

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, April 6, 2015, 4:30 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips  
Vice-Mayor Mike McIntire  
Alderman John Clark  
Alderman Tom C. Parham  
Alderman Tom Segelhorst

City Administration

Jeff Fleming, City Manager  
J. Michael Billingsley, City Attorney  
James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:35 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Marshall. Absent: Alderman Colette George and Alderman Andy Hall.
3. **PEAK PRESENTATION.** Mr. Seth Jarvis gave a presentation, reviewing the accomplishments made in the last year by this organization as well as new goals.
4. **LAND BANK LEGISLATION.** Development Services Lynn Tully presented this item detailing the scope and powers of a Land Bank Authority, which ultimately returns property to an income producing state. She further stated it allows the city to hold property for new development, specifically for residential. City Manager Fleming provided an example.
5. **WORK SESSION TICKLER.** Mayor Phillips stated there was a problem getting parts for the Carousel so it will be mid-June before it is running. He pointed out National Carousel Day is July 25. Alderman Segelhorst noted there seemed to be a lot of violent crimes recently. Chief Quillin responded to this [at the end of the work session] noting compare to January through March of 2014, aggravated assaults are down 50%.
6. **REVIEW OF AGENDA ITEMS ON THE APRIL 7, 2015 REGULAR BUSINESS MEETING AGENDA.** City Manager Fleming, members of staff and community members gave a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:
  - VI.A.1 **Amend the Zoning Ordinance to Require that New Development and Redevelopment in Downtown Kingsport be in Harmony with the Traditional Character of Downtown** (AF: 71-2015). City Planner Justin Steinman gave a presentation on this item and answered questions from the Board. Discussion followed. Vice-Mayor McIntire pointed out we can continue to tweak the plan but this would address issues downtown right now.

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**VI.B.1 Amend FY15 General Purpose School Fund Budget** (AF: 83-2015). Staff from City Schools answered questions regarding the purchase and upkeep of computers for students. Some discussion followed.

**VI.D.3 Award the Bid for the Construction of the Fire Training Simulator to Armstrong Construction** (AF: 72-2015) Alderman Segelhorst asked about a projected completion date. Procurement Manager Sandy Crawford stated there would be eight to twelve weeks lead time.

**VI.D.5 Approve an Amendment to the Lease Agreement with Alex Stratton** (AF: 76-2015). City Manager Fleming stated this would allow the golf driving range to reopen with reduced liability insurance. City Attorney Billingsley provided further details.

**VI.D.6 Approve a Plan to Create an Adventure Tourism District** (AF: 75-2015). City Manager Fleming stated if businesses open and qualify, they can receive a tax credit.

**VI.D.8 Amendment to the Annual Operating Agreement with Downtown Kingsport Association to Include Maintenance of Christmas Street Lighting Decorations** (AF: 79-2015). City Manager Fleming confirmed for Alderman Segelhorst the lights would be attached to the poles and the trees.


**VI.D.9 Accept Donation of Property at the Riverbend Development from First Southeast Development** (AF: 80-2015). City Manager Fleming provided information on this item, noting the developer will build a road to access a 24.1 acre park. Development Services Director Lynn Tully pointed out there is still ownership interest.

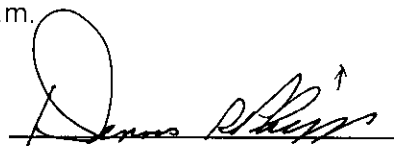
**VI.D.10 Approve Change Order to Roadscapes Interchange Beautification Project** (AF: 78-2015). City Manager Fleming gave details on this item, noting extra money will go to plant material at John B. Dennis Highway and Fort Henry Drive.

**BOARD COMMENT.** None.

**PUBLIC COMMENT.** None.

**8. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:10 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder

  
DENNIS R. PHILLIPS  
Mayor