

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, May 2, 2022, 4:30 PM  
City Hall, Boardroom, 415 Broad Street

PRESENT: Board of Mayor and Aldermen  
Mayor Patrick W. Shull, Presiding  
Vice-Mayor Colette George  
Alderman Betsy Cooper  
Alderman Paul W. Montgomery  
Alderman Tommy Olterman  
Alderman James Phillips

City Administration

Chris McCartt, City Manager  
Ryan McReynolds, Deputy City Manager  
Michael Borders, Assistant City Manager  
Bart Rowlett, Assistant City Attorney  
Michael Thompson, Public Works Director  
Lisa Winkle, City Recorder/Treasurer  
Angie Marshall, City Clerk/Deputy City Recorder  
Scott Boyd, Fire Chief  
Dale Phipps, Police Chief  
John Morris, Budget Officer  
Ken Weems, Planning Manager  
John Burkholder, Risk Manager  
Tyra Copas, Human Resources Manager  
Jessica Harmon, Assistant to City Manager  
Adrienne Batara, Public Relations Director

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Patrick W. Shull.
2. **ROLL CALL:** Deputy City Recorder Marshall. Absent: Alderman Darrell Duncan
3. **~~ECONOMIC DEVELOPMENT HUB.~~** Postponed.

***NOTE:** The three public hearing items in section VI.A were discussed at this time, out of order, to accommodate individuals present. The regular work session agenda resumed thereafter.*

4. **UTILITY RATE PLAN.** Deputy City Manager introduced this item, pointing out this presentation would address the logic to a rate increase and new structure, noting Kingsport has always had historically low rates. He stated the wastewater system has been financially distressed the past three years and if the city does not take action to rectify the situation the state will step in. Bart Kreps and Delaney Ridgley from Raftelis presented information on a recent rate study and proposed a new rate structure and the impact it will have on customers. There was considerable discussion.

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**5. REVIEW OF AGENDA ITEMS ON THE MAY 3, 2022 REGULAR BUSINESS MEETING AGENDA.** City staff gave a summary for each item on the proposed agenda. No items were discussed at greater length or received specific questions or concerns.

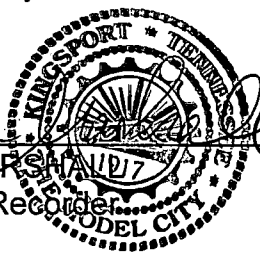
**VI.A.1 Vacate a Portion of Legion Drive & Midland Drive Right-of-Way (AF: 98-2022).** City Planner Savannah Garland presented this item, noting the benefits this would have to the school as well as cleaning up the map from a planning perspective.

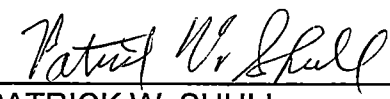
**VI.A.2 Amend Zoning of Sullivan County Tax Parcel ID 076 001.00 Located Off Princeton Road, New Moore Road and Sullivan Gardens Parkway from B-4P (Planned Business District) to MX (Mixed-Use District) (AF: 116-2022)** Planning Manager Weems provided information on this item that would allow for the construction of a truck terminal. He confirmed the planning commission voted unanimously to send a favorable recommendation for the rezoning although there was some opposition from residents on Sherry Street. Mr. Weems stated their concerns included noise, light, displacement of wildlife and flooding issues. Deputy City Manager McReynolds pointed out the construction would not be in the floodplain and wouldn't make conditions worse in the area. Discussion ensued.

**VI.A.3 Amend Zoning of Parcels 2, 3, 4, 5, 6, 7, 21 and a Portion of Parcel 2.10 Located Off Beartown Road and Deneen Lane from A-1 (Agricultural District), P-1 (Professional Offices District), R-3 (Low Density Apartment District) and R-1B (Residential District) to M-2 (General Manufacturing District) (AF: 117-2022)** Planning Manager Weems provided information on this item discussing the development plans for the property and the purpose of the rezoning and combining four zones into one.

**6. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Shull adjourned the meeting at 6:15 p.m.

  
ANGELA MARSH  
Deputy City Recorder



  
PATRICK W. SHULL  
Mayor