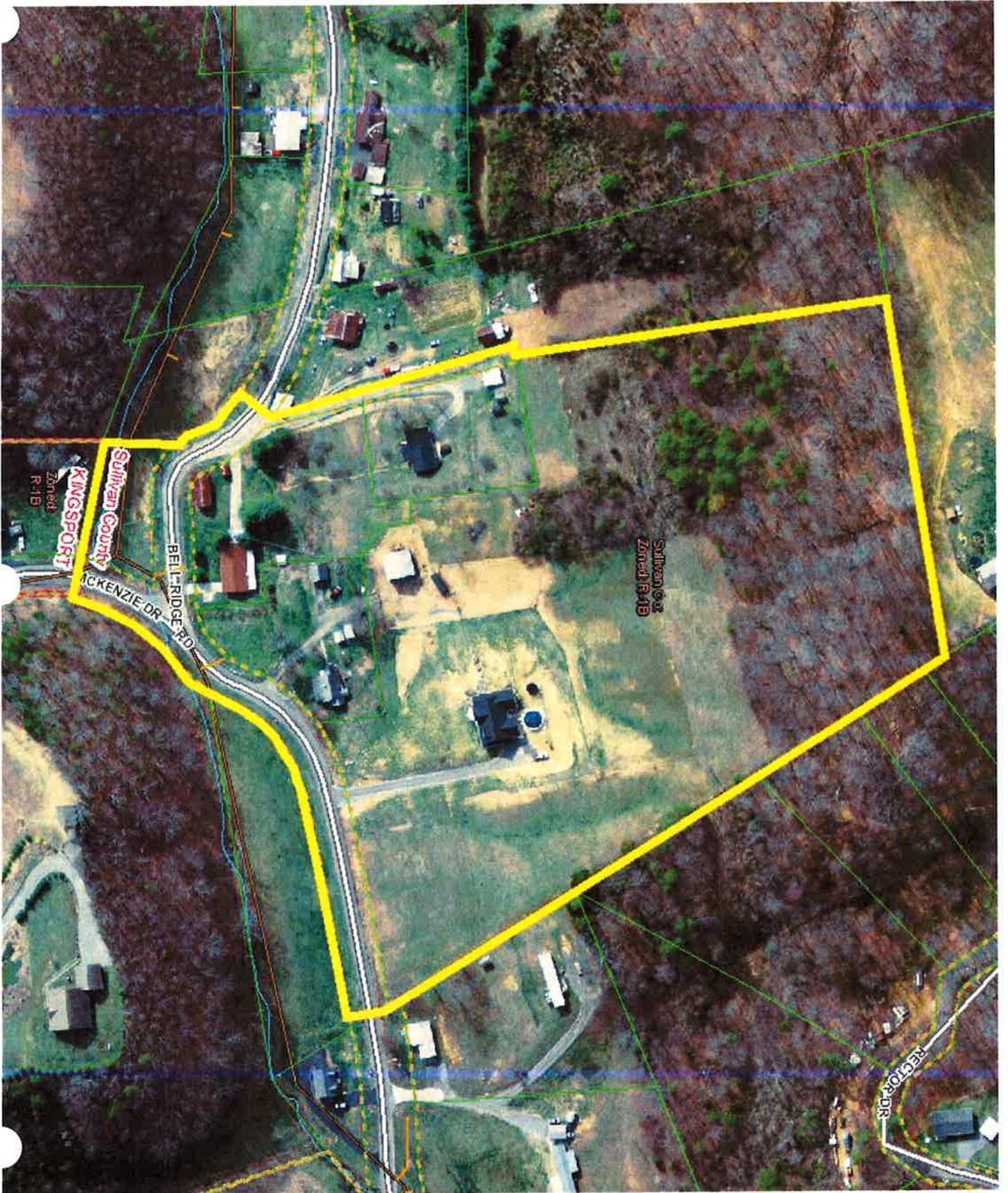
Special
R-1B

Special
R-1B

KINGSFORT

HEADWAY
HOTELS &
RENTALS





Rationale

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.
3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.
4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.
5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.



AGENDA ACTION FORM

Consideration of an Ordinance Transferring Funds to the J Fred Johnson Stadium Project to Fund Phase I and Phase II

To: Board of Mayor and Aldermen
From: John G. Campbell, City Manager

Action Form No.: AF-129-2012
Work Session: December 3, 2012
First Reading: December 4, 2012

Final Adoption: December 18, 2012
Staff Work By: Judy Smith
Presentation By: John Campbell

Recommendation: Approve the Ordinance

Executive Summary:

At the 11/19 BMA work session the members of the BMA responded positively to the BOE's request to take all appropriate steps to establish a very accurate cost estimate for needed stadium improvements. The steps involved will be the Schematic Design Phase, the Design Development Phase, and pre-preparation of construction specs. At the request of the BOE, we have obtained from CHA Sports a proposal for all of the aforementioned phases not to exceed \$250,000. As we mentioned at the workshop, we have identified a design fund from the 2009 bond issue that can cover this amount and will still have a balance of \$204,918. It was clear from the discussion the BMA expects the stadium to be an even better, cost effective solution for community events. With this knowledge CHA Sports has already gained, they feel there is still time to complete the project for the 2013 season.

Attachments:

- 1. Ordinance

Funding source appropriate and funds are available: _____

	<u>Y</u>	<u>N</u>	<u>O</u>
Clark	—	—	—
Joh	—	—	—
McIntire	—	—	—
Parham	—	—	—
Segelhorst	—	—	—
Shupe	—	—	—
Phillips	—	—	—

PRE-FILED CITY RECORDER

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE GENERAL PROJECT FUND BUDGET BY TRANSFERRING FUNDS TO THE J. FRED JOHNSON STADIUM IMPROVEMENTS PROJECT FOR THE YEAR ENDING JUNE 30, 2012; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY OF KINGSPORT, as follows:

SECTION I. That the General Project Fund budget be amended by transferring funds in the amount of \$250,000 from the Justice Center Project (GP0915) to the J. Fred Johnson Stadium Improvement project (GP1301) to fund the Schematic Design Phase, the Design Development Phase and the pre-preparation of construction specs of the project.

