

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, September 14, 2015, 4:30 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor John Clark

Vice-Mayor Mike McIntire

Alderman Darrell Duncan

Alderman Colette George

Alderman Michele Mitchell

Alderman Tommy Olterman

Alderman Tom C. Parham

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 Clark.
2. **ROLL CALL:** By Deputy City Recorder Marshall.
3. **UPDATE ON WATER AND SEWER INFRASTRUCTURE.** Assistant City Manager for Operations Ryan McReynolds gave a presentation on this item, providing details on the city's integrated water resources. He also talked about the master plan which encompasses 30 years' worth of capital improvements. Discussion followed.
4. **KINGSPORT METS AND HUNTER WRIGHT STADIUM IMPROVEMENTS.** Mr. Frank Lett, Kingsport Convention and Visitor's Bureau presented this item. He provided a history of the relationship with the Kingsport Mets and stated the KCVB is seeking to extend the contract another five years. He also gave details on some improvements and additions that need to be made that will benefit other events that are held at the stadium. There was considerable discussion.
5. **REVIEW OF AGENDA ITEMS ON THE SEPTEMBER 15, 2015 REGULAR BUSINESS MEETING AGENDA.** City Manager Fleming and members of staff 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 Jefferson Gardens Property Located Behind the Indian Springs Shopping Center (AF: 240-2015).** City Planner Ken Weems stated this was an owner requested rezoning from B-3 to PD. Item VI.D.7 was also discussed at this time with information provided by Michael Thompson.

**VI.D.1 Approve a Detailed Bond Resolution Authorizing the Issuance of General Obligation Refunding and Improvement Bonds, Series 2015A, in an Amount Not to Exceed \$15,650,000 (AF: 243-2015).** City Manager Fleming gave information on this item, noting we were borrowing less than what we were paying off. He also gave details on how the money would be distributed. Discussion followed.

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**VI.D.2 Riverbend Redevelopment Plan and Tax Increment Financing Amendment for the Riverbend Project Area (AF: 254-2015).** Development Services Director Lynn Tully presented this item and explained how the TIF would work towards redevelopment of these high end but affordable one, two and three bedroom apartments. She pointed out the county has already approved it.

**VI.D.3 Tax Increment Financing Amendment for the Kingsport Mall Redevelopment District-Indian Trail Project Area (AF: 255-2015).** Development Services Director Tully gave details on this special project. Discussion ensued.

**VI.D.4 Adoption of a New Fund Balance Policy for the City of Kingsport (AF: 251-2015).** City Manager Fleming provided information on this item to formalize a policy. He pointed out the attempt to balance competing interests while being conservative and fair to all departments.

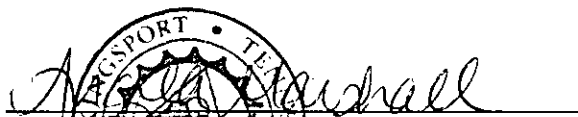
**VI.D.6 Agreement for Professional Services to Develop Kingsport Area Long-Range Transportation Plan (AF: 246-2015).** Assistant Public Works Director Michael Thompson presented an overview of the MPO. He noted this plan did not include local streets, was based on projected growth and provided a guide for future quality of life.


**VI.D.7 Amend Agreement with TDOT for SR-126 (Memorial Blvd) at Island Road Signalization (AF: 249-2015).** See item VI.A.1.

**BOARD COMMENT.** None.

**PUBLIC COMMENT.** None.

**6. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Clark adjourned the meeting at 6:33 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
JOHN CLARK  
Mayor