

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, November 2, 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:** 4:39 p.m., by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Gilbert.
3. **WORK SESSION TICKLER.** Alderman Joh commended the painting job on the Airport Parkway water tank. Alderman Shupe asked for an update on the Lilac Street and Netherland Inn Road intersection improvement and mentioned that two accidents had taken place there in the last two weeks. City Manager Campbell described a “mid-term fix” that would move Netherland Inn Road out 12 feet to improve visibility. The more permanent fix will require a longer timeframe and funding is in place to do so. In the short-term, Public Works Director Ryan McReynolds indicated other safety avenues, such as more signage and directional mirrors, may be utilized.

Alderman Marsh asked when the BMA will further discuss red light camera fines and was told by the City Manager that it would be on the next work session agenda. Various Board members reported that the overwhelming public input received tilted toward retaining the current \$100 fine.
4. **PROPOSED RIVERPORT ROAD PARKING.** Mr. McReynolds went through a PowerPoint presentation illustrating what this project would cost (around \$60,000) and accomplishes (tying a sidewalk/mobility path to the swinging bridge). Alderman Munsey suggested contacting the Ridgefields’ Homeowners Association to garner their input.
5. **UPDATE ON HARBOR CHAPEL ROAD IMPROVEMENT PROJECT.** Mr. McReynolds also provided information on this road improvement project which will begin just south of Skyland Drive and continue down to Cooks Valley Road. The project will include installation of a mobility path on the right-hand side, going up the hill and will add a total of four feet and will include a curb and gutter.

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Further information included the construction cost (\$754,355.00), numerous public information initiatives to be taken to lessen impact on residents and the timeframe set to begin in January 2010 and be completed by the end of July 2010.

6. UPDATE ON KING COLLEGE MEDICAL SCHOOL. King College president, Dr. Greg Jordan, spoke about the \$25 million grant received from the Virginia Tobacco Commission to locate the proposed medical school in Virginia. Dr. Jordan mentioned the importance of utilizing various Wellmont facilities as clinical environments and emphasized that this regional project will require support from a five-state region. He stated that funding sources are continuing to be identified and sought, with a projected start date of 2012. The project will include multiple clinical sites at Holston Valley Medical Center and Holston Valley Medical Group, as well as Bristol Regional Medical Center (BRMC).

Dr. Jordan explained that the main educational facility will be located in Virginia in close proximity to BRMC using the grant funding provided but will still seek funding for ancillary facilities in other outlying areas, proportionate to the need, from Sullivan County, Kingsport and Bristol, Tennessee. The \$25 million grant received requires an equal match, which \$50 million is expected to cover the primary facility construction. King College hopes to raise this \$25 million match, along with another \$50 million for operational expense.

Alderman Marsh said this is the area's best economic development project in our region in the last 20 years and would like the BMA to give thoughtful consideration to this bi-state project.

At this time, Mayor Phillips requested that the agenda items regarding Kingsport City School business be considered, out of order, to accommodate those in attendance for discussion on these action items.

7. REVIEW OF AGENDA ITEMS ON NOVEMBER 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.11 Consideration of a Resolution Authorizing the Issuance of \$1,200,000 of Qualified School Construction Bonds (QSCB) (AF: 371-2009). Dr. Richard Kitzmiller gave a brief presentation describing the advantages of utilizing these bonds, as well as the projects that would be funded. He stated that this bond issuance would allow Kingsport City Schools to get more projects done quicker and more cost effectively and the Board of Education (BOE) recommends approving the modified QSCB proposal and corresponding reduction in the BABs (Build America Bonds) proposal.

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Dr. Kitzmiller clarified that this action is warranted only if the BMA believes the existing Central office space should be converted for high school student use and a plan can be executed for relocating the KCS Central Office functions to a new, remodeled, or leased space in time for the renovation project to be completed within the required three-year period.

Additional discussion included costs involved in furnishing, equipment and construction of Central Office facilities, as well as the need for additional classroom space at Dobyens-Bennett High School. Board members pondered whether the Central Office could relocate to an existing, City-owned property and the need to expedite this project to meet the required timeframe for use of bond funds.

Dr. Kitzmiller offered to come back within four months with a more detailed proposal regarding relocating the KCS Central Office. City Manager Campbell recommended the Board approve the QSCB issuance as a great opportunity to obtain funding that is not normally available and Alderman Marsh agreed that this appears to be the financially reasonable thing to do.

VI.B.2 Consideration of an Ordinance to Amend the General Project Fund by Transferring Funds from the V.O. Dobbins Engineering Project (GP0727) and the V.O. Dobbins Renovations Project (NC0605) to the Current V.O. Dobbins Renovations Project (GP0907) (AF: 365-2009). Alderman Marsh requested Board members be provided with figures before tomorrow night's vote on what the original bid amount was on the original V.O. Dobbins project and what is the current price. Vice-Mayor Mallicote added he would like the project's original estimate also included.

VI.D.8 Consideration of a Resolution to Authorize the Mayor to Execute an Amendment to the Contract for a Guaranteed Maximum Price with J.A. Street & Associates to Include the Next Construction Phase of the Meadowview Executive Conference Center (AF: 313-2009). Project Manager David Mason went over a PowerPoint on this expansion project and addressed Board members questions and concerns regarding various aspects, such as the status, size and cost of the parking structure. Additional Board discussion centered around the original cost attributed to this project and the circumstances that have increased that amount, as well as the timetable for completion. Mr. Mason said the completion date had been set for the end of July 2010, but, with the complications described earlier, completion will be pushed back another two months. City Manager Campbell stated that MeadowView General Manager Andy King will provide an update on MeadowView's overall picture and remodeling status at the BMA's next work session.

VI.D.10 Consideration of a Resolution Authorizing the Mayor to Execute an Agreement with Greater Kingsport Area Chamber of Commerce, Inc. for the Kingsport Convention and Visitors Bureau for the Downtown Project (AF: 370-2009). Alderman Marsh stated that the KCVB did not request this funding and, in light of the circumstances, does not understand why the Board is providing any funding.

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Vice-Mayor Mallicote responded that, although not an ideal situation, this funding is provided to protect the City's investment in downtown Kingsport. Alderman Parham concurred and said this action is to assist downtown merchants through the Christmas season, seeing that other approaches were not successful.

In response to Alderman Marsh asking to whom the KCVB would give this money, Vice-Mayor Mallicote explained that a marketing plan is already in the works. He continued by stating that, on July 1, 2009, the City set aside \$46,000 for promoting downtown and now those funds need to be allocated for the purpose intended. He added that the KCVB has proven itself a good steward of the public's money and the downtown merchants need to prepare for the forthcoming holiday season.

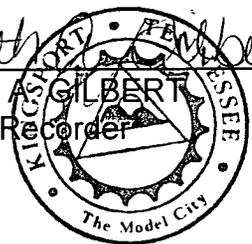
Alderman Marsh expressed concern, and Alderman Parham agreed, that there is no way to measure the benefit received for allocation of these funds or whether the funds are spent to benefit the downtown area.

BOARD COMMENT. Mayor Phillips indicated he would like to invite the Dobyms-Bennett girls' volleyball team to the next BMA meeting to commend them for winning the State volleyball championship.

PUBLIC COMMENT. None.

8. 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