

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, September 12, 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 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  
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 City Recorder Winkle.
3. **KEDB/NETWORKS QUARTERLY UPDATE.** Craig Denison talked about recent contracts negotiated by KEDB. Clay Walker discussed NETWORKS projects including the red carpet tour happening this week. Some discussion followed as they answered questions.
4. **ARPA DISCUSSION.** The City Manager gave a presentation on this item detailing what these funds could be used for. He pointed out the money must be obligated by 2024 and spent by 2026. He reviewed qualifying projects eligible for these funds and asked for more direction from the BMA. After some discussion, most of the aldermen listed reasons they were in favor of using the money for the library renovation. Mayor Shull ranked the fire station rebuild above the library and Alderman Montgomery wanted more information on the

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Academic Village. The mayor directed staff to move forward with bringing the library to the board for approval.

**5. REVIEW OF AGENDA ITEMS ON THE SEPTEMBER 13, 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 Approve a Tax Increment Financing Amendment for the Downtown Kingsport Development District – Brickyard Village** (AF: 256-2022). Planning Manager Ken Weems presented this item and provided details on what the new development would look like, stating this would be an apartment complex with 198 units. Vice-Mayor George voiced concerns that residents there would be affected by events at Allandale. Alderman Phillips pointed out the rezoning simply allows for more units, but the development could still move forward without this approval. City Manager McCartt stated these renderings were conceptual and could change. Assistant City Manager Borders also provided information on a buffer of trees by AEP along the property line.

*NOTE: At this time Vice-Mayor George left the meeting at 5:33 p.m.*

**VI.D.12 Authorize the Kingsport Economic Development Board on Behalf of the City of Kingsport to Enter into the Bidding Process for the Purchase of the Former Colonial Heights Middle School Property** (AF: 58-2022). Mr. McCartt stated the date of this bid is ahead of when the facilities study is due, but there is quite a bit of annexed land in this area with no school. The KEDB has been asked to be the bidding entity. The minimum bid is set at \$2,000,000 and the school system has agreed to reimburse the city up to \$2,250,000. Alderman Montgomery asked if there were any other situations staff was aware of where a government entity was competing with the private sector for property. Mr. McCartt stated he did not know of any and confirmed there was no home rule in place giving the city priority.

**VI.D.13 Enter the Tennessee Consolidated Retirement System Hybrid Plan with Cost Controls as of January 1, 2023** (AF: 262-2022). Human Resources Director Copas gave a presentation on this item and the following two items. She recognized staff who helped work on this initiative as well as Justin Ball, Regional Outreach Specialist with TCRS, who was also present. She provided historical timeline information on the City's participation in TCRS since 1949. Ms. Copas listed the benefits of the hybrid plan, stating there was cost control, a defined benefit portion and a defined contribution portion.

**VI.D.14 Implement the Bridge Benefit with the Tennessee Consolidated Retirement System Hybrid Plan with Cost Controls as of January 1, 2023** (AF: 263-2022). See Item VI.D.13.

**VI.D.15 Adopt an Agreement for a 401K and 457 Plan Effective January 1, 2023** (AF: 264-2022). See Item VI.D.13.

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**VII.5 Amend Personnel Policies** (AF: 271-2022). Human Resources Director Copas explained staff was going through all personnel policies to update them as they haven't been reviewed in over ten years and will be bringing more to the board in the future.

The City Manager stated the move back to TCRS was a game changer and has been a goal since he was appointed three years ago. He mentioned Kingsport is known for how well they treat employees and expressed his appreciation to the board for making that happen.

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

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ANGELA MARSHALL  
Deputy City Recorder

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PATRICK W. SHULL  
Mayor