

Minutes of the Regular Business Meeting of the  
Board of Mayor and Aldermen of the City of Kingsport, Tennessee  
Tuesday, January 6, 2015, 7:00 PM  
Large Court Room – City Hall

PRESENT:

Board of Mayor and Aldermen

Mayor Dennis R. Phillips, Presiding  
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 Demming, City Recorder/Chief Financial Officer

- I. **CALL TO ORDER:** 7:00 p.m., by Mayor Dennis R. Phillips.
- II.A. **PLEDGE OF ALLEGIANCE TO THE FLAG:** Ms. Marie Catron - KHRA.
- II.B. **INVOCATION:** Associate Minister Jack Weikel - First Broad Street United Methodist Church.
- III. **ROLL CALL:** By City Recorder Demming. All Present.
- IV. **RECOGNITIONS AND PRESENTATIONS.** None.
- V. **APPROVAL OF MINUTES.**

Motion/Second: Parham/Clark, to approve minutes for the following meetings:

- A. December 15, 2014 Regular Work Session
- B. December 16, 2014 Regular Business Meeting

Approved: All present voting "aye."

VI. **COMMUNITY INTEREST ITEMS.**

AA. **PUBLIC HEARINGS.** None.

A. **PUBLIC COMMENT.** Mayor Phillips invited citizens in attendance to speak about any of the remaining agenda items. There being no one coming forward to speak, the Mayor closed the public comment segment.

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**B. BUSINESS MATTERS REQUIRING FIRST READING.**

**1. Budget Ordinance to Fund WWTP Blower Project in FY15 with Sewer Fund Balance (AF: 04-2015) (Ryan McReynolds).**

Motion/Second: Segelhorst/George, to pass:

AN ORDINANCE TO AMEND THE SEWER PROJECT FUND BUDGET BY APPROPRIATING FUNDS RECEIVED FROM THE CLEAN ENERGY GRANT AND BY APPROPRIATING FUNDS FROM THE SEWER FUND BALANCE TO ESTABLISH THE WWTP BLOWER PROJECT FOR THE YEAR ENDING JUNE 30, 2015; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on first reading: All present voting "aye."

**C. BUSINESS MATTERS REQUIRING FINAL ADOPTION.**

**1. Amend Zoning of 708 Beechwood Drive, Located in the Colonial Heights Area (AF: 321-2014) (Ken Weems).**

Motion/Second: McIntire/Parham, to pass:

**ORDINANCE NO. 6459**, AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY ADJACENT TO BEECHWOOD DRIVE FROM R-1B, RESIDENTIAL DISTRICT TO UAE, URBAN AGRICULTURAL ESTATE DISTRICT IN THE 14<sup>TH</sup> CIVIL DISTRICT OF SULLIVAN COUNTY; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, George, Hall, McIntire, Parham, Segelhorst and Phillips voting "aye."

**2. Amend Zoning of the Larry Neil Property, Located off Larry Neil Way (AF: 322-2014) (Ken Weems).**

Motion/Second: McIntire/Clark, to pass:

**ORDINANCE NO. 6460**, AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY ADJACENT TO LARRY NEIL WAY FROM R-3, LOW DENSITY APARTMENT DISTRICT, AND A-1, AGRICULTURAL DISTRICT TO B-3, HIGHWAY ORIENTED BUSINESS DISTRICT IN THE 11<sup>TH</sup> CIVIL DISTRICT OF SULLIVAN COUNTY; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, George, Hall, McIntire, Parham, Segelhorst and Phillips voting "aye."

**3. Amend Zoning of East Main Street Property in Vicinity of the Rail Wye (AF: 323-2014) (Ken Weems).**

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Motion/Second: McIntire/Hall, to pass:

**ORDINANCE NO. 6461**, AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY ADJACENT TO EAST MAIN STREET FROM M-1, LIGHT MANUFACTURING DISTRICT, AND M-2, GENERAL MANUFACTURING DISTRICT TO B-2, CENTRAL BUSINESS DISTRICT IN THE 11<sup>TH</sup> CIVIL DISTRICT OF SULLIVAN COUNTY; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, George, Hall, McIntire, Parham, Segelhorst and Phillips voting "aye."

**4. Amend Zoning Code Pertaining to Periphery Yard Requirements in a B-4P Zone (AF: 324-2014) (Ken Weems).**

Motion/Second: McIntire/George, to pass:

**ORDINANCE NO. 6462**, AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE, SECTION 114-230(C) BY DELETING THE REQUIREMENT THAT THE DEVELOPMENT-FREE PERIPHERY YARD REQUIREMENT BE ALONG PUBLIC STREETS IN B-4P DISTRICTS; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, George, Hall, McIntire, Parham, Segelhorst and Phillips voting "aye."

**5. Amending Various Code Sections Pertaining to Beer Permits (AF: 284-2014) (Mike Billingsley).** Alderman Segelhorst made a motion to amend the ordinance, seconded by Alderman Parham. City Attorney Billingsley read the details and explained the changes will allow for on premise consumption and off premise sale of beer for a manufacturing permit only.

Motion/Second: Segelhorst/Parham, to pass as amended:

**ORDINANCE NO. 6463**, AN ORDINANCE TO AMEND SECTIONS 6-169, 6-173(e), 6-207 6-208; 6-211 and 6-213 OF THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE TO PROVIDE FOR ADDITIONAL REQUIREMENTS FOR MANUFACTURE AND WHOLESALE OF BEER; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Clark, George, Hall, McIntire, Parham, Segelhorst and Phillips voting "aye."

**D. OTHER BUSINESS.**

**1. Offers for Easements and Right-of-Ways for the Chadwick/Tranbarger Drive Improvement Project (AF: 01-2015) (Ryan McReynolds).**

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Motion/Second: McIntire/Segelhorst, to approve:

OFFERS FOR EASEMENTS AND RIGHT-OF-WAYS FOR THE CHADWICK/  
TRANBARGER DRIVE IMPROVEMENT PROJECT

Passed: All present voting "aye."

**2. Agreement for the Pedestrian Bridge as Part of Eastman's Project Inspire** (AF: 05-2015) (Jeff Fleming). City Manager Fleming noted the changes since the work session were modifications to improve wording and clarify ownership.

Motion/Second: Segelhorst/Parham, to pass:

**Resolution No. 2015-105**, A RESOLUTION APPROVING A CONSTRUCTION AND MAINTENANCE AGREEMENT PEDESTRIAN BRIDGE STRUCTURE CROSSING WILCOX DRIVE WITH EASTMAN CHEMICAL COMPANY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT AND THIS RESOLUTION

Passed: All present voting "aye."

**3. Reject All Bids for the Grocery Items and Beverages Bid for School Nutrition** (AF: 03-2015) (Jennifer Walker).

Motion/Second: George/Parham, to pass:

**Resolution No. 2015-106**, A RESOLUTION REJECTING ALL BIDS FOR GROCERY ITEMS AND BEVERAGES FOR THE SCHOOL NUTRITION SERVICES PROGRAM

Passed: All present voting "aye."

**4. Acceptance of FY14 Comprehensive Annual Financial Report** (AF: 07-2015) (Jim Demming/Mike McIntire). Vice-Mayor McIntire discussed this item, noting Brown Edwards gave the city a clean, unmodified finding which is the highest opinion that can be given for an audit.

Motion/Second: McIntire/Clark, to accept:

FY14 COMPREHENSIVE ANNUAL FINANCIAL REPORT

Passed: All present voting "aye."

**5. Intent to Cooperate with the Kingsport Housing and Redevelopment Authority in Its Effort to Obtain a Grant for Redevelopment of the Lee Apartment Property** (AF: 06-2015) (Jeff Fleming). The City Manager provided details on this item, noting it was added after discussion at the work session. If the grant is received and the property turned over to KHRA, the city must relocate Cora Cox Academy to equal or better facilities. Discussion ensued about the benefits of this project. Alderman George stated she would vote against this resolution because although Lee Apartments need to be replaced, this did not accomplish that, but it did obligate taxpayers to find a facility for Cora Cox next year whatever the expense.

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Motion/Second: McIntire/Parham, to pass:

**Resolution No. 2015-107**, A RESOLUTION EXPRESSING AN INTENT TO COOPERATE WITH THE KINGSPORT HOUSING AND REDEVELOPMENT AUTHORITY IN ITS EFFORT TO OBTAIN A GRANT FOR THE REDEVELOPMENT OF THE LEE APARTMENT COMPLEX AND ADJOINING PROPERTY FROM THE TENNESSEE HOUSING AND REDEVELOPMENT AGENCY; COMMITTING THE CITY TO THE FUNDING FOR THE KINGSPORT CITY SCHOOLS DEPARTMENT TO REPLACE THE FACILITIES ON THE PROPERTY THAT WILL BE ACQUIRED BY THE KINGSPORT HOUSING AND REDEVELOPMENT AUTHORITY; APPROVING A LICENSE AGREEMENT PERMITTING THE KINGSPORT HOUSING AND REDEVELOPMENT AUTHORITY AND ITS CONTRACTOR TO ENTER CITY OWNED PROPERTY TO CONDUCT SURVEYS AND OTHER SITE INVESTIGATION RELATING TO THE GRANT; AND AUTHORIZING THE SUPERINTENDENT OF SCHOOLS TO EXECUTE THE LICENSE AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSES OF THE LICENSE AND THIS RESOLUTION

Passed: All present voting "aye" except George voting "nay."

**E. APPOINTMENTS/REAPPOINTMENTS.**

1. **Reappointment to the Sidewalk Board** (AF: 08-2015) (Mayor Phillips).

Motion/Second: McIntire/Parham, to approve:

REAPPOINTMENT OF DR. KATHLEEN BEINE TO SERVE A THREE-YEAR TERM ON THE **SIDEWALK BOARD** EFFECTIVE IMMEDIATELY AND EXPIRING ON JANAUARY 31, 2018.

Passed: All present voting "aye."

**VII. CONSENT AGENDA.** None.

**VIII. COMMUNICATIONS.**

**A. CITY MANAGER.** None.

**B. MAYOR AND BOARD MEMBERS.** Alderman Clark wished everyone a Happy New Year. He commented on the great financial report, noting it was a good way to start 2015. Alderman Parham pointed out Kingsport was leading the way in downtown redevelopment, receiving statewide recognition. He also commented on the success of the Aquatic Center and KATS. Vice-Mayor McIntire wished everyone a Happy New Year and reminded citizens to bring in their pets during the cold weather. Alderman Segelhorst congratulated the Finance Department on the audit and gave details on a recent award received by the Dobyns Bennett High School band. Alderman George commented

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favorably on the audit and spoke to the dangers of cold weather to pets. Aldermen Hall stated he hoped everyone enjoyed the holidays and was appreciative of the clean audit. Mayor Phillips commented on a police officer who purchased a baby seat with his own money for a family in need. He asked Police Chief Quillin to provide further details. Since that incident, the mayor stated Mr. Greg Bolin has donated \$1,000 to start a fund for car seats for future similar situations.

**C. VISITORS.** None.

**IX. ADJOURN.** Seeing no other business for consideration at this meeting, Mayor Phillips adjourned the meeting at 7:48 p.m.

*Angela Marshall*  
ANGELA MARSHALL  
Deputy City Recorder



*Dennis R. Phillips*  
DENNIS R. PHILLIPS  
Mayor