

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, January 5, 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 Colette George

Alderman Andy Hall

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:** 4:30 p.m. by Mayor Phillips.

2. **ROLL CALL:** By Deputy City Recorder Marshall.

3. **LEE APARTMENTS / D-B EXCEL / SCHOOL MAINTENANCE FACILITY PRESENTATION.** Ms. Maria Catron, Deputy Director for Kingsport Housing and Redevelopment Authority, gave a presentation on the transformation plan for the midtown neighborhood through a time-sensitive grant. She gave details on the redevelopment of the Lee Apartments property, noting they hope is the city will donate the property similar to the Riverview Community redevelopment project. School Superintendent Dr. Lyle Ailshie then gave details on the need for the relocation of the Cora Cox Academy and the school maintenance building if the grant is received and property is transferred. He pointed out that Cora Cox is on the capital improvement list to be moved soon. City Manager Fleming explained this item was not yet on the agenda but if it was added, the BMA would be committing to vacate Cora Cox if the grant was received. There was considerable discussion on this item.

NOTE: Item VI.D.2 from the regular business meeting agenda was discussed at this time to accommodate representatives in the audience. The regular work session agenda resumed thereafter.

4. **AUDIT PRESENTATION.** Mr. Richard Linen from Brown Edwards provided details on the 2014 audit findings, pointing out that all in all it was a very good report. City Recorder Demming pointed out that staff expects the city to receive the TGFOA award also. Some discussion followed.

5. **WORK SESSION TICKLER.** There was no discussion on this item.

6. **REVIEW OF AGENDA ITEMS ON THE JANUARY 6, 2014 REGULAR BUSINESS MEETING AGENDA.** City Manager Fleming, members of staff and community members

Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, January 5, 2015

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.B.1 Budget Ordinance to Fund WWTP Blower Project in FY15 with Sewer Fund Balance (AF: 04-2015). Alderman Segelhorst commented on a prior concern of spending half a million dollars to save \$28,000 a year. He stated after receiving further details he has no issue with this item. Water/Wastewater Manager Niki Ensor explained the scope of this project and the benefits it will provide. Assistant City Manager for Operations Ryan McReynolds gave further details and answered questions.

VI.C.5 Amending Various Code Sections Pertaining to Beer Permits (AF: 284-2014). Alderman Segelhorst questioned the ability for a brewery to sell a growler of beer if the patron consumed on premises. City Attorney Billingsley confirmed they could not do so as the code reads now, although it is not state law. The board requested the language be amended for manufacturers only to allow off-premise sales as well as on-premise consumption.

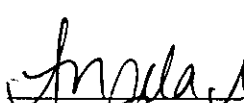
VI.D.1 Offers for Easements and Right-of-Ways for the Chadwick/Tranbarger Drive Improvement Project (AF: 01-2015). City Manager Fleming pointed out this project has been planned for years and is not in conjunction with the Parkway Plaza project.

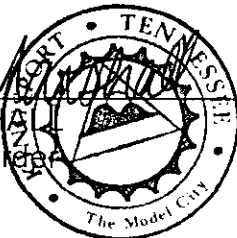
VI.D.3 Reject All Bids for the Grocery Items and Beverages Bid for School Nutrition (AF: 03-2015). Jennifer Walker, Kingsport City Schools, commented on the issues with this bid and the reasons to bid it back out in order to make a fair assessment.

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 6:25 p.m.


ANGELA MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor