

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, March 2, 2009, 4:30 PM
Council Room – City Hall

PRESENT:

Board of Mayor and Aldermen

Mayor Dennis R. Phillips
Alderman Valerie Joh
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:** 4:30 p.m., by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Gilbert. Absent: Vice-Mayor Benjamin K. Mallicote.
3. **DISCUSSION ON LYNN GARDEN/TRI-CITIES CHRISTIAN SCHOOL (TCCS) REAL PROPERTY.** Sullivan County Commissioner Wayne McConnell reported that Sullivan County has a first right to purchase the Tri-Cities' school property in Lynn Garden and mentioned he has talked with City officials about the City's lease of that property. He anticipates some cost to the County in buying the building back due to the cost of improvements done by TCCS in the approximate amount of \$250,000. If the County turns down the County's first right of refusal, TCCS will have the right to sell to anyone.

Kingsport citizen, Mr. Jim Wells, spoke about sports and day care programs already utilizing the facilities and the desire to continue those programs. He supports the City leasing the property and partnering with the Optimist Club already running volunteer programs there and believes it will offer the Lynn Garden community many more great opportunities.

Further Board discussion mentioned possible City use of the property if leased from the County, whether the City should lease or purchase, use of various buildings on-site and the condition of those buildings. Board members indicated they were in favor of moving forward with a City lease of the property should the County vote to buy the property from TCCS.

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On another subject, Dr. Mickey Spivey was asked to come forward and address the Board. He mentioned he has been a practicing emergency room physician in Kingsport and involved with EMS development for over 20 years. His intent was to alert the Board of his concern that the City is planning to do away with a second pumper at the central station downtown and, he believes, by doing so, this action will reduce the number of responders to a scene. Dr. Spivey added that he has met with City Manager Campbell and Mayor Phillips about this issue and he thanked them for allowing him to address the BMA with his concern.

Mayor Phillips stated that no change has been discussed by the BMA but may be considered in the future to use manpower more effectively. Alderman Munsey pointed out that this change will not occur without further notification to and discussion with Board members.

4. WORK SESSION TICKLER. Public Works Director Ryan McReynolds mentioned that the Inflow & Infiltration (I & I) Abatement Program construction projects in West Kingsport and Jackson Heights have attracted several bidders and he anticipates that the projects, which will be brought for BMA consideration of bid award at the next meeting, will be around \$600,000 to 700,000 under budget.

At this point, Alderman Marsh expressed his continued concern about economic circumstances and asked the City Manager, after hearing another Board member mention postponing things as a cautionary step, what activities are being postponed.

City Manager Campbell replied that there are positions that may not be filled and others delayed in being filled, even though to this point, City revenues look like they would support those additions. He added that some capital projects have been delayed, some because of the current bond market, some is due to the logistics of getting things done, and some are just being watched due to the national economic situation.

5. REVIEW OF AGENDA ITEMS ON MARCH 3, 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.D.3 – VI.D.8 Consideration of Resolutions Awarding the Bid for the Purchase of Various Police, Pickup Trucks, Hybrid Wagons and Sedans to Various Auto Dealerships (AF: 60-2009 through 65-2009). City Manager Campbell explained that these vehicles are being replaced in accordance with Fleet's regular replacement schedule. Alderman Marsh asked why the vehicles were not traded in and Fleet Manager Steve Hightower replied that there was more value in keeping some of the vehicles for parts. Mr. Hightower added that retired vehicles were put up for auction on line if practical and there was an excess.

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VI.E.6. Consideration of an Appointment to the MeadowView Advisory Committee (AF: 52-2009). Board members questioned the meeting frequency of this committee and expressed concern that the BMA has received no MeadowView financial report recently nor has any report been received with any regularity. City Manager Campbell stated that this committee has been meeting on a quarterly basis and he agreed to provide those reports to Board members.

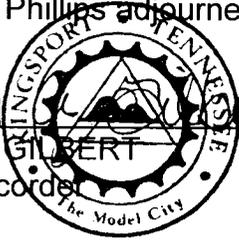
6. UPDATE ON PROJECT FRIDAY. City Manager Campbell explained that this presentation would not be made at this work session because the group involved was making a presentation to the Kingsport Economic Development Board (KEDB). He further explained that "Project Friday" will involve redevelopment of around 200,000 square feet, on the Sullivan Street side of the vacant Quebecor site, to construct office space.

7. PRESENTATION ON NETHERLAND INN ROAD BOAT RAMP. Assistant to City Manager Chris McCartt went over a presentation on the details and need for this public boat ramp. The boat ramp previously used by the public is on property privately owned and the City has been unable to reach an agreement of use with the current property owner. After receiving numerous phone calls from citizens requesting access to the river and looking at a couple of options, the best solution appears to build a boat ramp on City property which will cost around \$75,000. Mr. McCartt is working with representatives of the TWRA (Tennessee Wildlife Resources Agency) to allow them to partner and, perhaps, provide funding for a portion of the project. He would like the Board's input on whether to move ahead with the design package to allow the ramp to be open in the next couple of months. He added that the biggest delay will most likely come from the need to obtain TVA (Tennessee Valley Authority) approval.

8. UPDATE ON SHELBY STREET TREES. Streets and Sanitation Manager Ronnie Hammonds and the City's Landscape Specialist, Lewis Bausell, explained the need to remove trees along Shelby Street as those trees' root system is buckling the sidewalks and creating safety issues by raising certain parts of the sidewalk. Residents affected by the trees' removal have been contacted and are in favor of fixing this issue. The tree will not be removed all at once, but will be phased out over the next two years and replaced with Yoshino Cherry Trees, similar to those in Washington DC.

9. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:30 p.m.


ELIZABETH A. GILBERT
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor