



## BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, September 17, 2024 at 7:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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### Board of Mayor and Aldermen

Mayor Paul W. Montgomery, Presiding

Vice Mayor Darrell Duncan

Alderman Morris Baker

Alderman Betsy Cooper

Alderman Colette George

Alderman James Phillips

### City Administration

Chris McCartt, City Manager

Bart Rowlett, City Attorney

Lisa Winkle, City Recorder/Treasurer

Angie Marshall, City Clerk/Deputy City Recorder

**I. CALL TO ORDER** 7:00 pm by Mayor Montgomery.

**II. SWEARING IN OF ELECTED BOARD MEMBER**

1. **Morris Baker as Alderman** - The Honorable Robert Montgomery

**III. PLEDGE OF ALLEGIANCE TO THE FLAG** led by New Vision Youth

**IV. INVOCATION**

**V. ROLL CALL** by City Recorder/Treasurer Lisa Winkle.

**VI. SELECTION OF VICE MAYOR**

Alderman Duncan made a motion to self-nominate, Seconded by Mayor Montgomery.

Passed in a roll call vote: Alderman Baker, Alderman Cooper, Alderman Duncan, Vice Mayor George, Alderman Phillips, Mayor Montgomery

**VII. RECOGNITIONS AND PRESENTATIONS**

1. **Proclamation: Honor Flight** (Mayor Montgomery)

2. **Keep Kingsport Beautiful Beautification Awards** (Sharon Hayes)

3. **Kingsport Police Dept. - TN Highway Safety Office Awards** (Alderman Baker)

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**COMMENT**

Mayor Montgomery invited citizens in attendance to speak. The following individuals came forward to comment and the mayor closed the public comment section.

Bobby Flowers commented on the homeless issue and thanked the BMA and the City for their support.

Tim Sanders commented on an article in the paper regarding KHRA and Section 8 housing.

Kevin Mitchell commented on the International Association of Firefighters talked about a successful motorcycle rally event that was held last week. He thanked the city staff that made it possible.

**VIII. APPOINTMENTS**

- 1. Consideration of Appointment to the Board of Mayor and Aldermen (AF-265-2024) (Mayor Montgomery)**

Mayor Montgomery made a motion to nominate Gary Mayes, Seconded by Vice Mayor Duncan.

Passed in a roll call vote: Alderman Baker, Alderman Cooper, Alderman Duncan, Vice Mayor George, Alderman Phillips, Mayor Montgomery

- 2. Consideration of Appointments to the Regional Planning Commission (AF-254-2024) (Ken Weems)**

Motion made by Alderman George, Seconded by Alderman Cooper.

APPOINT CANDICE HILTON TO A FOUR YEAR TERM AND REAPPOINT CHIP MILLICAN TO HIS FIRST FULL FOUR YEAR TERM TO THE REGIONAL PLANNING COMMISSION EFFECTIVE IMMEDIATELY AND EXPIRING ON JUNE 30, 2028.

Passed: All present voting "aye."

**IX. APPROVAL OF MINUTES** *(These items are considered under one motion.)*

Motion made by Alderman Cooper, Seconded by Alderman George.

Passed: All present voting "aye."

- 1. August 19, 2024 - Work Session**
- 2. August 20, 2024 - Business Meeting**
- 3. September 3, 2024 - Business Meeting**

**X. BUSINESS MATTERS REQUIRING FIRST READING AND/ OR PUBLIC HEARINGS**

- 1. Consideration of a Budget Ordinance for Various Funds FY25 (AF-244-2024) (Chris McCartt)**

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Motion made by Alderman George, Seconded by Alderman Phillips.

AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2025; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

- 2. Consideration of an Ordinance to Establish Funding for New Customer Information System from 12 Year Capital Outlay Note (AF-264-2024) (Lisa Winkle)**

Motion made by Vice Mayor Duncan, Seconded by Alderman Phillips.

AN ORDINANCE TO AMEND THE FY2025 GENERAL PROJECT FUND BUDGET TO ESTABLISH PROJECT AND FUNDING FOR NEW CUSTOMER SERVICE SYSTEM FOR THE FISCAL YEAR ENDING JUNE 30, 2025; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

- 3. Consideration of a Resolution and Budget Ordinance to Enter Into a Contractual Agreement and Sign All Necessary Documents with the Tennessee Department of Transportation for Reimbursement of Annual Operation Expenses for FY 24-25 (AF-231-2024) (Candace Sherer)**

Motion made by Alderman George, Seconded by Alderman Cooper.

**RESOLUTION NO. 2025-046** A RESOLUTION APPROVING A REIMBURSEMENT CONTRACT WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE CITY'S TRANSIT SYSTEM OPERATING EXPENDITURES FOR FISCAL YEAR 2024-2025; AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE CONTRACT

Passed: All present voting "aye."

Motion made by Alderman George, Seconded by Alderman Baker.

AN ORDINANCE TO AMEND URBAN MASS TRANSIT CAPITAL/GRANT FUND BUDGET FOR THE YEAR ENDING JUNE 30, 2025; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

- 4. Consideration of an Ordinance to Amend Kingsport Code of Ordinances Chapter 34, Article IV Relative to Alarm Systems and Section 2-264 Relative to Special Code Enforcement Officer's Authority (AF-253-2024) (Chris McCartt)**

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Motion made by Alderman Baker, Seconded by Alderman Phillips.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE, CHAPTER 34, ARTICLE IV AUTOMATIC POLICE OR FIRE ALARM SYSTEMS AND SECTION 2-264(2) RELATIVE TO SPECIAL CODE ENFORCEMENT OFFICERS WITHIN THE FIRE DEPARTMENT; TO PROVIDE A PENALTY FOR THE VIOLATION OF THIS ORDINANCE AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

**XI. BUSINESS MATTERS REQUIRING FINAL ADOPTION** None.

**XII. OTHER BUSINESS**

- 1. Consideration of a Resolution to Authorize the Reimbursement of Materials Agreement Funds to TS Designs (Todd Stevens), Related to the St. Andrews Garth Phase 2 Development (AF-154-2024) (Ryan McReynolds)**

Motion made by Alderman George, Seconded by Alderman Phillips.

**RESOLUTION NO. 2025-047** A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO TS DESIGNS FOR THE ST. ANDREWS GARTH PHASE 2 DEVELOPMENT

Passed: All present voting "aye."

- 2. Consideration of a Resolution to Authorize the Reimbursement of Materials Agreement Funds to Orth Construction, Related to the Hunts Crossing Phase 2 Development (AF-168-2024) (Ryan McReynolds)**

Motion made by Vice Mayor Duncan, Seconded by Alderman Baker.

**RESOLUTION NO. 2025-048** A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO ORTH CONSTRUCTION FOR THE HUNTS CROSSING PHASE 2 DEVELOPMENT

Passed: All present voting "aye."

- 3. Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Enter into a Materials Agreement with Brickyard TN, LLC Related to the Brickyard Village Phase 1 Development (AF-247-2024) (Ryan McReynolds)**

Motion made by Vice Mayor Duncan, Seconded by Alderman Phillips.

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**RESOLUTION NO. 2025-049** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A MATERIALS AGREEMENT WITH BRICKYARD, TN LLC RELATED TO THE BRICKYARD VILLAGE PHASE 1 DEVELOPMENT AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

- 4. Consideration of a Resolution Authorizing the Execution of the MOU with Niswonger Foundation for Project On-Track High-Dosage/Low-Ratio Tutoring Program for Kingsport City Schools (AF-237-2024) (David Frye)**

Motion made by Alderman Baker, Seconded by Alderman George.

**RESOLUTION NO. 2025-050** A RESOLUTION APPROVING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH NISWONGER FOUNDATION FOR PROJECT ON-TRACK TUTORING FOR KINGSFORT CITY SCHOOLS AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

- 5. Consideration of a Resolution to Amend Existing NASPO Contract AR2488 with Purchase of Ecolane Mobility Customer Smartphone App for Kingsport Area Transit Service (KATS) (AF-246-2024) (Timothy Land)**

Motion made by Alderman George, Seconded by Alderman Cooper.

**RESOLUTION NO. 2025-051** A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE PURCHASE ORDER TO SHI INTERNATIONAL CORPORATION FOR THE ACQUISITION OF ECOLANE SOFTWARE MOBILITY CUSTOMER SMARTPHONE APP UNDER THE TERMS OF NATIONAL ASSOCIATION OF STATE PROCUREMENT OFFICIALS CONTRACT NO.: AR2488

Passed: All present voting "aye."

- 6. Consideration of a Resolution Authorizing the City Manager to Purchase Nine (9) 72-Passenger Blue Bird School Buses from Central States Bus Sales, Inc., Utilizing the Sourcewell Contract (AF-250-2024) (Ryan McReynolds)**

Motion made by Vice Mayor Duncan, Seconded by Alderman Phillips.

