

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, September 22, 2014, 4:30 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:** 4:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Marshall.
3. **PEAK UPDATE.** Mr. Seth Jarvis, Ms. Kendal Flegel, and Mr. Corey Shepherd gave an update on this organization, sharing results of a recent survey of their vision for Kingsport. There was considerable discussion.
4. **WORK SESSION TICKLER.** Assistant City Manager Chris McCartt gave an update on the progress of the softball field complex. Mayor Phillips commented on the carousel. Alderman Segelhorst commented on the workers comp injuries. Some discussion followed.
5. **REVIEW OF AGENDA ITEMS ON THE SEPTEMBER 23, 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 Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of a Portion of a Parcel Containing the Andes-Straley Veterinary Hospital, Located off Memorial Boulevard in the 11<sup>th</sup> Civil District of Sullivan County (AF: 253-2014).** City Planner Ken Weems explained this rezoning was at the request of the property owner so that an electronic message board may be installed.

**VIAA.2 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the Ridgecrest Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 250-2014).** City Planner Corey Shepherd presented this item, stating the property owner had been contacted by TDEC because of sewer issues. He further noted this meets the requirements of the emergency criteria recently passed by the BMA in the annexation policy. Chad Austin confirmed the sewer installation could be conducted in-house, which would require six other houses to tap on to the sewer. The BMA asked staff to contact these residents and give them an opportunity to be annexed.

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**VI.B.5 Consideration of a Resolution Approving the Settlement of a Lawsuit Filed Against the City and Consideration of a Budget Ordinance to Appropriate the Funds (AF: 258-2014).** City Attorney Billingsley provided details on this item and answered questions from the board members.

**VI.C.2 Consideration of an Ordinance to Amend the 2014/2015 Project Budget Appropriating TIF Monies Collected in Previous Years (AF: 247-2014).** City Manager Fleming explained staff would like the board to defer this item indefinitely as an accounting procedure. He confirmed the money would go back into the fund balance, but would still be available to appropriate if a project comes up.

**VI.D.1 Consideration of a Resolution Authorizing the Mayor to Execute Agreements with Various Agencies and Organizations for Community Development Block Grant Funding in Fiscal Year 2014-2015 (AF: 130-2014).** City Manager Fleming stated a committee was formed at the BMA's request to decide how to distribute the funding.

**VI.D.3 Consideration of a Resolution Approving an Agreement to Subordinate a Sewer Tap Fee Lien for Property Located Inside the City Limits at 1888 Rock Springs Road (AF: 257-2014).** City Recorder Demming answered questions on this item.


**VI.D.4 Consideration of a Resolution Repealing Resolution No. 2015-031 and Approving an Amendment to a Lease with Pinnacle Tower, LLC and Authorizing the Mayor to Execute the Same (AF: 237-2014).** City Attorney Billingsley noted there was a misunderstanding about the term and the new resolution clarifies this issue.

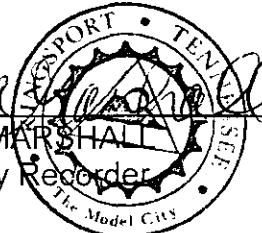
**VI.D.8 Consideration of a Resolution Accepting a Donation from Tennessee Electric Company, Inc. Authorizing the Mayor to Sign All Documents Necessary and Proper to Recognize the Donation and Ratifying the Execution of Documents Previously Executed (AF: 260-2014).** City Manager Fleming stated this will allow Tennessee Electric to proceed with taking advantage of an IRS tax clause.

**BOARD COMMENT.** Alderman Parham commented on the new call center building.

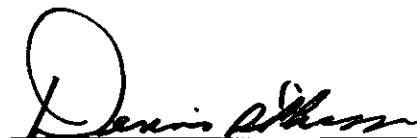
**PUBLIC COMMENT.** None.

**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



The seal of Kingsport, Tennessee, is circular with the text "KINGSPORT • TENNESSEE" around the top and "The Model City" around the bottom. In the center is a stylized gear or star shape.

  
DENNIS R. PHILLIPS  
Mayor