

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, September 15, 2008, 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 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:** 4:33 p.m., by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Gilbert. Absent: Alderman Charles K. Marsh, Jr.
3. **WORK SESSION TICKLER.** Public Works Director Ryan McReynolds mentioned added that he is meeting with Mr. Russ Nelson of Energy Services Group in the near future to finalize Phase II of the energy savings program and indicated he would have an update at the next BMA meeting.
4. **REVIEW OF AGENDA ITEMS ON SEPTEMBER 16, 2008 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.AA.1 **Public Hearing and Consideration of a Resolution to Amend the Resolution for the Plan of Services for the Moccasin Ridge Subdivision Part of the Rock Springs Area #1 Annexation Area (AF: 240-2008).** City Planner Forrest Koder presented this agenda item and explained why the majority of the affected residents are opposed to having street lights installed, as required in the initial Plan of Services resolution passed when this property was annexed.
  - VI.B.2 **Consideration of a Resolution Authorizing the Mayor to Enter into an Agreement with Cain Rash West Architects to Perform the Necessary Architectural and Engineering Drawings for V.O. Dobbins and Consideration of a Budget Ordinance to Establish the Funding for the project (AF: 285-2008).**

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Assistant to the City Manager, Chris McCartt, provided background information on this action and stated the City was looking at a design build bid and planning to break ground by the beginning of 2009. Mr. McCartt went over the current, committed tenants and square footage assigned to each. He explained the decrease in total building square footage that took place after learning the Red Cross would be locating elsewhere. He stated that both the second and third floors have addition, uncommitted space which will allow the center to grow and use for business incubator space. The total construction cost is around \$8.4 million.

At the request of Alderman Shull, Mr. McCartt showed a diagram of all three floors indicating where and how much space each tenant will occupy. As of August 5, 2008, commitments have been received from the following tenants: *United Way, Neighborhood Service Center, American Legion, Upper East Tennessee Human Development Agency, Big Brother/Sister Program, Mountain Region Speech and Hearing, Susan B. Komen for the Cure and Kingsport Tomorrow.*

Alderman Shull expressed concern that the facility square footage seems to keep expanding, making the gym larger and adding additional space to grow, as well as concern that the City is attracting organizations to move from privately owned, downtown spaces such as Mountain Region Speech and Kingsport Tomorrow.

**5. CONSIDER ARCHITECT FOR MEADOWVIEW IMPROVEMENTS.** City Manager Campbell provided an informational handout on this project and went over background information regarding the need for this consideration. He asked MeadowView General Manager, Andy King, to share with Board members how and why these improvements will draw additional business to the facility and the region.

Alderman Shull indicated he was against adding this item to tomorrow night's meeting agenda to allow more time for citizen review and feedback. Vice-Mayor Mallicote responded that this improvement project had already been discussed by BMA and the Board now needs to decide who is the best firm to do the architectural work and whether the cost is acceptable.

Mayor Phillips requested the City Manager put this item on tomorrow night's agenda for BMA consideration and vote. City Manager Campbell added that moving ahead with this initial step will assist in defining future expense as the project moves ahead.

**6. PRESENTATION ON NEW DEVELOPMENTS/MATERIALS AGREEMENTS.** Public Works Director Ryan McReynolds went over the parameters of previous materials agreements approved, which have ranged from \$5,000 to \$118,000 and from three to one hundred lots. The arrangement has made home ownership in the area very reachable and has encouraged a wide diversity of available housing.

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Board members further discussed whether a similar type of incentive could encourage improvement and upgrading older subdivisions and the cost efficiency of doing so, as well as various means of incentive other than a materials agreement arrangement such as "no or lower" tap fees levied for development of existing City lots/housing.

Mr. McReynolds asked Edinburgh development, Danny Karst, to speak about the road improvement made, with City assistance, in the Rock Springs area. Mr. Karst said he met with City staff about six weeks ago and the improvement was basically completed in three days. He thanked City staff for coming out early and staying late to expedite completion and decrease inconvenience to traffic on that route and also commended Vic Davis' crew on its contribution. He described the safety factor of making this road improvement, as well as the addition of a sidewalk and dedicated turn lane. City Engineer Michael Thompson added that, by closing the road during this project and detouring traffic for a short period of time, saved approximately \$300,000 to \$350,000. Mayor Phillips asked that a letter of commendation be sent to Vic Davis Construction.

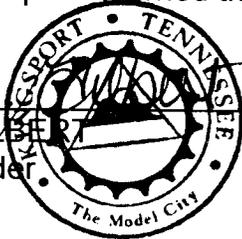
**7. PRESENTATION ON STREET LIGHTING.** City Traffic Engineer Michael Thompson provided Board members with a copy of the current agreement between City and AEP and reported on bulb outages, as well as the number of total street lights.

The Board discussed the method and efficiency of current outage reporting and a need to improve the current process. Also discussed was the need to let the public know how to report outages, possibly through Channel 16 programming and/or including on City water bills. Mayor Phillips emphasized the need to make servicing outages a priority and to look at renewing/revising the current contract.

**8. UPDATE ON TRANSIT.** This presentation was postponed until a later date.

**9. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:53 p.m.

  
ELIZABETH A. GILBERT  
Deputy City Recorder



  
DENNIS R. PHILLIPS  
Mayor