<u>Account Number/Description:</u>	<u>Budget</u>	<u>Incr/<Decr></u>	<u>New Budget</u>
<u>Fund 311: General Project Fund</u>			
<u>Justice Center GP0915</u>			
<u>Revenues:</u>			
311-0000-368-1035 Series 2009A GO Pub Imp.	\$ 262,224	\$ (50,000)	\$ 212,224
311-0000-368-1037 Series 2009 D (BABS) GO	202,269	(200,000)	2,269
311-0000-368-2101 Prem. from Bond Sale	3,130	0	3,130
Totals:	467,623	(250,000)	217,623
<u>Expenditures:</u>			
311-0000-601-2023 Arch/Eng/Landscaping	460,000	(250,000)	210,000
311-0000-601-4041 Bond Sale Expense	7,623	0	7,623
Totals:	467,623	(250,000)	217,623
<u>Fund 311: General Project Fund</u>			
<u>J Fred Johnson Stadium Improv. (GP1301)</u>			
<u>Revenues:</u>			
311-0000-368-1035 Series 2009A GO Pub Imp.	\$ 0	\$ 50,000	\$ 50,000
311-0000-368-1037 Series 2009 D (BABS) GO	0	200,000	200,000
Totals:	0	250,000	250,000
<u>Expenditures:</u>			
311-0000-601-2023 Arch/Eng./Landscaping	\$ 0	\$ 250,000	\$ 250,000
Totals:	0	250,000	250,000

SECTION II. That this Ordinance shall take effect from and after its date of passage, as the law direct, the welfare of the City of Kingsport, Tennessee requiring it.

DENNIS R. PHILLIPS, Mayor

ATTEST:

APPROVED AS TO FORM:

JAMES H. DEMMING
City Recorder

J. MICHAEL BILLINGSLEY, City Attorney

PASSED ON 1ST READING: _____

PASSED ON 2ND READING: _____



AGENDA ACTION FORM

Consideration of an Ordinance to Amend the FY 2013 General Purpose School Fund Budget and the General Project Fund Budget

To: Board of Mayor and Aldermen
From: John G. Campbell, City Manager

Action Form No.: AF-345-2012
Work Session: December 3, 2012
First Reading: December 4, 2012

Final Adoption: December 18, 2012
Staff Work By: David Frye
Presentation By: David Frye

Recommendation:

Approve the Ordinance.

Executive Summary:

On November 1, 2012, the Board of Education approved budget amendment number two to the FY 2013 General Purpose School Fund budget. Estimated revenues are changing by increasing Fund Balance Appropriations by \$82,388. Appropriations are being increased by \$82,388 to provide additional funding for the School's Administrative Support Center. In addition the General Project fund budget is being increased by \$87,452. Included in this increase is a transfer from the General Purpose School Fund in the amount of \$82,388 and interest earnings on idle QSCB funds of \$5,064. There are also transfers being made within the General Project Fund, which are necessary in order to close some completed projects. Please see the BOE budget amendment two for more detail.

Attachments:

- 1. Ordinance
- 2. BOE Budget Amendment Number Two

Funding source appropriate and funds are available: _____

	Y	N	O
Joh	—	—	—
Clark	—	—	—
McIntire	—	—	—
Parham	—	—	—
Segelhorst	—	—	—
Shupe	—	—	—
Phillips	—	—	—

PRE-FILED CITY RECORDER

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL FUND AND THE GENERAL PROJECTS FUND BUDGETS FOR THE FISCAL YEAR ENDING JUNE 30, 2013; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY OF KINGSPORT, as follows:

SECTION I. That the General Purpose School Fund budget be amended by increasing the estimated revenue for Fund Balance Appropriations by \$82,388 and by increasing the appropriations for Fund Transfers by \$82,388.

In addition the General Project Fund Budget will be amended by decreasing the estimated revenue for the School Security Enhancements (GP1021) – 2009 Build America Bonds by \$12,721 and be increasing the appropriation for Construction Contracts by \$248,377, for Architect Fees by \$38,902, and by decreasing the appropriation for Capital Improvements by \$300,000; by decreasing the estimated revenue for the Lincoln Parking Lot Project (GP1022) - 2009 Build America Bonds by \$8,540 and be increasing the appropriation for Construction Contracts by \$162,054, for Architect Fees by \$28,127, and by decreasing the appropriation for Capital Improvements by \$198,721; by increasing the estimated revenue for the D-B QSCB Renovation Project (GP1027) – Interest Earnings by \$5,240, by decreasing the estimated revenue for QSCB ARRA Bonds by \$176 and increasing the appropriations for Construction Contracts by \$5,064; by increasing the estimated revenue for the Energy Systems Project (GP1102) – 2009 Build America Bonds by \$350 and be increasing the appropriation for Construction Contracts \$350; by increasing the estimated revenue for the Administrative Support Center Project (GP1107) by \$82,388 and by increasing the appropriation for Buildings by \$82,388; by creating a new project for a Jackson Secure Entrance (GP1302) and establishing estimated revenue 2009 Build America Bonds of \$20,911 and an appropriation for Architect Fees of \$10,000 and Construction Contracts of \$10,991.

	<u>Budget</u>	<u>Incr/<Decr></u>	<u>New Budget</u>
<u>Fund 141: General Purpose School Fund</u>			
<u>Revenues:</u>			
141-0000-392-0100 Fund Balance Appr.	\$ 139,335	\$ 82,388	\$ 221,723
Total:	139,335	82,388	221,723
<u>Expenditures:</u>			
141-7950-881-0590 Fund Transfers	303,388	82,388	385,776
Total:	303,388	82,388	385,776

Fund 311: General Project Fund
School Security Enhancements (GP1021)

Revenues:		\$	\$	\$
311-0000-368-1037	Series 2009 D (BABS) GO	303,404	(12,721)	290,683
Total:		303,404	(12,721)	290,683

Expenditures:				
311-0000-601-2022	Construction Contracts	0	248,377	248,377
311-0000-601-2023	Arch/Eng/Landscaping Serv	0	38,902	38,902
311-0000-601-9003	Improvements	300,000	(300,000)	0
Total:		300,000	(12,721)	287,279

