



## BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES

Monday, April 15, 2024 at 4:30 PM

City Hall, 415 Broad Street, Montgomery - Watterson Boardroom

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### Board of Mayor and Aldermen

Mayor Patrick W. Shull, Presiding  
Vice Mayor Colette George  
Alderman Betsy Cooper  
Alderman Darrell Duncan

Alderman Paul W. Montgomery  
Alderman Tommy Olterman  
Alderman James Phillips

- I. **CALL TO ORDER** 4:30 pm by Mayor Shull.
- II. **ROLL CALL** by City Recorder/Treasurer Lisa Winkle.
- III. **DISCUSSION ITEMS**

1. **Mark III Update** - Michael Wessely

John Manfull, a representative from Mark III gave a high level overview of the city's health insurance program, detailing the membership, usage and pharmaceutical trends and statistics. Some discussion followed as he answered questions from the board members.

2. **Utilities Update** - Ryan McReynolds, Niki Ensor

Deputy City Manager Ryan McReynolds gave an overview of the rate plan structure changes as well as regulatory aspects of the water and sewer budgets. He also talked about the fund balance targets and as well as anticipated increase in assets.

Water/Wastewater Manager Niki Ensor stated sustainable infrastructure is key, listing the numerous assets within the city pertaining to water, sewer and stormwater. She discussed the threats that face utilities, including aging infrastructure, nutrients, workforce and cyber security.

Mr. McReynolds concluded with a brief summary of the master plan and how it has prepared the city.

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**IV. REVIEW OF BUSINESS MEETING AGENDA**

City staff gave a summary for each item on the April 16, 2024 proposed agenda. The following items were discussed at greater length or received specific questions of concerns.

**XI.1 Consideration of a Resolution to Amend the Lynn Garden Redevelopment District and Approve Tax Increment Financing for the Friendship Dealership Project (AF-109-2024)**

Mr. McCartt provided information on this item noting this is a 13 million dollar investment with 25 jobs being provided. Stephen Bower gave details on the TIF request of \$560,000 over a 25 year period, noting it has been approved by KHRA and will be heard by the County Commission on 4/18/24. Alderman Phillips pointed out the city would be collecting the same amount of taxes as always collected in addition to the 5% holdback. Mr. McCartt explained that as the value increases the TIF is paid off quicker, noting the reason TIFS are utilized is to offset the startup costs on redevelopment properties.

**XI.3 Consideration of a Resolution to Apply for and Accept a \$500,000 Brownfield Redevelopment Grant (BRAG) (AF-100-2024)**

The city manager stated if received, this money would help move forward the conceptual plans for Cement Hill.

*Note: Vice-Mayor George left the meeting at 5:35 pm*

**XI.8 Consideration of a Resolution for Authorization to Sign Application and Contract with Northeast State Community College for the Title I WIOA Programs (AF-104-2024)**

Tyra Copas provided details on this item, noting there is no delay in the application and would be automatically approved upon submission. She stated this is a great opportunity to provide young workers ages 4-24 years old employment. She remarked the state will provide the money through Northeast and would cover many of the temporary seasonal workers hired during the summer.

**V. ITEMS OF INTEREST**

**1. Projects Status Report**

**VI. ADJOURN**

Seeing no other matters presented for discussion, Mayor Shull adjourned the meeting at 5:45 pm.

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ANGELA MARSHALL  
Deputy City Recorder

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PATRICK W. SHULL  
Mayor