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**RESOLUTION NO. 2025-052** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO CENTRAL STATES BUS SALES, INC., FOR NINE 72-PASSENGER SCHOOL BUSES THROUGH SOURCEWELL COOPERATIVE PURCHASE AGREEMENT NO. 063020-BBB

Passed: All present voting "aye."

- 7. Consideration of a Resolution to Enter into a Lease Agreement for 64 Golf Carts with Yamaha (AF-251-2024) (Michael T. Borders)**

Motion made by Alderman George, Seconded by Alderman Baker.

**RESOLUTION NO. 2025-053** A RESOLUTION AWARDDING THE PROPOSAL FOR THE LEASE OF GOLF CARTS FROM YAMAHA FINANCIAL SERVICES FOR 64 GOLF CARTS FOR USE AT CATTAILS AND AUTHORIZING THE MAYOR TO EXECUTE A LEASE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

- 8. Consideration of a Resolution to Accept Donations from the Bays Mountain Park Association and Casey Construction (AF-266-2024) (Michael T. Borders)**

Motion made by Vice Mayor Duncan, Seconded by Alderman Cooper.

**RESOLUTION NO. 2025-054** A RESOLUTION ACCEPTING MONETARY DONATIONS FOR THE FOX DEN PLAYGROUND

Passed: All present voting "aye."

- 9. Consideration of a Resolution to Award a Bid to Inland Construction Inc. for the Fox Den Playground (AF-256-2024) (Michael T. Borders)**

Motion made by Vice Mayor Duncan, Seconded by Alderman Cooper.

**RESOLUTION NO. 2025-055** A RESOLUTION AWARDDING THE BID FOR THE FOX DEN PLAYGROUND PROJECT AT BAYS MOUNTAIN PARK TO INLAND CONSTRUCTION AND AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT FOR THE SAME AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

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**10. Consideration of a Resolution to Accept a Property Donation on Cleek Road for Greenbelt Parking Lot and Naming of Future Parking Lot "Wallace & Billie Alley Memorial Parking Lot" (AF-249-2024) (Michael T. Borders)**

Motion made by Alderman George, Seconded by Alderman Baker.

**RESOLUTION NO. 2025-056** A RESOLUTION APPROVING THE DONATION OF PROPERTY ON CLEEK ROAD FROM THE WALLACE FAMILY FOR A FUTURE GREENBELT PARKING LOT, NAMING THE PARKING LOT THE "WALLACE & BILLIE ALLEY MEMORIAL PARKING LOT"; AND AUTHORIZING THE MAYOR TO EXECUTE THE DONATION AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE DONATION AGREEMENT OR THIS RESOLUTION

Passed: All present voting "aye."

**11. Consideration of a Resolution Amending Resolution #2025-040 (AF-262-2024) (Michael T. Borders)**

Motion made by Alderman Phillips, Seconded by Alderman Baker.

**RESOLUTION NO. 2025-057** A RESOLUTION AMENDING RESOLUTION NO. 2025-040 TO INCREASE THE AMOUNT FOR REPAIRS AND RENOVATIONS; REGARDING THE SUBLEASE AGREEMENT WITH THE INDUSTRIAL DEVELOPMENT BOARD FOR THE CITY OF KINGSPORT, TENNESSEE FOR SPACE AT THE FORT HENRY MALL FOR THE KINGSPORT PUBLIC LIBRARY AND AUTHORIZING THE MAYOR TO EXECUTE THE SUBLEASE AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

**XIII. CONSENT AGENDA** *(These items are considered under one motion.)*

Motion made by Vice Mayor Duncan, Seconded by Alderman Cooper.

Passed as presented with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Phillips, Mayor Montgomery

**1. Consideration of a Resolution to Approve the FY24 Stormwater Annual Report for TDEC (AF-259-2024) (Ryan McReynolds)**

**RESOLUTION NO. 2025-058** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A STORMWATER ANNUAL COMPLIANCE REPORT REQUIRED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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- 2. Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary and Proper to Apply for and Receive a Grant for Approx. \$25,181 from the Department of Justice FY 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) Program (AF-260-2024) (Chief D. Phipps)**

**RESOLUTION NO. 2025-059** A RESOLUTION APPROVING AN APPLICATION FOR AND RECEIPT OF A FISCAL YEAR 2024 GRANT FROM THE UNITED STATES DEPARTMENT OF JUSTICE/BUREAU OF JUSTICE ASSISTANCE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER FOR SUCH APPLICATION AND RECEIPT OF GRANT FUNDS

