

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Tuesday, March 24, 2009, 4:00 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 Patrick W. Shull

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:00 p.m., by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Gilbert.
3. **WORK SESSION TICKLER.** Alderman Munsey inquired about the status of information requested at the last BMA meeting regarding red light camera fines and added that he would like to see warning lights installed noting the approach to a red light camera intersection. Police Chief Osborne indicated he has the results of the survey done and will report at the next work session.

Alderman Marsh questioned the posting of a *Farmers Market* sign on the Quebecor site along Center Street when no action regarding this has come before the BMA. Assistant to the City Manager Chris McCartt referred Mr. Marsh to last year's discussion about relocating the Farmers Market to the Quebecor site but were unable to do so for the 2008 season because of the need for demolition so they elected to use the Regions Bank parking lot which is not available this year. Mr. McCartt has met with Kingsport Farmers Market President, Jim LaFollette, to discuss the move to this site in April.

Alderman Marsh expressed concern about the City making significant improvement investments and incurring operating costs involving the market on the Quebecor site. City Manager Campbell stated that the demolition and improvements made, such as leveling the ground, would need to be done to prepare that site for any further City redevelopment. Mayor Phillips asked that further discussion on this subject be held at the next BMA work session, with Farmers Markets' representatives attending.

4. **REVIEW OF AGENDA ITEMS ON MARCH 24, 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:

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VI.D.13 Consideration of a Resolution Urging the General Assembly to Reject Attempts to Permit Election of School Superintendents (AF: 74-2009). Ms. Susan Lodal, President of the Kingsport City Schools Board of Education (KCS BOE), addressed the BMA regarding the BOE's reasoning behind its request for this resolution. Alderman Munsey requested that language be added to the agenda action form on this item, under Executive Summary, that the City is not supporting election of school superintendents, at the BOE's request, and also asked this be reflected in the Work Session minutes, as a matter of record.

[At this time, Board moved to Agenda Item No. 5 to allow Andy King to give his presentation and returned to Agenda Item VI.AA.1 after MeadowView Financial Update Report.]

UPDATE ON MEADOWVIEW FINANCIAL REPORT. MeadowView Convention Resort and Conference Center Manager Andy King passed out the *First Quarter Review for Fiscal Year 2009 – 2nd Quarter*. Mr. King went over details contained in the report, such as *Sales & Marketing*, which covered 2009 bookings and those already booked for 2010; groups requesting booking of the expanded conference center space; and trade shows booked for 2009. The handout included the center's catering figures and trends, cancelled business and lost repeat business, due, in large part, to the current economy. He laid out MeadowView's plan to improve its profit through elimination of a position, streamlining others, freezing management wages and other reductions in travel, training and operating expenses.

Mr. King was pleased that MeadowView had finished number one, for the second year in a row, in overall guest and event satisfaction for the Marriott hotel chain and he advised that guest room construction should be completed in August. The conference center expansion begins in May 2009 and the first booking is in May 2010. Mr. King was commended on presenting a well-balanced report.

Alderman Shull stated he would be interested to see how other hotels are doing from the motel tax collection to ensure all area facilities are not negatively impacted by MeadowView's expansion. Alderman Marsh requested that the BMA be updated with another report at the second meeting in June, with another update three months later, to allow Board members to monitor hotel trends. Mayor Phillips stated that a quarter-ending report will be mailed to each BMA member.

VI.AA.1 Public Hearing and Consideration of an Ordinance to Amend Zoning of Three (3) Parcels located on Fort Henry Drive from PD Zoning to B-4P Zoning (AF: 55-2009). City Planner Forrest Koder provided details on this proposed zoning change and said many Cliffside Road residents are opposed to this action out of fear that the property could be sold to an undesirable developer.

Cliffside resident, Al Crymble, explained his and other residents' opposition to this action. He acquiesced that most are in favor of the proposed shopping center but remain concerned that the change in zoning would allow less desirable development if

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the current plans are not carried out. Mr. Crymble suggested the BMA consideration of a special exception, allowing the desired development to proceed and providing Cliffside residents the protection of the PD zoning. He added that he serves on the Board of Zoning Appeals (BZA) and they do several, similar variances.

Because this work session would be followed, immediately, by the regular Board meeting, Mayor Phillips suggested further discussion take place when both sides were represented at that meeting.

VI.B.4 Consideration of an Ordinance to Transfer Funds from the Regional Center for Health Professionals Project to the Quebecor Redevelopment Project and to the General Fund Undesignated Fund Balance (AF: 81-2009). City Manager Campbell explained the reasons for requesting these fund transfers. Alderman Marsh questioned the need to purchase HVAC units and Mr. Campbell explained that the units will serve the area of the Quebecor site still being used under the lease agreement with the City. Alderman Marsh asked if an overhead could be used during the BMA meeting to show what areas will be impacted.

[Mayor Phillips recessed the meeting at 6:10 p.m. to allow Board members and City staff to get their dinners. The meeting reconvened at 6:20 p.m.]

5. UPDATE ON ROAD CONSTRUCTION. Traffic Engineer/Assistant Public Works Director Michael Thompson provided Board members with a *Kingsport Roadway Projects Update*. Road projects included Cleek Road - Phase I, Harbor Chapel Road - Phase Me, Harbor Chapel Road - Phase II, Clinchfield/Center Street Intersection Improvements, Netherland inn Road/Center Street/Industry Drive Roundabout and Rock Springs Road (Cox Hollow to Edinburgh). Another section showed Bailey Industrial Access Road which project is in progress and the remaining projects yet to be funded.

6. RELATIONSHIP BETWEEN KINGSFORT AND SUDAN. Vice-Mayor Mallicote, having just returned from a United Methodist Church mission outreach to Sudan, described conditions in one of the poorest and most underdeveloped countries in the world. While there, Vice-Mayor Mallicote met with local government officials and was told that the biggest needs and challenges are a desperate need for urban planning. Based on that urgent need, he would like to request that the BMA adopt a resolution entering into a relationship between the City of Kingsport and Yeti, expressing encouragement of their work and offering some limited, technical expertise in the public planning arena. He is not now, nor ever will be, asking for any public funding in support, just that the City share technical expertise, urban planning materials and knowledge resources. Any City staff involved would have to do so on a volunteer basis.

There is no resolution presented for Board consideration tonight, but is presenting this to gauge BMA interest in going forward.

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Mayor Phillips suggested Vice-Mayor Mallicote met with City Attorney Billingsley to discuss drafting an action before the next BMA meeting.

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


ELIZABETH A. GILBERT
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor