

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, December 19, 2016, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor John Clark

Vice-Mayor Mike McIntire

Alderman Darrell Duncan

Alderman Colette George

Alderman Tommy Olterman

Alderman Tom C. Parham

Alderman Tom Segelhorst

(arrived right after roll call; left at 6:05 pm)

City Administration

Jeff Fleming, City Manager

J. Michael Billingsley, City Attorney

Lisa Winkle, Comptroller/Deputy City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Clark.
2. **ROLL CALL:** By Deputy City Recorder Marshall.
3. **KEEP KINGSFORT BEAUTIFUL UPDATE.** Robin Cleary gave a presentation on this item. Mayo Clark thanked her on behalf of the BMA.
4. **NETWORKS UPDATE.** Clay Walker presented this item to the board. Mayor Clark commended him and his team for their efforts.
5. **LEGISLATIVE PACKET.** City Manager Fleming provided details on this item and answered questions from the board.
6. **SALES TAX, WELLNES CLINIC, SAFETY & PROJECTS STATUS.** City Manager Fleming gave an update on each of these items.
7. **REVIEW OF AGENDA ITEMS ON THE DECEMBER 20, 2016 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.2 Award Contract and Appropriate Funds for Sanitary Sewer Facilities and Waterline Upgrades – Colonial Heights Phase IV Project (AF: 337-2016). City Manager Fleming gave details on this item. There was some discussion.

VI.B.4 Approve Agreement Between the City of Kingsport and the Kingsport Life Saving Crew and Approve an Ordinance to Appropriate the Necessary Funding and to Amend the Authorized Positions for FY17 (AF: 326-2016). Assistant Fire Chief Scott Boyd gave a presentation on this item. Disucssion followed.

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VI.D.5 Adopt the Redevelopment Plan and Tax Increment Financing Amendment for the Riverbend Redevelopment District - The Blake at Riverbend Project Area (AF: 331-2016). Development Services Manager Lynn Tully presented this item. Dan Elkin and Andy Yarbrough also provided details in support of this project. There was considerable discussion. City Manager Fleming thanked everyone for sticking with it and the mayor thanked them for their investment.

VI.D.9 Authorize the Industrial Development Board of the City of Kingsport, Tennessee, to Negotiate and Accept from Clark & Company or an Affiliated Entity Payments in Lieu of Ad Valorem Tax with Respect to a New Professional Office Location in the City of Kingsport, Tennessee (AF: 339-2016). Development Services Manager Lynn Tully gave details on this item, noting it only authorizes the KEDB to offer the PILOT agreement.

VI.D.11 Authorize the Industrial Development Board of the City of Kingsport, Tennessee, to Negotiate and Accept from Hull Property Group or an Affiliated Entity Payments in Lieu of Ad Valorem Tax with Respect to Retail Shopping Facilities Known as the Kingsport Town Center in the City of Kingsport, Tennessee (AF: 332-2016). Development Services Manager Lynn Tully provided information on this item, pointing out the result would serve to stabilize the mall with renovations and replacement of the operator for entertainment. City Manager Fleming noted this company is known for buying malls when everyone else is avoiding such, resulting in the development of a special skillset and strategy.

Alderman Segelhorst asked for an update on Sevier Terrace. Development Services Manager Lynn Tully and City Attorney Mike Billingsley responded. He also inquired about a public dump on Stonegate Road. Lynn Tully stated they are aware of the issue and discussed strategies to address it. City Manager Fleming commented on code enforcement issues, thanking Lynn Tully, Melanie Adkins, Mike Bilingsley, public works and the police department.

Ms. Mary McNabb commented on the Christmas dinner at the Senior Center. Ms. Jeannie Bourne asked about the Sullivan County Commission meeting to which Cith Manager Fleming responded.

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


ANGELA MARSHALL
Deputy City Recorder


JOHN CLARK
Mayor