- 3. Consideration of a Resolution Authorizing the Mayor to Execute a Signatory Authority Form Allowing the Chief of Police or His Designee to Electronically Complete the Grant Application, Acceptance, and Grant Reports as Required by the U.S. Department of Justice for the Edward Byrne Memorial Justice Assistance Grant JAG FY 2024 (AF-261-2024) (Chief D. Phipps)**

**RESOLUTION NO. 2025-060** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SIGNATURE AUTHORITY CONSENT FORM AND OTHER DOCUMENTS NECESSARY AND PROPER DESIGNATING THE CHIEF OF POLICE AS THE MAYOR'S DESIGNEE TO EXECUTE GRANT REPORTS AND OTHER DOCUMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM

- 4. Consideration of a Resolution to Approve a Mural in the B-2, Central Business District Zone (AF-238-2024) (Ken Weems)**

**RESOLUTION NO. 2025-061** A RESOLUTION APPROVING A MURAL FOR 311 CHEROKEE STREET SITUATED IN THE B-2 CENTRAL BUSINESS DISTRICT

- 5. Consideration of a Resolution to Approve a Mural in the B-2, Central Business District Zone (AF-258-2024) (Ken Weems)**

**RESOLUTION NO. 2025-062** A RESOLUTION APPROVING A MURAL FOR 101 CHEROKEE STREET SITUATED IN THE B-2 CENTRAL BUSINESS DISTRICT

- 6. Consideration of a Resolution to Amend Resolution No. 2023-280 Transfer of Real Property to the Industrial Development Board (AF-263-2024) (Jessica Harmon)**



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**RESOLUTION NO. 2025-063** A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO TS DESIGNS FOR THE ST. ANDREWS GARTH PHASE 2 DEVELOPMENT

- 7. Consideration of a Resolution Clarifying the Match Requirement for the Connected Communities Facility Grant (AF-257-2024) (Michael T. Borders)**

**RESOLUTION NO. 2025-064** A RESOLUTION AMENDING RESOLUTION 2024-279 TO CLARIFY THE AMOUNT OF THE GRANT, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS AND PROPER TO APPLY FOR AND RECEIVE A CONNECTIVE COMMUNITY AND FACILITIES 2.0 GRANT FROM THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

- 8. Consideration of a Resolution Authorizing the Kingsport Mayor to Execute and File Applications and Necessary Documents for Federal Assistance on Behalf of the City of Kingsport (AF-248-2024) (Candace Sherer)**

**RESOLUTION NO. 2025-065** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DESIGNATION OF SIGNATURE AUTHORITY FOR THE FEDERAL TRANSIT AWARD MANAGEMENT SYSTEM AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

**XIV. COMMUNICATIONS**

- 1. City Manager**

Mr. McCartt highlighted several items from the agenda and talked about the benefits they provide to the City. Alderman Baker asked for details on road paving which were provided by Deputy City Manager Ryan McReynolds.

- 2. Mayor and Board Members**

Alderman Phillips noted Alderman Baker performed his wedding and he had known him for years. He congratulated Vice-Mayor Duncan and thanked Alderman George for serving. Vice-Mayor Duncan thanked the board for their vote of confidence and acknowledged Alderman George had set the bar high and he will do his best, stating he is humbled and honored. He offered congratulations to Alderman Baker and look forward to working together. He also congratulated Gary Mayes on his appointment noting he will be a great addition as he has served before on the BMA and on Sullivan County Commission. Alderman Cooper welcomed Alderman Baker and congratulated Vice-Mayor Duncan. Alderman George echoed. She also commented

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on the meeting with KHRA at the work session yesterday and looks forward to follow up answers regarding Lee Apartments. Mayor Montgomery offered congratulations to Alderman Baker and Vice-Mayor Duncan and thanks to Alderman George and her continued service. He commented on the meeting process and how the board gets familiar with the items on the agenda. He mentioned health concerns for former Alderman Valerie Joh and former Mayor Dennis Phillips were the family members of Alderman George and Alderman Phillips. The Mayor concluded the meeting in prayer.

**XV. ADJOURN**

Seeing no other business for consideration, Mayor Shull adjourned the meeting at 8:15 p.m.

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ANGELA MARSHALL  
Deputy City Recorder

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PAUL W. MONTGOMERY  
Mayor