

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Tuesday, June 16, 2009, 4:00 PM
Council Room – City Hall

PRESENT:

Board of Mayor and Aldermen

Mayor Dennis R. Phillips
Alderman Valerie Joh
Alderman Charles K. Marsh, Jr.

Alderman Patrick W. Shull
Alderman Jantry Shupe
(arrived at 5:58 p.m.)

City Administration

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

1. **CALL TO ORDER:** 4:00 p.m., by Mayor Phillips. Mayor Phillips welcomed to the table newly elected alderman, Tom Parham.
2. **ROLL CALL:** By Deputy City Recorder Gilbert. Absent: Vice-Mayor Benjamin K. Mallicote, Alderman Larry A. Munsey and Alderman Jantry Shupe (*who arrived at 5:58 p.m.*).
3. **WORK SESSION TICKLER.** City Manager Campbell mentioned that work is continuing at night on Netherland Inn Road Bridge and the project should be completed by June 30, 2009.
4. **REVIEW OF AGENDA ITEMS ON JUNE 16, 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.2 Consideration of an Ordinance to Adopt the FY09-10 Sewer Fund Budget (AF: 168-2009). City Manager Campbell recommended decreasing the former proposed increase of ten percent (10%) to eight percent (8%) on outside sewer rates, noting that the eight percent (8%) increase will allow a lower percentage than those of nearby cities.

Alderman Marsh explained that the higher outside is not to penalize non-City residents, but to offset the significant costs involved in providing the infrastructure and service outside the City limits. He added that most of the City's sewer debt is due to sewer extensions in the county. Alderman Shull pointed out that property values increase for those on the City's sewer system as opposed to those with septic systems.

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City Attorney Billingsley advised that a motion to amend will need to be made at the business meeting to reflect this change in the ordinance approved on first reading.

VI.D.13 Consideration of a Resolution to Authorize Withdrawal from the Tennessee Consolidated Retirement System (TCRS) (AF: 196-2009). City Manager Campbell provided background information and the benefits of approving this action which primarily, will allow the City to look at other venues of providing retirement to its employees and avoid significant rate increases scheduled to occur if TCRS is the only option. Mr. Campbell emphasized that, if the City decides to authorize this withdrawal, no present employee will be forced to go off the system, but will have a choice and present employees will not be affected, unless they choose.

Board discussion followed about the status of TCRS future viability, the timeline for implementing this withdrawal and the effect on non-certified school employees.

VI.D.21 Consideration of a Resolution to Enter into a Lease Agreement for Property located at 2437 Sherwood Road (AF: 197-2009). Public Works Director Ryan McReynolds described the benefits of the City leasing this property which is near the City's Water/Wastewater Plant, such as parking and more efficient storage of inventory such as that used with material agreements.

Alderman Marsh suggested looking at the "soon to be vacant" Pet Dairy property as a more viable site for use by the City. Board members agreed that Mr. Marsh's proposal should be further investigated and Mr. McReynolds agreed to defer this action until that avenue is further explored.

VI.D.25 Consideration of Resolution Requesting the Kingsport Board of Education to Waive City Tuition for Areas of Rock Springs Projected to be Annexed by July 2011 (AF: 201-2009). City Manager Campbell referred Board members to a letter received from Kingsport City Schools Superintendent Dr. Richard Kitzmiller requesting clarification of the BMA's stance regarding tuition rates and waivers.

Board members discussed the number of students affected and the need to add educational staff in the future as student populations grow. Also discussed was the desire to avoid requiring students to change schools as areas are annexed, which areas are scheduled for annexation by the end of 2011 and the size of remaining areas within the Urban Growth Boundary still to be annexed. Issues of concern discussed were the precedent set if the Board approves this area's tuition waiver, the effect on Sullivan County schools now and in the future, and whether current urban growth boundaries need to be reviewed.

VI.D.27 Consideration of a Resolution to Purchase Property located on Netherland Inn Road, Kingsport, Tennessee from Mr. Eddie Welch (AF: 199-2009). Assistant to the City Manager, Chris McCartt, provided information relevant to the request to purchase this property which would allow the City to open up the boat ramp contained thereon. He also explained that the City has received a low bid to build a

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boat ramp adjacent to this property as a result of City staff working with the Tennessee Wildlife Resources Agency (TWRA) and Tennessee Valley Authority (TVA) to coordinate construction of the adjacent public boat ramp.

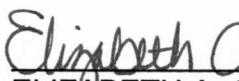
The following, extensive Board discussion covered whether the property was in a *flood plain* versus a *flood way*, the cost of moving power lines to utilize the property, the asking price, and difficulties experienced in working with the property owner to allow City patrons to access the current boat ramp.

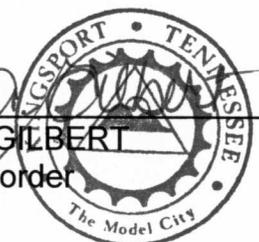
Specific issues mentioned in favor of acquiring the property were the advantages of owning riverfront property that could benefit both the Riverwalk and Greenbelt projects and the ability to control any future use.

Property owner, Mr. Eddie Welch, spoke to the flood zone issues and definitions of each, indicating an existing problem with property maps created on the same day by two separate engineers, each reflecting opposing views of the flood zones. Mr. Welch acknowledged that he had closed the private boat ramp due to liability issues but had notified the City, in writing, that City patrons could use the ramp if the City would indemnify the property owner against any liability, something the City was not able to do.

[Alderman Shupe arrived at 5:58 p.m. during discussion on Item VI.D.19.]

5. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:08 p.m.


ELIZABETH A. GILBERT
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor