

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, June 20, 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 Darrell Duncan
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
Jessica Harmon, Assistant City Manager
Bart Rowlett, 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
Adrienne Batara, Public Relations Director

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Patrick W. Shull.
2. **ROLL CALL:** by City Manager Chris McCartt.
3. **REVIEW OF AGENDA ITEMS ON THE JUNE 21, 2022 REGULAR BUSINESS MEETING AGENDA.** City staff gave a summary for each item on the proposed agenda. The following items were discussed at greater length or received specific questions or concerns.

VI.A.1 Annex and Adopt a Plan of Services for the Fieldcrest Annexation and Consider an Ordinance to Amend the Zoning (AF: 184-2022). Planning Manager Ken Weems presented this item and answered questions from the board regarding this new development. He provided details on the rezoning aspect as well as the plan of services and cost analysis for this area, noting it would pay for itself pretty quickly. Mr. Weems confirmed one citizen showed up at the planning commission in opposition due to traffic concerns, however, the planning commission voted unanimously to send a favorable recommendation to the BMA to approve this project. There was some discussion throughout the presentation.

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City Manager McCartt commented on the general fund budget and answered questions. He also briefly addressed the water and sewer budgets. Some discussion ensued.

VI.D.1 Amend Fee Resolution for FY23 Fees and Charges Provided for in the City Code (AF: 118-2022). City Manager McCartt discussed this item, noting many changes reflect inflation so the city recoups the cost of certain items. Assistant City Manager Borders provided further details on many of the changes, noting staff did research to ensure the cost for the services provided were competitive with other municipalities. .

VI.D.3 Bid Award to Summers-Taylor, Inc. for the Main Street Redevelopment Project (AF: 191-2022). City Manager McCartt commented on this item, pointing out this has been a long time in the making and he is glad to finally get to this point. He stated the project would allow a rebuild of Main Street, improve the streetscape, provide structure repair and upgrade the utilities. He thanked city staff who have worked on this project over the years. Lastly, he pointed out the State of Tennessee was paying the majority of the cost for this 17 million dollar project.

VI.D.9 Authorize the Mayor to Execute Documents to Apply for and Receive a Drinking Water Revolving Loan from the State of Tennessee for the Purchase of Water Meters (AF: 197-2022). City Manager McCartt discussed this item and Deputy City Manager McReynolds provided further details and answered questions from the board. He pointed out this would provide additional functionality for staff.

VI.D.10 Bid Award for Partial Re-Roofing of the MeadowView Conference Resort & Convention Center (AF: 198-2022). City Manager McCartt commented this would be the first time the roof has been replaced since it opened. He stated his appreciation for the work Assistant City Manager Borders has put into this project regarding detailed engineering which resulted in good bids. He confirmed this is only the hotel portion of the building and not the executive conference center. Mr. Borders provided further details.

VII.8 Educational Partnership Agreement with King University Discounting Tuition for City Employees (AF: 182-2022). Alderman Montgomery stated he was a trustee there and would not be voting on this item.


VII.11 Authorize the Mayor to Execute Agreements with Various Agencies and Organizations for Services in FY22-23 Benefiting the General Welfare of Kingsport Residents (AF: 199-2022). The City Manager pointed out a change in this item from last year is the organizations have been asked to provide a financial breakdown showing total revenue in regards to their total budget to better understand operating expenses. He stated each partner was provided a worksheet to capture this information which will help staff plan as the FY23 budget moves forward and work on the FY24 budget begins.

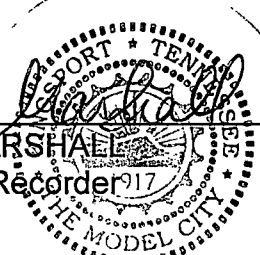
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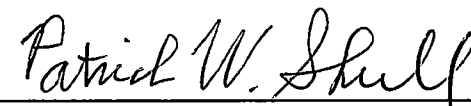
Police Chief Phipps commented on a recent social media post that discussed the violent crime rate in the City of Kingsport was increasing. He stated this was not factually based, pointing out they have actually decreased. The Chief also pointed out this individual compared Kingsport to Baltimore, Maryland, explaining how crime is reported differently in that state and was not a true comparison. He also stated he could not find the validating source for the information this post presented and noting the boundaries they provided on their maps included many in the county. Chief Phipps also pointed out the TBI does an annual audit to ensure accurate reporting. Some discussion followed as he answered questions from the board members.

Mayor Shull reminded the board the 4th of July parade would be on July 2. Alderman Montgomery thanked the staff, police and fire employees for a successful Juneteenth event. Alderman Olterman commented on the chief's presentation. Vice-Mayor George also thanked the chief for the information he presented.

4. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Shull adjourned the meeting at 5:50 p.m.


ANGELA MARSHALL
Deputy City Recorder




PATRICK W. SHULL
Mayor