

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, August 31, 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 Charles K. Marsh, Jr.

Alderman Larry A. Munsey  
Alderman Tom C. Parham  
Alderman Jantry Shupe

City Administration

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

1. **CALL TO ORDER:** 4:35 p.m., by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Gilbert.
3. **WORK SESSION TICKLER.** Mayor Phillips, in asking about the status of electricity to the Dog Park building, confirmed that the delay is due to services required from American Electric Power (AEP).

Mayor Phillips asked that the Aquatic Center presentation be addressed next to be considerate of those in attendance for this item.

4. **UPDATE ON AQUATIC CENTER.** Mr. Chris Camp of Lose & Associates, Inc., the firm engaged to design the aquatic center, went over various features planned in a "10-year build-out" as shown on diagrams of the proposed aquatic center co-locating the Kingsport Aquatic Center and YMCA Family Life Center on the MeadowView site.

Mr. Camp described features that would be implemented in various phases of the 10-year plan, stressing that those features in Phase I are the only ones currently funded – features such as the indoor 50-meter competition pool; outdoor, interactive kiddie pool with double waterslide; sand volleyball area, outdoor pool and parking. He explained that the phasing process will allow addition of new attractions to keep public interest in the facility and can be implemented as future funding allows – attractions such as a wave rider, lazy river and mat racer. City Manager Campbell added that this first phase includes all the elements recommended in the Markey and Associates, Inc. study.

Mayor Phillips wanted to make sure the public is and remains well-informed as the City moves forward with this center and with adding and funding any future features. Mr. Camp's presentation was designed to show how this particular site selection will allow for future expansion, if and when desired.

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Further illustrations showed the layout of the YMCA in relation to the City's aquatic center and Mr. Charlie Glass, Executive Director of the YMCA Board, confirmed that YMCA representatives have been working with both City staff and the architect on this layout.

The budget summary for this project is as follows:

**Overall Project Budget**

**Phase 1 City Portion**

Aquatics Boulevard	\$ 547,952.00
Site Development	1,732,514.68
Outdoor Pools, Decks & Equip.	2,537,105.50
Building & Indoor Facilities	9,018,917.25
<b>Total</b>	<b>\$13,836,489.43</b>

**Phase 1 YMCA**

Site Development	\$ 607,709.45
Building & Indoor Facilities	5,000,000.00*
<b>Total</b>	<b>\$ 5,607,709.45</b>

\*Based on project budget

**Overall Project Budget**

**Future Expansion City Portion**

Site Development	\$ 512,010.82
Lazy River w/ deck expansion	1,250,000.00
Wave River w/deck expansion	1,000,000.00
Mat Race Slide w/ deck expansion	850,000.00
Splash Pad w/ deck expansion	400,000.00
Building expansion	910,000.00
<b>Total</b>	<b>\$ 4,922,754.82</b>

It was pointed out that the mitigation expense of \$1 million is not included in these figures because that aspect was not included in the Lose & Associates' agreement with the City. Assistant to the City Manager Chris McCartt pointed out that the City budget for this project is \$15 million which amount includes the above figures as well as the mitigation expense.

The final portion of the presentation went over a Project Schedule with the goal to have documents ready to bid by March 2010. Estimated time for construction, with timely permitting, is around 10 months for the indoor pool and YMCA, allowing those facilities to be open in August of 2011 and a target timeframe of Spring 2012 for the outdoor facilities.

Mr. McCartt stated that an operating agreement between the City and the YMCA will be brought for BMA review and approval in the near future.

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Vice-Mayor Mallicote mentioned he had been in favor of locating the project downtown and had acquiesced to the current site because of assurance that this site's development would be less expensive but, looking at what's presented, does not appear to be the case, when the mitigation is also factored in.

Alderman Shupe confirmed that Legion Pool will remain in operation, as previously agreed.

Mr. Mark Halverson, president of the YMCA Board of Directors, spoke enthusiastically as a Board member, a YMCA member and as a small business owner, about this venture and thanked the BMA for time and effort spent in consideration of this project and stated that the benefactors will include both Kingsport and Sullivan County citizens.

Mayor Phillips opened the floor for citizen comment and long-time Kingsport resident, Mr. Sam Anderson, mentioned his involvement in the previous Spirit Campaign and in raising money to support construction of the YMCA's new facility. He stated his strong support for this aquatic center project and views it as a great economic development tool for the area. He believes construction of this center will far exceed any draw that Meadowview Conference Center has accomplished and will put Kingsport on the map.

**5. REVIEW OF AGENDA ITEMS ON SEPTEMBER 1, 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.C.1 and VI.C.2 Consideration of Ordinances to Annex/Amend Zoning of the RS5 and RS6 Annexations** (AF: 266-2009 and AF: 267-2009). Alderman Marsh requested information on cost analysis for these two annexation items and City Planner Ken Weems provided that information. Mr. Weems also responded, regarding another inquiry from Mr. Marsh, that the remaining Rock Spring annexation areas will be brought before the Board for consideration in September.

**VI.D.6 Consideration of a Resolution Authorizing the Mayor to Execute an Agreement with Dr. William Locke for Consultation Services relating to the Kingsport Higher Education Center (KCHE)** (AF: 294-2009). Alderman Marsh expressed surprise that the University of Tennessee has no courses on site at the KCHE, only correspondence courses and Carson Newman College has no courses there. Mr. Marsh opined that these are issues Dr. Locke, in this consulting position, should address and asked to have specific language added to the proposed agreement defining this expectation. City Attorney Billingsley agreed to revise the agreement to do so.

**VI.D.7 Consideration of a Resolution Authorizing the Mayor to Sign All Documents Necessary to Apply and Receive a Supplemental Discretionary Grant for Capital Investments in Surface Transportation Infrastructure under the American Recovery and Reinvestment Act through the U.S. Department of**

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**Transportation** (AF: 304-2009). Community and Government Relations Director Tim Whaley explained that these grant funds, if received, will involve relocating Mitchell Road near the airport and will open up around 140 acres for business park economic development. There is no match required and the grant amount could be up to \$20 million, with the cost of this project running around \$14 million.

**VII.4 Consideration of an Ordinance Appropriating Funds Received from the American Recovery and Reinvestment Act, Section 5307 Federal Transit Administration Grant from the Department of Transportation** (AF: 289-2009). Alderman Marsh asked how long the City will spend millions on transit that is not being used. City Manager Campbell responded that the City has seen positive signs of increased ridership and Mr. McCartt added that extended route hours and providing free ridership this month have resulted in an outstanding response. He said KATS (Kingsport Area Transit System) is increasing marketing and trying to make changes going forward with route and hour extensions that will allow riders access to jobs that were limited before. He stated that bus schedules are also going up in bus shelters.

Board members further discussed sending out a survey to area residents to determine the impact if the system were discontinued, which Alderman Munsey does not see as a viable alternative because of those who rely on KATS for their only means of transportation and would like to see the service provided at no charge.

**BOARD COMMENT.** Mayor Phillip mentioned a couple of issues that the public has recently been very vocal about, such as the sale of old THP (Tennessee Highway Patrol) building and whether to locate the Kingsport City School's (KCS) new central office on the old foundry property situated between Sullivan and Main Streets. Regarding the second issue, he explained that the KCS Board will have to approach the BMA for site approval and that has not been done regarding any selected site.

Alderman Marsh would like to see the KCS Board consider a City-owned location that would suffice and expressed, again, his resistance to the public sector competing with the private sector, and would like to avoid spending millions more to provide an office building.

Further discussion regarding the KEDB's (Kingsport Economic Development Board) acquisition of the foundry site stretched from using the location for "green" space or park to attracting a tax-paying, private enterprise to that area.

**PUBLIC COMMENT.** *Mr. Ron Mays* of 248 Hidden Acres Road, Kingsport, lives in the RS7 annexation area which was approved by the Planning Commission at its last meeting and he questioned the cost and described the problems the City will encounter in providing water and sewer lines in the hilly terrain where he resides. Public Works Director Ryan McReynolds explained how the City plans to address these issues.

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Alderman Marsh suggested that solid cost analysis figures be available at next month's public hearing for annexations in this area, in anticipation there will be many in opposition to the upcoming annexation actions.

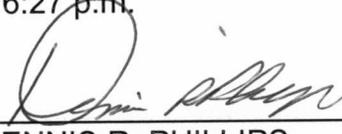
**Ms. Mary McNabb** of Market Street in Kingsport thanked the City for providing the transit system for those who need it. In response to an inquiry from Alderman Munsey, Ms. McNabb stated that she was aware, that September is "free rider" month and she is sharing that information with everyone she knows.

Mayor Phillips then spoke about the City's decision not to sell the old Tennessee Highway Patrol (THP) building which currently houses the City's Engineering Department and is located at the corner of Fort Henry Drive and Eastman Road. He explained that, although many citizens believe the American Legion should reside in that building because of its proximity to the Veterans Memorial – that group is leasing space in the newly renovated V.O. Dobbins Community Center – the City purchased the American Legion building because it could no longer afford the upkeep and would encounter the same scenario with the older THP building. He further shared that the American Legion group is thrilled with the new accommodations being provided by the City.

**6. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:27 p.m.

  
ELIZABETH A. GILBERT  
Deputy City Recorder



  
DENNIS R. PHILLIPS  
Mayor