



BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES

Monday, May 19, 2025 at 4:30 PM

City Hall, 415 Broad Street, Montgomery - Watterson Boardroom

Board of Mayor and Aldermen

Mayor Paul W. Montgomery, Presiding

Vice Mayor Darrell Duncan

Alderman Morris Baker

Alderman Betsy Cooper

Alderman Colette George

Alderman Gary Mayes

Alderman James Phillips

I. CALL TO ORDER 4:30 pm by Mayor Montgomery.

II. ROLL CALL by City Recorder Travis Bishop.

III. DISCUSSION ITEMS

1. Sullivan County Property Appraisal - Donna Whitaker

Ms. Whitaker gave a presentation on this item and answered questions from the board regarding the increase after their concerns.

2. FY26 Budget Presentation Follow-up - Chris McCartt

NOTE: This item was moved to follow the review of the business meeting agenda. Discussion began at 5:45 pm.

City Manager McCartt commented on the new assessed value and the resulting property tax rate which will be set a later date. He highlighted points that need to be addressed with this budget process are restoring the money we've lost as well as the schools for what they lost to Sullivan County, bond issues, employee pay and the need to address items in the operating budget. He reviewed what had been presented and discussed last week at the budget work sessions. He listed the modifications and adjustments that have been since then and what is still subject to change. He noted this is a two-year budget. Discussion followed.

IV. REVIEW OF BUSINESS MEETING AGENDA

City staff gave a summary for each item on the May 20, 2025 proposed agenda. The following items were discussed at greater length or received specific questions or concerns.

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IX.1 Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 062, Parcels 03.00 and 03.50 Located along Cooks Valley Road from the R-1B, Residential District to PD, Planned Development District (AF-140-2025) Jessica McMurray provided details on this item, stating the many concerns expressed by citizens at the Planning Commission meeting. She also provided information from the property owner concerning this project. Ms. McMurray stated the Planning Commission ultimately passed a negative recommendation to approve this rezoning. City Attorney Rowlett discussed the options to proceed with this item to uphold the Planning Commission's recommendation. There was some discussion.

XI.1 Consideration of a Resolution to Amend the TDOT Agreement for the West End Greenbelt Extension (AF-141-2025) The City Manager provided information on this item, noting this would extend the completion date. Deputy City Manager McReynolds provided further details and answered questions.

XI.9 Consideration of a Resolution to Authorize the Mayor to Execute Documents to Apply for and Receive a Clean Water Revolving Loan from the State of Tennessee for the Reedy Creek Trunkline Sanitary Sewer Improvement Project – Lovedale to Clinchfield (AF-145-2025) Mr. McReynolds discussed the history and timeline for this project, pointing out that although this is the first phase it isn't necessarily a short one with possibly a two-year duration. Some discussion followed as he answered question.

XI.10 Consideration of a Resolution to Purchase Golf Equipment for Cattails from STI (AF-100-2025) Assistant City Manager Michael Borders provided details on this item, noting it is more cost effective to lease rather than purchase for long term items.

XI.11 Consideration of a Resolution to Initiate a Recipient-to-Recipient Transfer of Former KATS Facilities (AF148-2025) Mr. McCartt provided a history of this item from 1999, stating there are now two pieces of property that are no longer needed by KATS. But as they are owned by the Federal Transit Administration, he stated this is a necessary step to begin the process of getting these properties back to dispose of, hopefully by the end of the summer. He pointed out Northeast State has an interest in acquiring them.

XI.12. Consideration of a Resolution Adopting the 2025 Strategic Plan (AF-144-2025) The City Manager commented this is the first plan that has been done in quite some time and has been a lengthy process since August of 2024. He stated appreciation for citizen input to define the objectives listed within it. Mr. McCartt noted although it is a guiding document, it is also a fluid document that will be revisited.

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XI.13. Consideration of a Resolution Accepting a Donation from the Friends of Allandale for Balustrade Replacement at Allandale Mansion (AF-147-2025) City Manager McCartt thanked the Friends of Allandale for this donation and provided details on these improvements.

NOTE: At 5:40 pm there was a five-minute recess before the budget review (Item III.2).

V. ITEMS OF INTEREST

- 1. Sales Tax Report**
- 2. Projects Status Report**

VI. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 6:30 p.m.

ANGELA MARSHALL
Deputy City Recorder

PAUL W. MONTGOMERY
Mayor