

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Tuesday, March 18, 2014, 4:00 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips	Vice-Mayor Mike McIntire
Alderman John Clark	Alderman Tom C. Parham
Alderman Colette George	Alderman Tom Segelhorst

City Administration

John G. Campbell, City Manager  
J. Michael Billingsley, City Attorney  
James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:00 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Marshall. Absent: Alderman Jantry Shupe.
3. **THE HOMELESS.** Mr. Kermit Addington addressed the board regarding a message he sent on February 19 requesting a meeting with them to work on the homeless situation in Kingsport. He noted he received only one response and there have been no meetings. He further stated he has left the “Friends and Neighbors” group and is starting a volunteer group called “Opening Doors” as a resource for the homeless. Mayor Phillips pointed out the board has worked with Friends and Neighbors for several years, listing many accomplishments. The mayor also pointed out that Friends and Neighbors, as well as many other groups are classified as a 501(c)3 and can receive donations from the city. He noted the city would not be able to offer assistance to Mr. Addington on his own. Some discussion followed.
4. **CITY MANAGER SEARCH.** Mr. Pat Hardy, MTAS, stated the nationwide search resulted in 61 resumes, which was narrowed down to ten using the guidelines previously established by the board. The BMA was then asked to choose their top four or five candidates. The board chose four with one more listed as an alternate. Interviews will be scheduled in April. City Attorney Billingsley suggested a motion be made at the business meeting tonight to interview these candidates, noting a board member can ask to have it included in the agenda.
5. **WORK SESSION TICKLER.** Alderman George stated the carousel gala event was Friday and tickets were available. Vice-Mayor McIntire commented on the softball/baseball fields transition, noting he would like to have a better idea regarding spending. Assistant to the City Manager Chris McCartt explained staff will bring back real numbers after the grading bids were received, tentatively by the next meeting. Alderman Segelhorst mentioned the safety report, noting it was a decent month with only four injuries with good incident reports on all of them. Public Works Director Ryan McReynolds presented a list of streets that are in failure, noting the cost to repair is 2.7 million dollars. He stated this was a good base to work from to make sustainability viable, noting 2014 paving was not included. Discussion ensued. The mayor asked staff to look at how the city could do the work in-house.

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**6. REVIEW OF AGENDA ITEMS ON THE MARCH 18, 2014 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided 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.2 Public Hearing and Consideration of an Ordinance to Amend the Code of Ordinances, Chapter 114, Article IV, Signs (AF: 46-2014).** City Planner Ken Weems explained this change expedites the process for sign approvals in the Planned Shopping Center District by allowing the Planning and Community Development Director or designee to make approvals and not requiring Planning Commission approval. He noted the sign must still follow the guidelines of the city code.

**VI.AA.4 Public Hearing and Consideration of an Ordinance to Amend the Code of Ordinances, Division 6, Planned Development District (PD) (AF: 48-2014).** City Planner Ken Weems provided details on this item, noting the changes here apply to the PD district. He stated it enhances enforcement of the ordinance regarding open space requirements. Planning Manager Tully addressed concerns raised by Alderman George. Mayor Phillips stated he was concerned the city is getting more restrictive with every rule that it passed. Mr. Weems pointed out this is actually giving more flexibility to the developer.

**VI.AA.5 Public Hearing and Consideration of an Ordinance to Amend the Code of Ordinances, Chapter 114, Article 1, Definitions, Article 3, Districts, 114-192, 114-194, 114-195, 114-197, 114-225, 114-353, 114-380 and 114-383 (AF: 58-2014).** City Manager Campbell pointed out this item is the result of an effort to be proactive and as flexible as possible. City Planner Corey Shepherd provided further information, noting the popularity of these types of businesses is rising. He stated the goal was to define a winery, brewery and distillery and place them in the appropriate zone.

**VI.B.1 Consideration of an Ordinance to Amend the Water Fund Project by Transferring Funds to Purchase Property Adjacent to the Water Plant (AF: 59-2014).** City Manager Campbell stated this was .65 acres behind the water plant. Water/Wastewater Distribution and Collection Manager Chad Austin pointed out the water pump needs to be pushed back or the contractor will have to work around the existing lines. Water/Wastewater Manager Niki Ensor explained the additional funding was to cover easement, property purchases and other incidentals.

**VI.B.2 Consideration of a Budget Ordinance Appropriating Available Funds to Center Street Island Improvements Project from Rock Springs Road Improvements Phase 2 Project (AF: 60-2014).** Assistant Public Works Director Michael Thompson stated both of these are related to the road diet project. He further noted this will actually help out at Mac's Medical Mart. Alderman Clark questioned the "road diet" terminology, noting the negative connotation and asking if it could be changed. Public Works Director McReynolds stated it was a common term in redevelopment but staff would try to come up with something.

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**VI.D.1 Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary and Proper to Enter into a Lease Agreement with the Tricities Farmers' Association for Retail Marketing to Extend the Current Lease Until December 31, 2014 (AF: 54-2014).** Community Services Director Morris Baker noted staff decided to renew this lease one more year on a short term basis rather than entering into a long term lease. Mayor Phillips commented on several issues that have risen since moving the market from Broad Street. He stated the BMA is not happy with how it is being run and the need to come up with a fair system for the vendors.


**VI.D.2 Consideration of a Resolution to Amend the Agreement with the State of Tennessee Department of Transportation (TDOT) for Sidewalk Improvements along SR-126 from the Holston River Sluice Northeast of Wilcox Court to Industry Drive and Authorizing the Mayor to Sign All Applicable Documents (AF: 61-2014).** Alderman Segelhorst noted the city does not have to come up with a 20% match as originally thought.

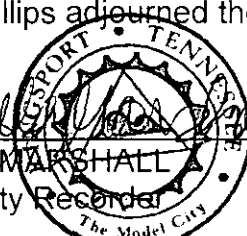
**VI.D.6 Consideration of a Resolution Authorizing the Mayor to Execute a New Purchasing Credit Card Account Agreement with First Tennessee Bank and Terminate the Old Purchasing Credit Card Account Agreement (AF: 65-2014).** City Recorder Demming provided details on this item, noting the purchase agreement regarding the procurement cards has been in place since the early 2000's and enhanced yearly. He stated during the recent banking proposal, staff also asked for information regarding this process. It was noted that other banks have higher rebates than what the city currently has in place, so staff renegotiated with First Tennessee. City Comptroller Lisa Winkle provided further details for the board.

**BOARD COMMENT.** None.

**PUBLIC COMMENT.** None.

**7. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 5:50 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 mountain range with a sun rising over it.

  
DENNIS R. PHILLIPS  
Mayor