

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, July 31, 2017, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor John Clark

Vice-Mayor Mike McIntire

Alderman Jennifer Adler

Alderman Joe Begley

Alderman Betsy Cooper

Alderman Colette George

Alderman Tommy Olterman

City Administration

Jeff Fleming, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Clark.
2. **ROLL CALL:** By City Recorder Demming.
3. **KINGSPORT HOUSING AND REDEVELOPMENT AUTHORITY UPDATE.** Ms. Maria Catron, Deputy Directory for KHRA, gave an extensive presentation on this item, providing details on the status of funding, redevelopment districts and current projects. She answered questions and there was some discussion.
4. **GENERAL SHALE UPDATE.** Assistant City Manager for Administration Chris McCartt presented this item, highlighting the history of the property in regards to economic development in Kingsport, the recommendation being presented to the board [see Item VI.D.4 on the business meeting agenda] and the future vision for the property, including the next steps. Discussion ensued. Aldermen Olterman expressed concerns with purchasing land when there is other property that is not being used. Alderman George stated she was ok with the purchase as long as there was a firm commitment to take action and move forward. James Phillips and Lafe Cook provided further details.
5. **REVIEW OF AGENDA ITEMS ON THE AUGUST 1, 2017 REGULAR BUSINESS MEETING AGENDA.** City Manager Fleming and members of staff gave a summary or presentation for each item on the proposed agenda. The following items were discussed at greater length or received specific questions or concerns.

VI.B.1 Amend Ordinance No. 5540 Changing Certain Eligibility Parameters for Retiree Health Insurance (AF: 209-2017). City Manager Fleming stated this item would address the discrepancy that was discovered between the mandatory retirement and the 25 year service implemented in the public safety bridge program. This will currently affect about five employees and is considered a housekeeping item by staff. Mr. Fleming also provided retirement comparison statistics with other cities. Risk Manager Terri Evans answered further questions.

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VI.B.2 Bid Award to Glass Machinery & Excavation for Pendragon Sidewalk and Water Improvements (AF: 217-2017). Vice-Mayor McIntire pointed out since Pendragon would be torn up for about a year, staff needs to be working on public relation efforts with the affected citizens. Assistant City Manager for Operations confirmed they have talked to the home owners association and Stan Pace.

VI.B.3 Consideration of a Final Budget Adjustment Ordinance for FY17 (AF: 210-2017). City Manager Fleming provided information on this item and where the funding is being allocated and why it affects the city's bond rating. Mr. Rick Dulaney from financial advisor Raymond James in Nashville gave further details on the concept of fund balance, the rainy day fund, and answered other questions. Some discussion followed.

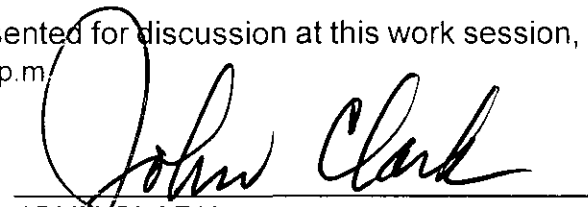
VI.D.4 Authorize the Mayor to Sign All Documents Necessary and Proper to Purchase Property from General Shale (AF: 219-2017). See Work Session Agenda Item 4.

VI.D.5 Initial and Detailed Bond Resolutions Authorizing Issuance of General Obligation Improvement Bonds, Series 2017A, in an Amount Not to Exceed \$15,600,000 (AF: 214-2017). City Manager Fleming discussed this details of this item, noting it is a responsible debt plan that falls within the board's previously set expectations. Mr. Dulaney answered questions regarding the rates and offered further information on the process of the bond sale. There was some discussion on this item.

VI.D.6 Initial and Detailed Bond Resolutions Authorizing Issuance of General Obligation Improvement Bonds, Series 2017B, in an Amount Not to Exceed \$11,750,000 (AF: 215-2017). See Item VI.D.5.

6. **ADJOURN.** Seeing no other matters presented for discussion at this work session, Vice-Mayor McIntire adjourned the meeting at 7:20 p.m.


ANGELA MARSHALL
Deputy City Recorder


JOHN CLARK
Mayor