

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, July 14, 2014, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Colette George

Vice-Mayor Mike McIntire

Alderman Tom C. Parham

Alderman Tom Segelhorst

City Administration

Jeff Fleming, City Manager

Joseph E. May, Interim City Attorney

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. **UPDATES ON J. FRED JOHNSON STADIUM.** Assistant City Manager Ryan McReynolds presented information on the changes to the original scope listed under Item VI.B.2 on the regular business meeting agenda. He stated the fault lies in the design and that GRC Construction has acted to keep the project moving forward at their own risk. Mr. McReynolds commented staff would pursue reimbursement avenues in the future with the design engineer. He further noted the stadium is still anticipated to be operational by the first football game.

***NOTE:** Items VI.D.4, VI.D. 5 and VI.D.7 from the regular business meeting agenda were discussed at this time to accommodate citizens in the audience. The work session agenda resumed thereafter.*

4. **INTERIM ANNEXATION POLICY PRESENTATION.** Development Services Director Lynn Tully gave a presentation on this item, noting the past annexation trends and current issues regarding annexation now that the law has changed. She stated requested annexations will now be placed in categories to determine if they are eligible to be annexed. Mayor Phillips pointed out the cost to the city is most important. Discussion ensued.

5. **DISCUSSION OF VACANCY CREATED BY RESIGNATION OF ALDERMAN SHUPE.** City Manager Fleming stated he received a letter of resignation from Alderman Jantry Shupe on July 7 and the city attorney responded on July 8 with the process to be followed for Mr. Shupe's replacement. City Attorney Billingsley noted the mayor must first declare the vacancy at the BMA meeting and the position needs to be filled within 30 days. He pointed out there was no specific process for filling it, once the vacancy was declared, but in the past it has been by motion. The mayor mentioned that Mr. Andy Hall was being considered as a candidate and no other name was on the table.

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6. WORK SESSION TICKLER. Alderman Clark asked if there were trigger points for monitoring revenue increases or decreases that would result in action from the Management Team. City Manager Fleming stated a meeting has been scheduled this week to address this issue. Budget Director Judy Smith provided information on the current sales tax revenue. Some discussion followed. Alderman George inquired on the status of the carousel. Community Services Director Morris Baker stated the site work should be wrapped up in September and construction can begin, noting the project should be finished by March of 2015. Mayor Phillips commented there have been many delays to this project, which can be discouraging to citizens.

7. REVIEW OF AGENDA ITEMS ON THE JULY 15, 2014 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.AA.1 Public Hearing and Consideration of an Ordinance to Amend Zoning of Parcel 1, Tax Map 46H, Located Off Lynn Garden Drive in the 11th Civil District of Sullivan County (AF: 185-2014). City Planner Ken Weems stated the owner has requested the zoning be changed from B1 to B3 for commercial use. He pointed out the adjacent property owners were in support of this change.

VI.AA.2 Public Hearing for Annexation Annual Plan of Services Report (AF: 196-2014). City Planner Ken Weems noted that all plans of service listed were up to date and that two of them are actually complete and would be falling off.

VI.D.4 Consideration of a Resolution Authorizing the Mayor to Execute Agreements with Various Agencies and Organizations for Services in Fiscal Year 2014-2015 Benefiting the General Welfare of Kingsport Residents (AF: 188-2014). City Manager Fleming noted the amount listed is the same as what was presented in the budget, as well as the same as last year. Vice-Mayor McIntire questioned the amount given to the Visitor's Bureau and stated he would like the board to review these before next year to see if other options may be more beneficial. Some discussion ensued.

VI.D.5 Consideration of a Resolution Authorizing the Mayor to Sign All Documents Necessary and Proper to Enter into a Lease Agreement with Sleepy Owl Brewery for the Use of City-Owned Property Located at 151 East Main Street (AF: 199-2014). Assistant City Manager Chris McCartt discussed this item, stating Mr. Brian Connatser, the owner of the business, would like to lease the adjacent depot/dock area, which is owned by the city. His plan is to retrofit the area and add a rail. This will not only provide more room for his patrons, but it will also make it safer. Mr. Connatser pointed out there are more families coming in and the green space would be beneficial to them as well as for his food vendors. City Manager Fleming noted any improvements made would revert back to the city should the business cease for any reason.

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VI.D.7 Consideration of a Resolution to Donate Funds to KEDB for Economic Development Purposes (AF: 202-2014). City Manager Fleming explained this was a more of a pass through, noting the city can't write a check for economic development directly. He further stated this would implement the \$25,000 designated in the budget. Representatives of Kingsport Deals stated this program is touching 10,000 people on a routine basis.

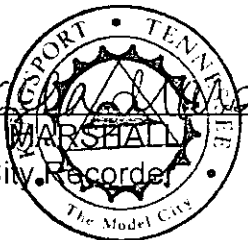
VI.D.8 Consideration of a Resolution Repealing Resolution No. 2014-158 and Adopting a Resolution Approving an Agreement with the Industrial Development Board of the City of Kingsport, Tennessee (KEDB) for a Contribution for Economic or Industrial Development (AF: 205-2014). City Manager Fleming noted this change addressed the interest regarding the Armory property.

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 6:20 p.m.


ANGELA MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor