

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, August 18, 2014, 3:00 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Colette George

Alderman Andy Hall

Vice-Mayor Mike McIntire

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:** 3:00 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Marshall.
3. **J. FRED JOHNSON STADIUM UPDATES.** Assistant City Manager Ryan McReynolds stated it was on time, under budget, and will be finished by the weekend for a walk through.
4. **FY15 CIP PRESENTATION.** City Manager Fleming gave a presentation on this item, noting this plan has been developed after meeting with each of the BMA members on an individual basis. He stated one of the key messages he has heard from their feedback is to focus on fundamentals first, such as streets, safety, and parks. Also, amenities to attract growth, better planning and improved project management were issues the board wanted staff to address. Mr. Fleming then provided details on street paving projects and planned developments and answered questions.
5. **WORK SESSION TICKLER.** Alderman Segelhorst commented on the workers comp injuries, noting an employee was hurt digging a bin out of a truck. Assistant City Manager McReynolds stated staff realized there would be problems with this vehicle and changed the specs for future orders. Mr. Segelhorst stated he would like to see a safer remedy for the truck until it is replaced. Fire Chief Dye stated the brick is going up on the new station.
6. **REVIEW OF AGENDA ITEMS ON THE AUGUST 19, 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.B.1 **Consideration of an Ordinance Amending the Code of Ordinances Deleting the Reference to the Designated Alderman Pertaining to the Disposition of City Owned Real Property** (AF: 231-2014). City Manager Fleming stated although this would remove the position of Designated Alderman, it would not change what the BMA approves regarding property. Mayor Phillips stated surplus property needs to get back on the tax rolls.

Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, August 18, 2014

VI.B.3 Consideration of an Ordinance Authorizing Investments of Idle Funds and Adoption of an Investment Policy (AF: 198-2014). City Recorder Demming stated the last group of financial policies was adopted in 2002. This item brings them to current standards.

VI.D.2 Consideration of a Resolution Approving a Revision to the Neighborhood Traffic Management Plan (AF: 232-2014). Assistant City Manager Ryan McReynolds discussed this item, noting the board had asked staff to review the policy of counting votes from neighborhood traffic calming surveys. He stated with this change, staff will only count the percentages of those who actually vote versus the population of the neighborhood.

VI.D.5 Consideration of a Resolution Authorizing the Mayor to Execute All Necessary and Proper Documents with Delta Dental of Tennessee for Employee Dental Insurance (AF: 227-2014). City Manager Fleming stated this insurance plan was totally optional and completely funded by the employees.

VI.D.6 Consideration of a Resolution Approving a Lease Agreement and License for Property Next to the Farmer's Market Complex with Engage Kingsport, Inc. to Construct a Carousel Roundhouse (AF: 168-2014). Assistant City Manager Chris McCart explained this item set up the legalities so that Engage Kingsport may begin work on the Carousel construction. Mr. Reggie Martin gave further details, noting the board would be approving two items. One is the lease agreement which is not effective until September 15, 2014. The second item is a license that would allow work to begin for the actual lease goes into effect.

VI.D.7 Consideration of a Resolution Approving an Offer, Approving Tennessee Department of Transportation's Agreement of Sale and Authorizing the Mayor to Execute All Documents (AF: 235-2014). City Manager Fleming pointed out this was the Rotherwood Bridge and would allow an important connection to the greenbelt.

VI.D.9 Consideration of an Agreement Authorizing the Kingsport City Schools to Execute an Agreement with the Kingsport Boys and Girls Club to Transport Children from Various Kingsport City Schools to the Kingsport Boys and Girls Club (AF: 230-2014). Assistant City Manager Chris McCart presented this item, noting that many years ago the city provided transportation for these kids but had to stop as their services grew. He stated the new buses that came in June will allow the schools to provide this service again. Mr. McCart pointed out this has already been approved by the Board of Education.

VI.D.10 Consideration of a Resolution Approving an Offer, Approving Tennessee Department of Transportation's Agreement of Sale and Authorizing the Mayor to Execute All Documents (AF: 236-2014). City Manager Fleming presented this item. Alderman Segelhorst commented the amount was a lot. Mr. Fleming noted that when TDOT funds are used, we have to follow their processes, such as not using a local appraiser because they aren't certified. City Attorney Billingsley confirmed that a local appraiser is seeking this certification, pointing out the closest one at this time is in Knoxville.


Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, August 18, 2014


VII.2 Consideration of Approval of Offers for Easements and Right-of-Ways for the West Sullivan Street Phase 2 Road Widening Project (AF: 226-2014). City Manager Fleming commented this portion of the project extended from Clinchfield to Church Circle. Mayor Phillips noted the board would like to see Church Circle included somehow, as it is important to many board members.


BOARD COMMENT. Mayor Phillips stated there would be an open meeting at 5:00 p.m. about the Wellmont merger. The purpose of the meeting is to enlighten the community on other options and get feedback on what they would like to see. Alderman George commented on animal control, in particular regarding a case where a dog killed a cat. Chief Quillin gave details on the police response to these kinds of calls. Alderman Clark commented on health care, Wellmont and the budget books. Budget Director Judy Smith provided information on the FY14 budget.

PUBLIC COMMENT. Ms. Gail Cole commented on some activities on behalf of Engage Kingsport.

8. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 4:00 p.m.


ANGELA MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor