

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, August 22, 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 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  
Lisa Winkle, City Recorder/Treasurer  
Scott Boyd, Fire Chief  
Dale Phipps, Police Chief  
John Morris, Budget Officer  
John Rose, Economic Development Director  
Floyd Bailey, Chief Information Officer  
Tyra Copas, Human Resources Manager  
Adrienne Batara, Public Relations Director  
Michael Thompson, Public Works Director  
Ken Weems, Planning Manager  
Angie Marshall, City Clerk/Deputy City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Patrick W. Shull.
2. **ROLL CALL:** by Deputy City Recorder Angie Marshall. Absent: Alderman Paul Montgomery.
3. **MOVE TO KINGSFORT UPDATE.** Jeff Fleming gave a presentation on this item, providing statistics of new residents in the city. Some discussion ensued as he answered questions from the board.
4. **REVIEW OF AGENDA ITEMS ON THE AUGUST 23, 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.

*NOTE: At this time, Economic Development Director John Rose discussed items VI.D.8 and VI.D.9 in the same presentation as he provided details and benefits of a TIF. The City Manager also provided further information on these items. Considerable discussion ensued.*

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**VI.D.8 Approve a Tax Increment Financing Amendment for the Downtown Kingsport Development District – Brickyard Village (AF: 256-2022).**


**VI.D.9 Approve a Tax Increment Financing Amendment for the Downtown Kingsport Development District – Centennial Project (AF: 257-2022).**

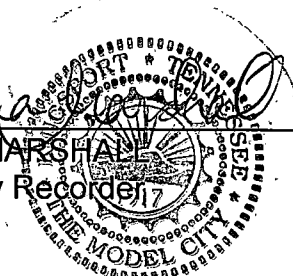
*NOTE: The regular agenda schedule resumed after the presentation.*


**VI.A.1 Public Hearing and Consideration of a Resolution to Annex and Adopt a Plan of Services for the Browder Road Annexation and Consideration of an Ordinance to Amend Zoning (AF: 237-2022).** Planning Manager Ken Weems gave a presentation on this item, pointing out there had been no public objection.

**VII.1 Approve the Kingsport Regional Planning Commission’s Delegation of Authority to City Planning Staff for Certain Final Subdivision Plat Approval (AF: 236-2022).** City Manager McCartt gave details on this item, commenting local control has been removed from cities throughout the state. Alderman Phillips expressed his disappointment, stating the city had a good process and this change has slowed down development and building in a time where it was not needed. Mayor Shull noted 2,500 houses in the pipeline are being disrupted.

**5. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Shull adjourned the meeting at 6:11 p.m.

  
ANGELA MARSH  
Deputy City Recorder



  
PATRICK W. SHULL  
Mayor