

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, August 17, 2009, 4:30 PM
Council Room – City Hall

PRESENT:

Board of Mayor and Aldermen

Mayor Dennis R. Phillips

Alderman Valerie Joh

Vice-Mayor Benjamin K. Mallicote

Alderman Larry A. Munsey

Alderman Tom C. Parham

Alderman Jantry Shupe

(arrived at 5:40 p.m.)

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m., by Mayor Phillips.
2. **ROLL CALL:** By City Recorder Demming. Absent: Aldermen Charles K. Marsh, Jr. and Jantry Shupe (arrived at 5:40 p.m.).
3. **WORK SESSION TICKLER.** No discussion.
4. **DISCUSSION REGARDING KINGSFORT CITY SCHOOL'S APPLICATION FOR QUALIFIED SCHOOL CONSTRUCTION BONDS (QSCB).** Dr. Richard Kitzmiller explained the benefits of taking advantage of these interest free bonds made available through the American Recovery and Reinvestment Act of 2009 (ARRA). The completed application, including a commitment letter from the City, must be submitted to the Tennessee State School Board Authority (TSSBA) in Nashville no later than Friday, August 21, 2009. Dr. Kitzmiller described various projects the school district is looking at commencing over the next three years and anticipates a savings of around \$3.5 million by utilizing these bonds. He stated that more discussion will be held at the joint Board of Education (BOE) and BMA meeting on Thursday, August 20th.

City Recorder Demming explained further that the Board action taken at tomorrow night's business meeting, if approved, will provide the required commitment by the City to provide security for the indebtedness during the application process, and the BMA will still need to approve detailed resolutions in the future. He also explained his understanding of how these funds will be awarded to various districts.

Mayor Phillips suggested commencing Thursday's meeting at 2:00 p.m. to allow sufficient time for discussion and additional Board discussion ensued regarding scheduling this meeting. A determination of the date and time will be confirmed by Dr. Kitzmiller by tomorrow morning and he will notify City staff.

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5. REVIEW OF AGENDA ITEMS ON AUGUST 18, 2009 REGULAR BUSINESS AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.AA.1 and VI.AA.2 Public Hearings and Consideration of Ordinances to Annex/Amend Zoning of the RS5 and RS6 Annexations and Consideration of a Resolution Adopting the Plans of Services (AF: 266-2009 and 267-2009). City Planner Weems provided details on these annexation actions and shared that there was one resident in opposition to the RS5 and two opposed to RS6. The majority of residents are in favor because of the opportunity for children to attend City schools.

VI.B.2 Consideration of an Ordinance to Establish a Budget for State Revolving Loan/American Reinvestment and Recovery Act Projects (AF: 282-2009). Public Works Director Ryan McReynolds explained the need for this ordinance and the process for how this money will be reimbursed for qualifying projects. Mayor Phillips suggested the need to clarify to the public the benefits of funding City projects this way.

6. DISCUSSION OF SCOPE AND SCHEDULE FOR GIBSON MILL ROAD IMPROVEMENT – PHASES III AND IV. Transportation Engineer Michael Thompson provided various details and projected timeframes for these future phases of the Gibson Mill Road Improvement project. He mentioned location of traffic signals and the involvement of the hospital's upgrades.

Board members discussed the imminent need to address the Netherland Inn Road/Lilac Street intersection because of the safety issues involved. Public Works Director McReynolds addressed the Board's concern by stating interim steps are being taken to make the area safer until a major road project can be commenced. Mayor Phillips and other Board members suggested various ways to immediately improve visibility and enhance the safety features of that area.

7. DISCUSSION OF FIRST YEAR RESULTS OF ENERGY MANAGEMENT – PHASE I. Energy Services Group representative, Russ Nelson, reported how energy improvements to City buildings impacted by this project have resulted in total energy savings of around \$84,000. He explained how this amount was computed and described the impact of increased electrical rates requiring the true energy savings impact to be reached by considering the decreased usage rather than overall expense.

Mayor Phillips questioned the validity of this report being provided by the entity that contracted the work and Public Works Director Ryan McReynolds confirmed that he believes Mr. Nelson's report is accurate and building energy efficiencies have been realized as described.

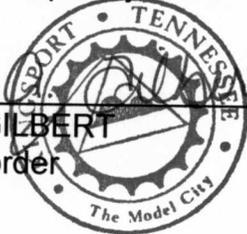
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8. RECOGNITION OF AUGUST 2009 SOUTHERN LIVING MAGAZINE ARTICLE. Due to the absence of Parks and Recreation Director Kitty Frazier, this will be brought up at tomorrow night's business meeting.

9. WORKFORCE CONSULTANT RECOMMENDATION. Mayor Phillips stated that retaining Dr. Bill Locke, retiring president of Northeast State Community College, as a workforce consultant with the Kingsport Center for Higher Education (KCHE) is an opportunity to utilize the educational center at its maximum potential. City Manager Campbell further offered that a contract with Dr. Locke would detail the terms of the position which would be paid out of the City's fund balance.

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


ELIZABETH A. GILBERT
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor