

Minutes of the Strategic Planning Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Friday, February 7, 2020, 9:00 AM  
Tennessee Room – Chamber of Commerce

PRESENT: Board of Mayor and Aldermen

Mayor Patrick W. Shull, Presiding  
Alderman Jennifer Adler  
Alderman Betsy Cooper  
Alderman Darrell Duncan

Alderman Colette George  
Alderman Tommy Olterman  
Alderman James Phillips

City Administration

Chris McCartt, City Manager  
Ryan McReynolds, Deputy City Manager  
J Michael Billingsley, City Attorney  
Sidney H. Cox, City Recorder

**CALL TO ORDER:** 9:00 a.m. by Mayor Patrick W. Shull. Mr. McCartt and Mr. McReynolds briefly commented on the recent heavy rains and flooding issues throughout the city.

**MORNING SESSION.**

- **Financial Overview (9:22am)** City Recorder and CFO Sid Cox discussed the general fund, year end projections, debt roll off and the CIP. He recommended diversifying revenue sources and explained the outstanding debt as it pertained to the legal debt margin as a percentage of the city's assessed value.  
*10 minute break*
- **Economic Development (10:22 am)** Jason Hudson gave an overview of this session. He then introduced Ben Hicks, representative from Buxton, a consumer retail analytics firm who spoke of how to market Kingsport to specific retailers. Julie Glover joined the discussion via telephone with regards to downtown.  
*10 minute break*
- **Housing (11:40 am)** Jeff Fleming presented statistics from Move 2 Kingsport and what the city needs to focus on to attract and retain new residents.  
*12:15 Lunch break*  
**Housing (cont. 12:45 pm)** Don Fenley discussed the housing market and the argument of renting versus buying. Alderman Phillips stated he was interested in seeing a housing summit. Jason Hudson concluded this session with six priorities for the success of economic development.

**AFTERNOON SESSION.**

- **General Shale Recommendations (1:55 pm)** Jason Hudson presented these options based on the report by Sterling Project Development. City Manager McCartt pointed out staff was still in the process of reviewing the data from this report. He stated a portion of the site was ready to possibly move forward with a pump track and bike park. Tony Williams with Reedy Creek Cycles provided more information on that project, noting it would cost \$10,000- \$15,000 per mile with three to five miles for a total possible cost of \$75,000.

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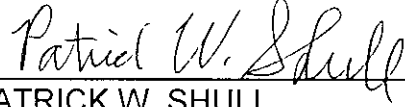
*10 minute break*

- **BMA Discussion on Priorities for FY 2021 Budget (3:30)** The city manager briefly wrapped up the day and asked the board what they wished to discuss further. Mayor Shull provided six points of guidance to staff in regards to the upcoming budget. Some discussion followed.

**ADJOURN.** Seeing no other matters presented for discussion, Mayor Shull adjourned the meeting at 4:00 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
PATRICK W. SHULL  
Mayor