Lincoln Parking Lot (GP1022)

Revenues:		\$	\$	\$
311-0000-368-1037	Series 2009 D (BABS) GO	202,269	(8,540)	193,729
Total:		202,269	(8,540)	193,729

Expenditures:				
311-0000-601-2022	Construction Contracts	98,500	162,054	260,554
311-0000-601-2023	Arch/Eng/Landscaping Serv	0	28,127	28,127
311-0000-601-9003	Improvements	200,000	(198,721)	1,279
Total:		298,500	(8,540)	289,960

D-B QSCB Renovations (GP1027)

Revenues:		\$	\$	\$
311-0000-368-1039	TN QSCB ARRA Bonds	1,240,176	(176)	1,240,000
311-0000-361-2212	Interest LGIP QSCB	0	5,240	5,240
Total:		1,240,176	5,064	1,245,240

Expenditures:				
311-0000-601-2022	Construction Contracts	1,029,984	5,064	1,035,048
Total:		1,029,984	5,064	1,035,048

Energy System Project (GP1102)

Revenues:		\$	\$	\$
311-0000-368-1037	Series 2009 D (BABS) GO	0	350	350
Total:		0	350	350

Expenditures:				
311-0000-601-2022	Construction Contracts	5,127,000	350	5,127,350
Total:		5,127,000	350	5,137,350

Administrative Support Center (GP1107)

<u>Revenues:</u>	\$	\$	\$
311-0000-391-2100 Transfer from School Fund	2,956,000	82,388	3,038,388
Total:	2,956,000	82,388	3,038,388

<u>Expenditures:</u>			
311-0000-601-9002 Buildings	2,885,742	82,388	2,968,130
Total:	2,885,742	82,388	2,968,130

Jackson Secure Entrance (GP1302)

<u>Revenues:</u>	\$	\$	\$
311-0000-368-1037 Series 2009 D (BABS) GO	0	20,911	20,911
Total:	0	20,911	20,911

<u>Expenditures:</u>			
311-0000-601-2022 Construction Contracts	0	10,911	10,911
311-0000-601-2023 Arch/Eng/Landscaping Serv	0	10,000	10,000
Total:	0	20,911	20,911

SECTION II. That this Ordinance shall take effect from and after its date of passage, as the law direct, the welfare of the City of Kingsport, Tennessee requiring it.

DENNIS R. PHILLIPS, Mayor

ATTEST:

APPROVED AS TO FORM:

JAMES H. DEMMING
City Recorder

J. MICHAEL BILLINGSLEY, City Attorney

PASSED ON 1ST READING: _____

PASSED ON 2ND READING: _____

November 1, 2012

KINGSPORT CITY SCHOOLS
FISCAL YEAR 2012-2013
BUDGET AMENDMENT NUMBER TWO

GENERAL PROJECT FUND

Kingsport City Schools has funded several capital projects in the past few years. Some these project need to be closed out and have any excess or deficit funding cleared up. Following is a listing of these projects:

Project Number	Project Description	Budget	Expenditures	Balance
GP0922	Security Upgrades	\$ 200,000	\$ 171,857	\$ 28,143
GP1021	School Security Enhancements	300,000	287,279	12,721
GP1022	Lincoln Parking Lot	298,500	289,960	8,540
GP1024	Jefferson Renovations	1,441,129	1,410,816	30,313
GP1027	D-B QSCB Renovations	1,240,176	1,245,240	(5,064)
GP1102	Energy Systems Project	5,127,000	5,127,350	(350)
GP1107	Admin Support Center Project	2,956,000	3,038,388	(82,388)
GP1233	School System Improvements	1,500,000	259,282	1,240,718
GP13	Jackson Secure Entrance	0	0	0

Following is a listing of these projects, with a description of the project and a recommendation for what to do with any excess balances or a recommendation on how to cover any deficits:

GP0922 Security Upgrades: This project provided funding for the construction of secure entrances for Kennedy Elementary School, Sevier Middle School, and Dobyons-Bennett High School. The D-B project has not been fully completed and no action is requested at this time.

GP1021 School Security Enhancements: This project provided funding for the construction of secure entrances for Johnson Elementary School, Roosevelt Elementary School, Washington Elementary School, and Robinson Middle School. This project is complete and it is recommended that \$350 of the remaining balance be transferred to the Energy Systems project and that the remaining balance of \$12,371 be transferred to a new project for the construction of a secure entrance for Jackson Elementary School.

GP1022 Lincoln Parking Lot: This project provided funding for the construction of the new parking lot at Lincoln Elementary School. This project is complete and it is recommended that the balance of \$8,540 be transferred to a new project for the construction of a secure entrance for Jackson Elementary School.

GP1024 Jefferson Renovations: This project provided funding for the relocation of the office , in order to provide a secure entrance, and the construction of a new library. This project is not fully complete and no action is requested. It does appear that there may be a balance of approximately \$30,000 remaining.

GP1027 D-B QSCB Renovations: This project provided funding for the purchase and installation of a new back-up generator, the renovations of 2 CTE classrooms, and the renovation of the old central office space for use as a new World Language pod. This project is complete. The original amount of the bonds were \$1,240,000. Since the inception of the project, idle bond funds have earned interest in the amount of \$5,240. These earnings are also to be spent as part of the project bringing the total to \$1,245,240. It is recommended that this project budget be increased by \$5,064. This increase in appropriations will be offset by an increase in estimated interest earnings.

GP1102 Energy Systems Project: This project provided funding, through a low interest loan, to make energy efficient improvements system-wide. The savings in utility costs should provide enough funds to make the required loan repayment. This project is complete and has a deficit of \$350. It is recommended that this deficit be covered by a transfer of \$350 from project GP1021, School Security Enhancements.

GP1107 Administrative Support Center Project: This project provided for the renovation of a portion of the former Quebecor facility for use as the Kingsport City Schools – Administrative Support Center. This project is complete and has a deficit of \$82,388. It is recommended that this deficit be covered by a transfer from General Purpose School Fund – Unreserved Fund Balance.

