

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

PRESENT: Board of Mayor and Aldermen

Mayor-Elect John Clark  
Vice-Mayor Mike McIntire  
Alderman Colette George

Alderman-Elect Michele Mitchell  
Alderman-Elect Tommy Olterman  
Alderman Tom C. Parham

City Administration

Jeff Fleming, City Manager  
Joseph E. May, Assistant City Attorney  
Lisa Winkle, Comptroller/Deputy City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips who then turned the meeting over to Mayor-Elect Clark.
2. **ROLL CALL:** By Deputy City Recorder Marshall.

**NOTE:** At this time, Mayor-Elect Clark recognized Dennis Phillips for his ten years of service to Kingsport as the mayor and presented him with a proclamation and the key to the City.

3. **WORK SESSION TICKLER.** Alderman George commented on the earlier ribbon-cutting ceremony for the Carousel.
4. **DISCUSSION OF PROCESS FOR FILLING ALDERMAN VACANCY.** Mr. Clark stated his seat as alderman would have to be filled once he was sworn in as mayor. City Manager Fleming explained this process, noting someone would have to be appointed within thirty days once the vacancy was declared at the business meeting tomorrow. He asked for each alderman to submit one name to him by July 13<sup>th</sup> so the candidates can be verified for eligibility and may be discussed at the next work session.
5. **MAYOR'S COMMENTS ON FIRST 100 DAYS.** Mr. Clark outlined events that he would like to see occur in the next few months, including a class for all of the aldermen by Mr. Pat Hardy from MTAS and culminating in a summit.
6. **REVIEW OF AGENDA ITEMS ON THE JULY 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 Zoning of the 124 Bloomingdale Pike Property, a Portion of the Existing Bloomingdale Terrace Apartment Development (AF: 173-2016).** City Planner Ken Weems gave a presentation on this item and answered questions from the board. City Manager Fleming pointed out this used to be Country Garden Apartments.

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**VI.B.1 Budget Ordinance for Citywide Sanitary Sewer Improvements Project** (AF: 175-2015). Assistant City Manager McReynolds presented details on this and the next item. He noted this would allow for projects to be set up from the strategic plan that have already been budgeted.

**VI.B.2 Bid Award to Thomas Construction, Inc. for Systemwide Water Upgrades – Phase 1** (AF: 186-2015). See item VI.B.1.

**VI.D.1 Application for a Technology Grant for the Library for Laptops and Learning Stations** (AF: 172-2015). City Manager Fleming explained this would replace the stations in the children's area, pointing out the IT Department would provide the match.

**VI.D.3 Dispensing with the Reading of Ordinances in their Entirety** (AF: 174-2015). City Manager Fleming noted this was a housekeeping item initiated by the city attorney.

**VI.D.4 Agreement with Southern Health Partners, Inc. for Inmates** (AF: 178-2015). City Manager Fleming gave information on this item, stating that after an analysis by staff, it was more prudent to keep the prisoners at the city jail rather than shuttle them to Blountville for medical attention. Deputy Chief Phipps provided further details, pointing out the current system doesn't change, this provision simply allows the city to meet state mandates.

**VI.D.6 Donation of Property at Reedy Creek Terrace as Wetlands** (AF: 182-2015). City Manager Fleming noted this item ties to a previous action taken for providing a bridge to the greenbelt.

**VI.D.7 Agreement with the Greater Kingsport YMCA and Eastman Credit Union** (AF: 195-2015). Assistant City Manager Chris McCartt stated this was done for Band of Tennessee years ago. He noted it is a housekeeping item so that the YMCA can refinance since we are leasing to them.

**VI.D.10 Agreements to Offer Higher Education Programs/Courses in the Kingsport Center for Higher Education and Sublease Agreements for Office Space, Common Areas and Classroom Space** (AF: 180-2015). City Manager Fleming provided details on this item, noting everything not attached to the building has been done and the rest would be split 50/50 on an annual basis.

**VI.D.11 Reconcile and Adjust Uncollectible Property Tax for Tax Year 2014** (AF: 177-2015). Assistant City Attorney Joe May stated that 99.9% of these property taxes have been collected. This would allow the city to write off the remaining uncollected portion of \$27,000.

**VI.D.12 Accept the Gift of Property at Borden Park** (AF: 193-2015). Development Services Director Lynn Tully pointed out there is 1.77 acre tract of land in the park the city did not previously own. This gift from Eastman will make the park complete.


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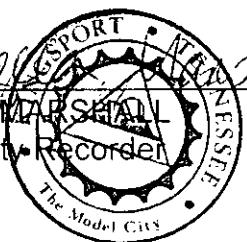
**VI.D.13 Release of Utility Easements on Borden Mill Property** (AF: 194-2015). Development Services Director Tully stated since there was no longer a building on this property, the utility easements could be released.

**BOARD COMMENT.** Ms. Jeannie Bourne made comments.

**PUBLIC COMMENT.** Alderman George thanked the Chamber of Commerce of the Funfest shirts. Mr. Clark thanked the previous aldermen for their service.

**8. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 5:22 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
JOHN CLARK  
Mayor