



AGENDA ACTION FORM

Consideration of a Resolution to Approve the Purchase of Property Located at 263 Bays Mountain Park Road

To: Board of Mayor and Aldermen
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-349-2024
Work Session: December 16, 2024
First Reading: N/A
Final Adoption: December 17, 2024
Staff Work By: R. Trent, M. Krager
Presentation By: Michael T. Borders

Recommendation:

Approve the Resolution.

Executive Summary:

If approved the City will enter into a purchase agreement for \$315,000 for a 38.68-acre property located at 263 Bays Mountain Park Road for Bays Mountain Park.

Park staff have been in contact with the Gibbs family for over two decades regarding the acquisition of their property. The heirs of Elbert and Glenda Gibbs have now expressed an interest in selling the property to the City of Kingsport to become part of Bays Mountain Park.

The property features significant natural assets including sections of Laural Run Creek and a wide waterfall larger than Laurel Run Falls. If acquired this would be the fifth waterfall at Bays Mountain Park. The property also provides access to western portions of the park that we currently rely on permission from private landowners for vehicle access. The residence on the property will be removed and the garage structure will be utilized by park staff.

Bays Mountain is designated as a Class I Natural Area under the Tennessee Natural Areas Preservation Act of 1971. The park’s mission is to, “*preserve its natural and cultural resources while offering high-quality educational and recreational opportunities*”. Acquisition of the property completes the parks efforts to fully protect the natural areas of the Laurel Run Watershed. The acquisition of the property aligns with the Natural Areas program along with all aspects of the park’s mission.

An appraisal of the property was prepared in accordance with the City of Kingsport’s Real Property Acquisition Policies & Procedures. The appraisal estimated the value of the property to be \$315,000.00. A copy of the Purchase Agreement is contained in the resolution.

\$105,000 of the funding is provided by the Bays Mountain Park Commission and \$210,000 funded under the BMP Property Purchase project (GP2508).

Attachments:

- 1. Resolution
- 2. Supplemental Information

	<u>Y</u>	<u>N</u>	<u>O</u>
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—