GP1233 School System Improvements: The funds of \$1,500,000 are from the recent City of Kingsport bond issue. At the present time \$259,282 has been obligated to the middle and high schools wireless network installations. This leaves a balance of \$1,240,718. These funds could possibly provide funding for the renovation of the Legion Center, installation of new lights at J. Fred Johnson Stadium, Jackson Secure Entrance, as well as other potential projects. Further recommendations on the use of these funds will be made at the appropriate time.

GP13** Jackson Secure Entrance: This is a new project to fund the renovation of Jackson Elementary School for the purpose of providing a secure entrance. We are currently working with architects to determine to best solution. Because of the layout at Jackson, the project may require the relocation of some rooms/offices and therefore may be more expensive than some of the other secure entrance projects. At the current time it is recommended that funds from the School Security Enhancement project (GP1021) and the Lincoln School Parking Lot project (GP1022), in the total amount of \$20,911, be transferred to the Jackson Secure Entrance project.

It is recommended that the following project budgets be increased or decreased by the amount listed below:

Project	Current Budget	Increase	Decrease	Revised Budget
School Security Enhancements	\$ 300,000	\$	\$12,721	\$ 287,279
Lincoln Parking Lot	298,500		8,540	289,960
D-B QSCB Renovations	1,240,176	5,064		1,245,240
Energy system Project	5,127,000	350		5,127,350
Admin Support Center	2,956,000	82,388		3,038,388
Jackson Secure Entrance	0	20,911		20,911

GENERAL PURPOSE SCHOOL FUND

Fund Balance Appropriation: In order to fund the deficit in the Administrative Support Center project, it will be necessary to appropriate funds from the General Purpose School Fund – Unreserved Fund Balance. It is recommended that the estimated revenue for Fund Balance Appropriations and the appropriation for Fund Transfers be increased by \$82,388.



AGENDA ACTION FORM

Consideration of a Resolution Approving the Purchase of Right-of-Way and Easements on the Steven and Kasey Thrift Property for Phase II of the Cleek Road Improvement Project

To: Board of Mayor and Aldermen
 From: John G. Campbell, City Manager

Action Form No.: AF-342 -2012
 Work Session: December 3, 2012
 First Reading: N/A

Final Adoption: December 4, 2012
 Staff Work By: R. Trent; M. Thompson
 Presentation By: M. Billingsley

Recommendation: Approve the resolution.

Executive Summary:

In the near future, the city will begin construction of Phase II of the Cleek Road Improvement Project. During the course of this project, rights-of-way and easements were purchased from land owners along the route of the project. All rights-of-way and easements have been acquired with the exception of one property. Steven and Kasey Thrift own the property located at 5417 Heritage Lane, and they have negotiated the acquisitions with the city's property acquisition agent. They maintain that as a result of the requested acquisitions and during the course of the construction the property will be significantly impacted by the removal of a large number of mature trees within the temporary construction easements. The property has been appraised and the original amount offered to the property owners for the purchase of the rights-of-way and easements was \$3,370.00. Reasonable minds can differ and, on occasion due to certain unique aspects of a property, an appraisal may not always fully reflect the impact the acquisition has on the property. The way the property lays in relation to the road project, cutting the trees will expose the property, by sight and sound, to the road.

After extensive negotiations the property owners have agreed to resolve the matter, subject to the board's approval, for a total payment of \$7,700.00. This includes the acquisition of the permanent right-of-way, a utility easement and two temporary construction easements, as shown on the attached drawings. Failing to come to a negotiated agreement means the city will have to file an eminent domain lawsuit. Considering the cost of a lawsuit and the potential impact to the property, this seems to be a reasonable resolution of this matter. It is the recommendation of city staff that the city pay the property owners \$7,700.00 for the acquisitions of the rights-of-way and easements. The matter has been reviewed by Designated Alderman Valerie Joh and she concurs. Accordingly, it is recommended that the board approve the resolution.

Attachments:

1. Resolution
2. Drawings of acquisitions and photographs showing the area

Funding source appropriate and funds are available: _____

	Y	N	O
Clark	—	—	—
Joh	—	—	—
McIntire	—	—	—
Parham	—	—	—
Segelhorst	—	—	—
Shupe	—	—	—
Phillips	—	—	—

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF RIGHT-OF-WAY AND EASEMENTS ON THE STEVEN AND KASEY THRIFT PROPERTY FOR PHASE II OF THE CLEEK ROAD IMPROVEMENT PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE PURCHASE

WHEREAS, the board has been previously approved the construction of Cleek Road Improvements which required the purchase of certain right-of ways and easements, and the city is ready to begin Phase II of the project; and

WHEREAS, it is recommended that the city purchase the permanent right-of-way, utility easement and two temporary construction easements from Steven and Kasey Thrift in the amount of \$7,700.00;

Now therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN AS FOLLOWS:

SECTION I. That board approves the purchase of permanent right-of-way, utility easement and two temporary construction easements on the Steven and Kasey Thrift property in the amount of \$7,700.00 for the Cleek Road Improvement Project, Phase II..

SECTION II. That the mayor, or in his absence, incapacity, or failure to act, the vice-mayor, is authorized to execute, in a form approved by the city attorney, and subject to the requirements of Article X, Section 10 of the Charter of the City of Kingsport, the purchase of permanent right-of-way, utility easement and two temporary construction easements from Steven and Kasey Thrift in the amount of \$7,700.00, as needed, and all other documents necessary and proper to effectuate the purpose of the settlement or this resolution.

SECTION III. That this resolution shall take effect from and after its adoption, the public welfare requiring it.

ADOPTED this the 4th day of December, 2012.

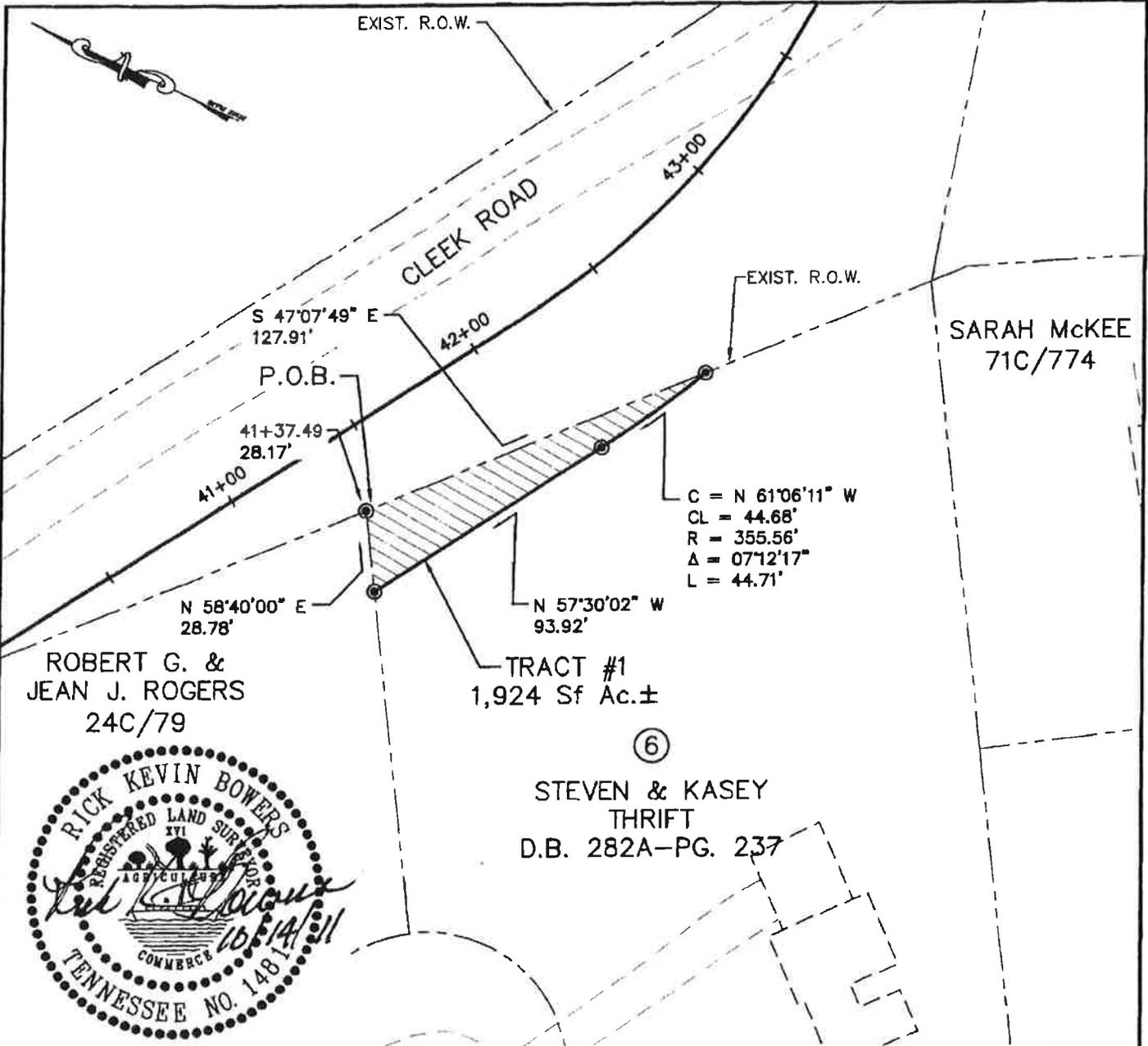
DENNIS R. PHILLIPS, MAYOR

ATTEST:

JAMES H. DEMMING, CITY RECORDER

APPROVED AS TO FORM:

J. MICHAEL BILLINGSLEY, CITY ATTORNEY



I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon. And this survey was done in compliance with current Tennessee Minimum Standards of Practice.

BOUNDARY LINES SHOWN HEREON WERE DETERMINED IN PART BY MONUMENT LOCATION. OTHER LINES WERE DETERMINED BY DEED DESCRIPTIONS. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

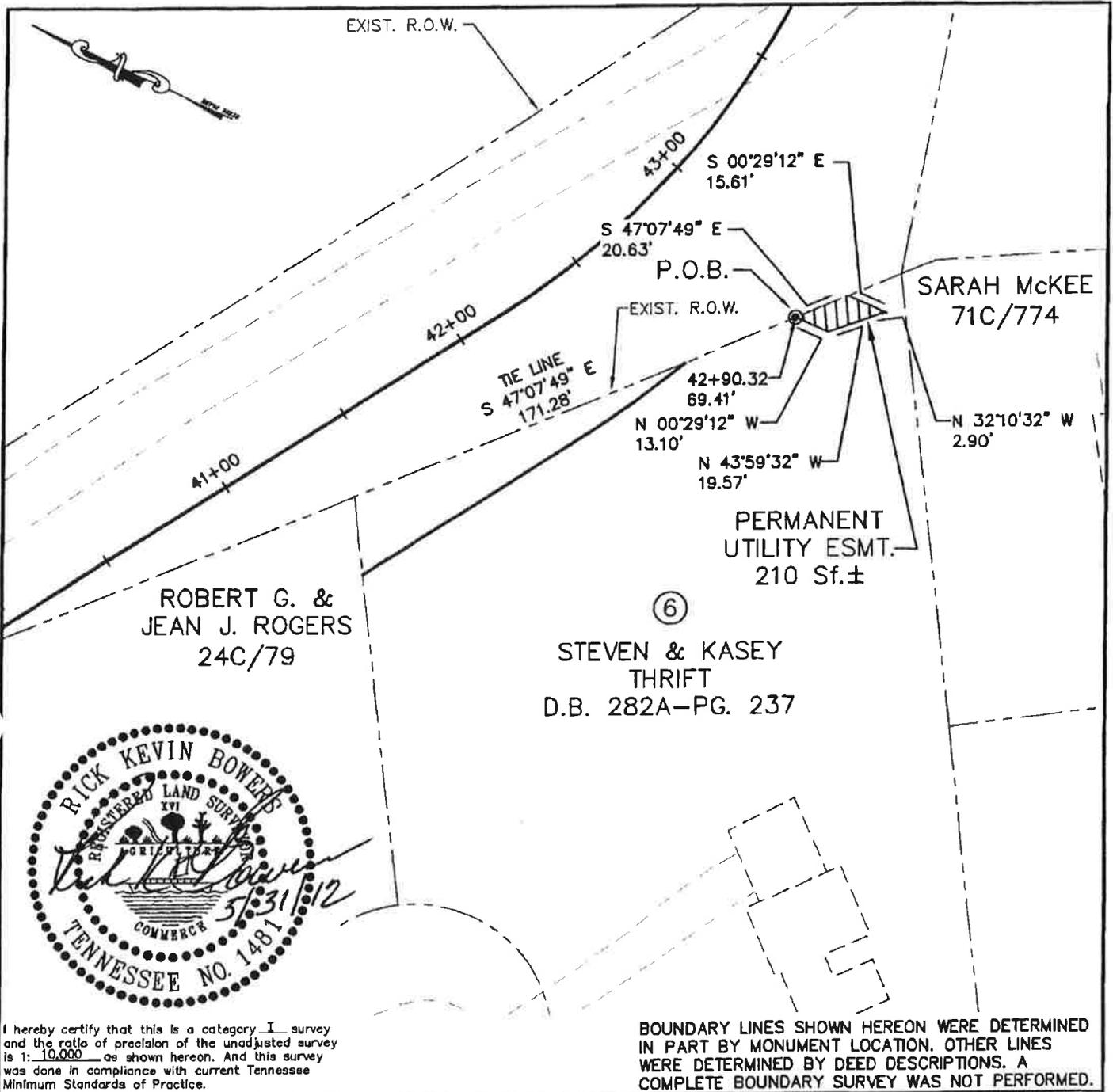
DRAWING TITLE: RIGHT OF WAY EXHIBIT
TAX MAP 47E - GROUP A - PARCEL 11.00
PROJECT: CLEEK ROAD IMPROVEMENTS PHASE II
PREPARED FOR: CITY OF KINGSPORT, TN
LOCATION: KINGSPORT, TN

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 http://www.tysinger-engineering.com

SCALE: 1"=50'
 DATE: 10/14/11
 DRAWN: DEC
 CADD FILE: 1072001C
 PROJECT NO. **1072001C**



ROBERT G. &
JEAN J. ROGERS
24C/79

STEVEN & KASEY
THRIFT
D.B. 282A-PG. 237

SARAH McKEE
71C/774



I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon. And this survey was done in compliance with current Tennessee Minimum Standards of Practice.

BOUNDARY LINES SHOWN HEREON WERE DETERMINED IN PART BY MONUMENT LOCATION. OTHER LINES WERE DETERMINED BY DEED DESCRIPTIONS. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

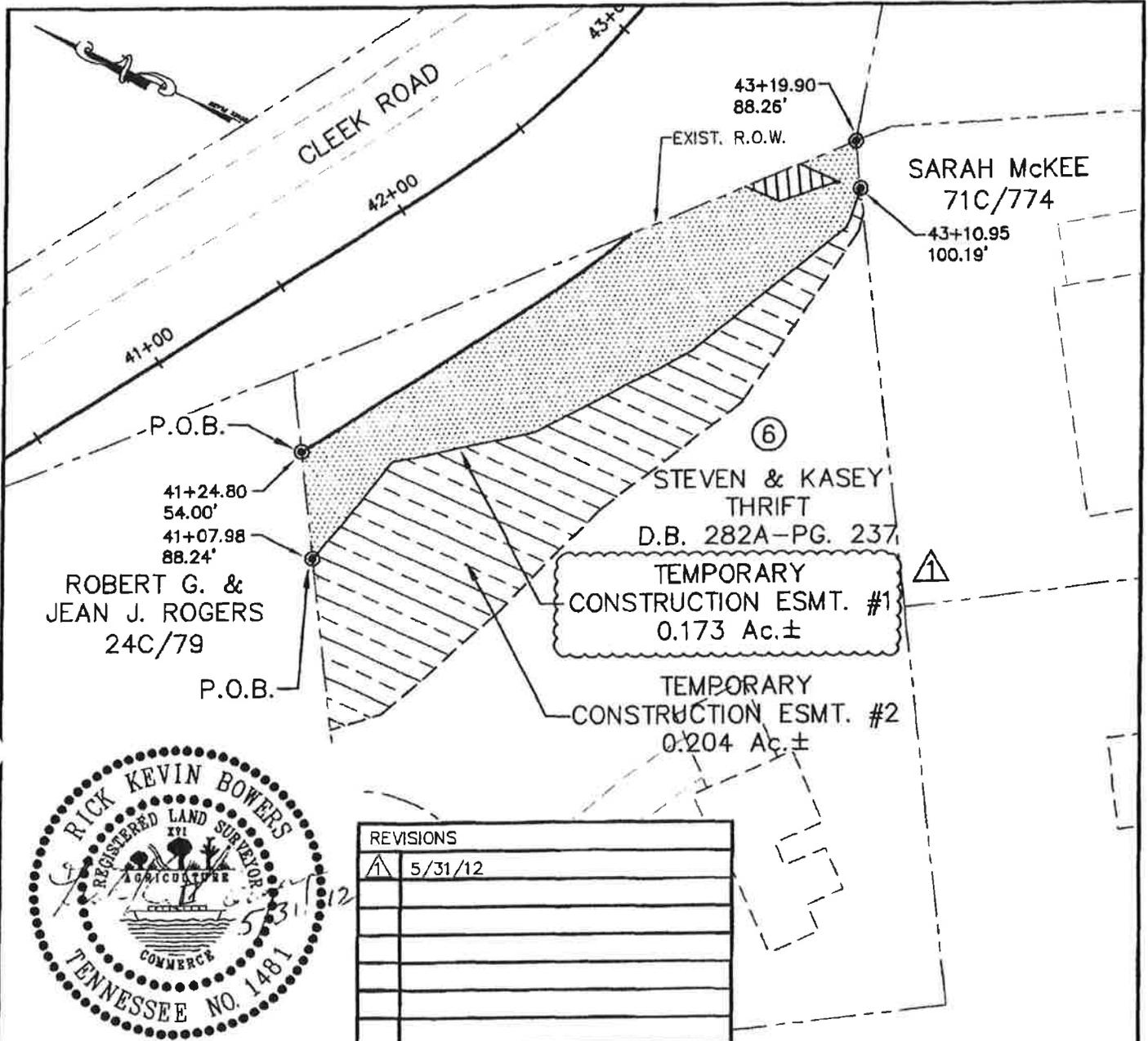
DRAWING TITLE: PERMANENT UTILITY EASEMENT EXHIBIT
TAX MAP 47E - GROUP A - PARCEL 11.00
PROJECT: CLEEK ROAD IMPROVEMENTS PHASE II
PREPARED FOR: CITY OF KINGSPORT, TN
LOCATION: KINGSPORT, TN

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SCALE: 1"=50'
DATE: 5/31/12
DRAWN: DEC
CADD FILE: 1072001C
PROJECT NO. **1072001C**



REVISIONS	
▲	5/31/12

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. And this survey was done in compliance with current Tennessee Minimum Standards of Practice.

BOUNDARY LINES SHOWN HEREON WERE DETERMINED IN PART BY MONUMENT LOCATION. OTHER LINES WERE DETERMINED BY DEED DESCRIPTIONS. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

DRAWING TITLE: TEMPORARY CONSTRUCTION ESMT. EXHIBIT
TAX MAP 47E - GROUP A - PARCEL 11.00
PROJECT: CLEEK ROAD IMPROVEMENTS PHASE II
PREPARED FOR: CITY OF KINGSPORT, TN
LOCATION: KINGSPORT, TN

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 DATE: 10/14/11
 DRAWN: DEC
 CADD FILE: 1072001C
 PROJECT NO. **1072001C**



**FIGURE 2 – MAP LOCATION
CLEEK ROAD, NEW BEASON WELL
ROAD IMPROVEMENTS—PHASE II
CITY OF KINGSPORT, TENNESSEE**

NO SCALE

07 MAY 2010



AGENDA ACTION FORM

Consideration of a Resolution Approving a Memorandum of Understanding with the Tennessee State Library and Archives (TSLA) to Participate in the State-wide Firefly Book Courier Service, Authorize the Mayor to Execute All Documents and agreements for the Same

To: Board of Mayor and Aldermen
From: John G. Campbell, City Manager

Action Form No.: AF-271 -2012
Work Session: December 3, 2012
First Reading: N/A

Final Adoption: December 4, 2012
Staff Work By: Whittaker
Presentation By: Whittaker

Recommendation: Adopt a resolution approving the memorandum of understanding to allow the Kingsport Public Library to participate in the Tennessee State Library's state-wide book courier service.

Executive Summary:

The Library has participated in a regional book courier service for approximately fifteen years through the Watauga Regional Library System (now the Holston River Regional Library System). This service has provided Kingsport citizens with free delivery of books from the other libraries in our regional area (Bristol, Elizabethton Carter County, Greeneville/Greene County, Johnson City Public, Johnson County, Mosheim, Sullivan County, Unicoi County, Washington County, ETSU and Northeast State).

The Tennessee State Library and Archives used this regional system as a best practice and has created a new state-wide book courier system. The change that our patrons would see with this system is that any books that are not in our regional system, that we would ordinarily order via Interlibrary Loan (ILL) through the mail from other libraries in Tennessee, would now be delivered by a courier twice a week. This will save the library approximately \$900 per year in postage.

This state-wide courier is being funded with the state dollars the public libraries used to receive individually, based on the number of items they loaned/borrowed from other libraries. Last year, KPL received \$14,865 in ILL funds to purchase materials for Kingsport. This loss of library materials revenue is significant to us.

Attachments:

1. Resolution
2. Memorandum of Understanding

	Y	N	O
Clark	—	—	—
Joh	—	—	—
McIntire	—	—	—
Parham	—	—	—
Segelhorst	—	—	—
Shupe	—	—	—
Phillips	—	—	—

Tre Hargett, Secretary of State
State of Tennessee



Tennessee State Library and Archives
403 7th Avenue North
Nashville, TN 37243-1409

Charles Sherrill
State Librarian and Archivist

615-741-2764
Chuck.Sherrill@tn.gov

MEMORANDUM

To: Public Library Directors
From: Chuck Sherrill
Date: Nov. 6, 2012
Subject: Courier Service Agreement
CC: Regional Directors

I hope you haven't been holding your breath waiting for courier service to begin! But I'm pleased to report that we are FINALLY nearing the finish line in the long approval process. We expect to begin the service in December or January.

We need each courier site to review and sign a memorandum of understanding, to ensure that each library understands the parameters of the service. This memorandum requires the signatures of both the library director and board chair, or designated alternate.

Please be advised that in order for the service to start at your library, this signed and dated Memorandum must be turned in to Jennifer Cowan-Henderson at your earliest convenience. We will be unable to start the service with your library on the courier route until this document is fully signed and filed at the State Library. If your library does not wish to be a part of the courier project, please contact your regional director to discuss.

Your prompt attention to this is greatly appreciated. If you have any questions regarding this service, please contact your regional director or call Jennifer Cowan-Henderson at jennifer.cowan-henderson@tn.gov or 615-585-6029.

Tre Hargett, Secretary of State
State of Tennessee



Tennessee State Library and Archives
403 7th Avenue North
Nashville, TN 37243-1409

Charles Sherrill
State Librarian and Archivist

615-741-7996
Chuck.Sherrill@tn.gov

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is made this ____ day of _____, 2012, by and between the Office of the Secretary of State, Tennessee State Library and Archives (TSLA), and _____ (Library) which sets forth the relationship and obligations relating to the Firefly Courier Service, and will be in place for the duration of the contract between Tenn-Share and TSLA from December 1, 2012 through June 30, 2015.

Description of Project

TSLA will provide a courier service to the public libraries within the regional system with pickup and delivery scheduled two (2) times a week for fifty (50) weeks out of the year. The monthly cost of this service will be paid by TSLA. The service will be physically provided by Tenn-Share and their subcontractor, R. R. Donnelly.

Guidelines

In order for the Library to be included in this courier system, the following guidelines must be followed:

1. The Library will not collect any amount in the form of fees or reimbursements for any interlibrary loan services transported by the courier service.
2. The Library will actively participate in the interlibrary loan program. Participation includes, but is not limited to:
 - a. Informing patrons of the availability of interlibrary loan service;
 - b. Loaning materials to other libraries;
 - c. Borrowing materials from other lending libraries.
3. The Library will adhere to the lending library's lending policies, including timely return of materials.
4. The Library will determine a set location within the library for pickup and delivery by Firefly.
5. The Library will have courier bags ready, correctly labeled, and in the set location by the expected arrival time of pickup.
6. The courier may impose a maximum pickup amount. If so, any excess will be picked up on the next scheduled courier stop.
7. The requesting Library is responsible for borrowed materials from the time it is delivered to the library to the time it is picked up by the courier. The courier is responsible for the borrowed materials while they are in their possession.
8. If damage or loss occurs by the Library patron who has requested the material or the requesting Library, the requesting Library is responsible for compensation or replacement, in accordance with the preference of the supplying library.
9. TSLA is not responsible or liable for any damage or loss of any materials being transported by the courier service or utilized by the patrons of the requesting Library.
10. The Library will only send materials through the courier that will physically fit within the courier bag with the bag closed and zipped shut.
11. If the courier service is discontinued, it is the responsibility of the requesting Library to return the materials to the lending library.
12. Courier service is for Library use only. Other entities will not utilize the courier service through the public library for the delivery of non-Library materials.

Signature of Library Director

Date

Signature of Library Board Chair or Authorized Governing Authority

Date

Signature of State Librarian and Archivist

Date

Return by mail, fax, or scan & email to Jennifer Cowan Henderson.
Address above; email Jennifer.cowan-henderson@tn.gov; fax 615-532-9904



AGENDA ACTION FORM

Consideration of a Resolution Approving an Allocation to the Meadowview Conference Resort and Convention Center Budget and Authorizing the Mayor to Sign an Agreement Regarding Such Allocation

To: Board of Mayor and Aldermen
 From: John G. Campbell, City Manager

Action Form No.: AF-344-2012
 Work Session: December 3, 2012
 First Reading: N/A

Final Adoption: December 4, 2012
 Staff Work By: Judy Smith
 Presentation By: John Campbell

Recommendation: Approve the resolution.

Executive Summary:

The lobby at the Meadowview Conference Resort and Convention Center has never been renovated, but it needs to be renovated. The schedule for renovation was originally supposed to be several years away, but Kingsport Hotel, LLC needs for the renovation to take place now and will pay for the project and take all risk of the project. The renovation will include a new front door, paint, wallpaper, tile and some new furniture.

A change to the allocation in the Meadowview operating budget of \$325,000 will be made, representing the work that will occur to the city's part of the lobby. The allocation will be paid through the Meadowview operating budget by December 2014, which can include temporarily suspension of the "room surcharge" the city receives from Kingsport Hotel, LLC.

The attached resolution approves the change in the allocation, provides for the temporary suspension of the "room surcharge" as needed, and authorizes the mayor to execute an agreement regarding the same and any documents necessary to fulfill the intent of the resolution.

Attachments:

1. Resolution

Funding source appropriate and funds are available: _____

	Y	N	O
Clark	—	—	—
Joh	—	—	—
McIntire	—	—	—
Parham	—	—	—
Segelhorst	—	—	—
Shupe	—	—	—
Phillips	—	—	—

RESOLUTION NO. _____

A RESOLUTION APPROVING AN ALLOCATION TO THE MEADOWVIEW CONFERENCE RESORT AND CONVENTION CENTER BUDGET, INCLUDING PAYMENT OF THE SAME AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

WHEREAS, the lobby the the Meadowview Conference Resort and Convention Center has to be renovated now due to some contractual requirements; and

WHEREAS, the schedule for renovation was originally supposed to be several years away; and

WHEREAS, Kingsport Hotel, LLC needs to renovate the lobby area now and will do all the work, take all the risk and pay for same so that it can be done now; and

WHEREAS, due to such work an allocation needs to be made in the Meadowview budget, including a temporary suspension of the room surcharge paid to the city;

Now therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN AS FOLLOWS:

SECTION I. That the board approves a change in the allocation of expenses to the city in the Meadowview budget of \$325,000 for the work, which can be offset by the suspension of the room surcharge paid to the city by Kingsport Hotel, LLC, with the allocation being fully paid through the Meadowview operating budget by December 2014.

SECTION II. That the mayor, or in his absence, incapacity, or failure to act, the vice-mayor, is authorized to execute, in a form approved by the city attorney, and subject to the requirements of Article X, Section 10 of the Charter of the City of Kingsport, an agreement to memorialize the authorization of the allocation and the payment of the same as set out in Section I hereinabove, and all other documents necessary and proper to effectuate the purpose of the settlement or this resolution.

SECTION III. That this resolution shall take effect from and after its adoption, the public welfare requiring it.

ADOPTED this the 4th day of December, 2012.

DENNIS R. PHILLIPS, MAYOR

ATTEST:

JAMES H. DEMMING, CITY RECORDER

APPROVED AS TO FORM:

J. MICHAEL BILLINGSLEY, CITY ATTORNEY



AGENDA ACTION FORM

Consideration of Re-Appointments to the Board of Zoning Appeals

To: Board of Mayor and Aldermen
 From: John G. Campbell, City Manager

A handwritten signature in cursive script that reads "John G. Campbell".

Action Form No.:	AF- 281-2012	Final Adoption:	December 4, 2012
Work Session:	December 3, 2012	Staff Work By:	Alison Harrison
First Reading:	N/A	Presentation By:	Mayor Phillips

Recommendation: Approve the Re-Appointments

Executive Summary: Frank Oglesby and Leland Leonard have agreed to be re-appointed and serve a five (5) year term if approved by the Board of Mayor and Alderman. The re-appointments will be effective December 31, 2012 and expire December 31, 2017.

Attachments:

1. Bios

Funding source appropriate and funds are available: _____

	<u>Y</u>	<u>N</u>	<u>O</u>
Clark	—	—	—
Joh	—	—	—
McIntire	—	—	—
Parham	—	—	—
Segelhorst	—	—	—
Shupe	—	—	—
Phillips	—	—	—