



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, August 04, 2026 at 7:00 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

City Administration

Chris McCartt, City Manager

Bart Rowlett, City Attorney

Travis Bishop, City Recorder/CFO

Angie Marshall, City Clerk/Deputy City Recorder

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. INVOCATION led by Alderman Mayes.

IV. ROLL CALL by City Recorder/CFO Travis Bishop.

V. RECOGNITIONS AND PRESENTATIONS

1. Miss Kingsport Eliza Sanders - Vice Mayor Duncan

2. JustServe - David Fagerburg, JustServe Specialist

VI. COMMENT

Mayor Montgomery invited citizens in attendance to speak. Rodney Padgett commented in opposition of the rock quarry rezoning in proximity to Holston Middle School. Dave Robertson, Robert Joyner, Sam Jones and Beth Ashbrook also spoke in opposition. Marcy Walker with Martin Marietta commented she has spoken to the Director of Schools in Sullivan County and stated he was pleased with their previously submitted plan. Jeff Ferrell and Brad Kruger commented on the many safety standards of Martin Marietta.

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, August 4, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

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

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

Passed: All present voting "aye."

- 1. July 20, 2026 - Work Session**
- 2. July 21, 2026 - Business Meeting**

VIII. BUSINESS MATTERS REQUIRING FIRST READING AND/ OR PUBLIC HEARINGS

- 1. Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 105, Parcel 193.00, Located along Kendrick Creek Road from the R-1C, Residential District to R-3, Low Density Apartment District (AF-135-2026) (Jessica McMurray)**

PUBLIC HEARING: No one came forward.

Motion made by Alderman Phillips, Seconded by Alderman Cooper.

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG KENDRICK CREEK ROAD FROM THE R-1C, RESIDENTIAL DISTRICT TO R-3, LOW DENSITY APARTMENT DISTRICT IN THE 14TH CIVIL DISTRICT OF SULLIVAN COUNTY; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye" except Alderman George who abstained.

IX. BUSINESS MATTERS REQUIRING FINAL ADOPTION

- 1. Consideration of an Ordinance to Amend Zoning of Tax Map 094 Parcel 17.00, Located along Airport Parkway from the MX, Mixed-Use District to M-2, General Manufacturing District (AF-220-2026) (Ken Weems)**

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

ORDINANCE NO. 7274 AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG AIRPORT PARKWAY FROM THE MX, MIXED-USE DISTRICT TO M-2, GENERAL MANUFACTURING DISTRICT IN THE 18TH CIVIL DISTRICT OF SULLIVAN COUNTY; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips

Voting Nay: Mayor Montgomery

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, August 4, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

- 2. Consideration of an Ordinance to Amend Zoning of Tax Map 046G, Group A, Parcel 21.0, Located along Gibson Mill Road from the R-1B, Residential District to R-3, Low Density Apartment District (AF-231-2026) (Jessica McMurray)**

Motion made by Alderman George, Seconded by Alderman Baker.

ORDINANCE NO. 7275 AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG GIBSON MILL ROAD FROM THE R-1B, RESIDENTIAL DISTRICT TO R-3, LOW DENSITY APARTMENT DISTRICT IN THE 11TH CIVIL DISTRICT OF SULLIVAN COUNTY; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

- 3. Consideration of an Ordinance to Increase Court Costs (AF-224-2026) (Travis Bishop)**

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

ORDINANCE NO. 7276 AN ORDINANCE AMENDING SECTION 30 -29 OF THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE, RELATING TO COURT COSTS, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCE IN CONFLICT HEREWITH; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

- 4. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2026 (AF-218-2026) (Chris McCartt)**

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

ORDINANCE NO. 7277 AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE AMENDING THE 2025-2026 FISCAL YEAR BUDGET

Passed on second reading with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

- 5. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2027 (AF-223-2026) (Chris McCartt)**

Motion made by Alderman George, Seconded by Alderman Baker.

ORDINANCE NO. 7278 AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE AMENDING THE 2026-2027 FISCAL YEAR BUDGET

Passed on second reading with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, August 4, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

6. Consideration of an Ordinance to Amend the FY 2027 School General Purpose Fund Budget and the General Project Fund Budget (AF-207-2026) (David Frye)

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

ORDINANCE NO. 7279 AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL FUND BUDGET AND THE GENERAL PROJECTS FUND BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2027; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

X. OTHER BUSINESS

1. Consideration of a Resolution to Utilize City of Oak Ridge Contract FY2025-003 for Emergency Fire Vehicle Inspection, Repair, and Maintenance (AF-241-2026) (Ryan McReynolds)

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

RESOLUTION NO. 2027-030 A RESOLUTION AUTHORIZING THE PURCHASE OF EMERGENCY FIRE VEHICLE INSPECTION, REPAIR AND MAINTENANCE SERVICES FROM SIDDONS MARTIN EMERGENCY GROUP, LLC UTILIZING THE CITY OF OAK RIDGE CONTRACT FY2025-003; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ONE OR MORE PURCHASE ORDERS FOR THE SAME

Passed: All present voting "aye."

2. Consideration of a Resolution to Purchase One (1) RC Slope Mower Scag Utilizing Sourcewell Contract (AF-242-2026) (Ryan McReynolds)

Motion made by Alderman Baker, Seconded by Alderman George.

RESOLUTION NO. 2027-031 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO COX TRACTOR UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 112624-SCG FOR THE PURCHASE OF ONE SCAG RC SLOPE MOWER FOR USE BY PUBLIC WORKS

Passed: All present voting "aye."

3. Consideration of a Resolution to Enter into an Agreement with Axon Enterprise Inc. to Purchase In-Car and Body-Worn Cameras for the Kingsport Police Department (AF-209-2026) (Chief Bellamy)

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, August 4, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

Motion made by Alderman Baker, Seconded by Alderman Phillips.

RESOLUTION NO. 2027-032 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO AXON ENTERPRISE, INC., UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 101223-AXN FOR IN CAR AND BODY WORN CAMERAS FOR THE KINGSFORT POLICE DEPARTMENT

Passed: All present voting "aye."

- 4. Consideration of a Resolution Authorizing a Change Order to the Agreement with Construction Partners for the Dobyns-Bennett High School Phase I Renovation Project (AF-236-2026) (David Frye)**

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

RESOLUTION NO. 2027-033 A RESOLUTION AUTHORIZING A CHANGE ORDER FOR THE DOBYNS-BENNETT HIGH SCHOOL PHASE I RENOVATION PROJECT TO CONSTRUCTION PARTNERS, LLC AND AUTHORIZING THE MAYOR TO EXECUTE THE CHANGE ORDER AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

- 5. Consideration of a Resolution to Authorize Funding for the Pendragon Sewer Lift Station Replacement Project with a Clean Water State Revolving Loan and Authorize the Mayor to Sign All Necessary Documents (Ryan McReynolds) (AF-237-2026)**

Motion made by Alderman George, Seconded by Alderman Cooper.

RESOLUTION NO. 2027-034 A RESOLUTION AUTHORIZING AND PROVIDING FOR THE FINANCING OF THE CONSTRUCTION OF THE PENDRAGON SEWER LIFT STATION REPLACEMENT PROJECT, INCLUDING AUTHORIZING THE MAYOR TO EXECUTE APPLICATIONS, CONTRACTUAL AGREEMENTS, AND OTHER NECESSARY DOCUMENTS, AND MAKING CERTAIN REPRESENTATIONS, CERTIFICATIONS, AND PLEDGES OF CERTAIN REVENUE IN CONNECTION WITH SUCH FINANCING FROM THE STATE OF TENNESSEE

Passed: All present voting "aye."

- 6. Consideration of a Resolution to Approve the Purchase of Property Located at Ferguson Street for Phase 2 of the Reedy Creek Trunk Sewer Replacement Project (AF-229-2026) (Ryan McReynolds)**

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, August 4, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

Motion made by Alderman George, Seconded by Alderman Baker.

RESOLUTION NO. 2027-035 A RESOLUTION APPROVING AN OFFER FOR THE PURCHASE OF REAL PROPERTY LOCATED AT FERGUSON STREET; AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

7. **Consideration of a Resolution to Authorize Funding for the Reedy Creek Trunk Sewer Replacement (Lovedale to Clinchfield) with a Clean Water State Revolving Loan and Authorize the Mayor to Sign All the Necessary Documents** (AF-222-2026) (Ryan McReynolds)

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

RESOLUTION NO. 2027-036 A RESOLUTION AUTHORIZING AND PROVIDING FOR THE FINANCING OF THE CONSTRUCTION OF THE REEDY CREEK TRUNK SEWER REPLACEMENT PROJECT INCLUDING AUTHORIZING THE MAYOR TO EXECUTE APPLICATIONS, CONTRACTUAL AGREEMENTS, AND OTHER NECESSARY DOCUMENTS, AND MAKING CERTAIN REPRESENTATIONS, CERTIFICATIONS, AND PLEDGES OF CERTAIN REVENUE IN CONNECTION WITH SUCH FINANCING FROM THE STATE OF TENNESSEE

Passed: All present voting "aye."

8. **Consideration of a Resolution Approving an Amendment to the Inter-Local Cooperation Agreement between the Emergency Communications District and the City of Kingsport** (AF-235-2026) (Chief J. Bellamy)

Motion made by Alderman Baker, Seconded by Alderman Phillips.

RESOLUTION NO. 2027-037 A RESOLUTION APPROVING A SUPPLEMENTAL AGREEMENT BETWEEN THE CITY AND THE EMERGENCY COMMUNICATIONS DISTRICT OF THE CITY OF KINGSFORT, TENNESSEE, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, August 4, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

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

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

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

- 1. Consideration of a Resolution Authorizing the Mayor to Execute a Memorandum of Understanding with the Kingsport Housing and Redevelopment Authority for Assistance with the Community Development Block Grant Program (AF-244-2026) (Jessica Harmon)**

RESOLUTION NO. 2027-038 A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE KINGSFORT HOUSING & REDEVELOPMENT AUTHORITY TO ASSIST WITH THE KINGSFORT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

- 2. Consideration of a Resolution to Authorize the Rental of Bypass Pumping Equipment from United Rentals Utilizing Sourcewell Contract (AF-201-2026) (Ryan McReynolds)**

RESOLUTION NO. 2027-039 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO UNITED RENTALS UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 040924-URI FOR THE RENTAL OF BYPASS PUMPING EQUIPMENT USE AT THE WASTEWATER PLANT INFLUENT PUMP STATION

- 3. Consideration of a Resolution to Amend CDM Smith's Professional Service Agreement for Additional Construction Inspection for the Water Treatment Plant High Service Pump Station Improvements (AF-238-2026) (Ryan McReynolds)**

RESOLUTION NO. 2027-040 A RESOLUTION APPROVING A THIRD AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH CDM SMITH, INC. FOR CONSTRUCTION INSPECTION SERVICES IN CONJUNCTION WITH THE WATER TREATMENT PLANT HIGH SERVICE PUMP STATION AND CLEARWELL IMPROVEMENTS; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AMENDMENT

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, August 4, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

- 4. Consideration of a Resolution to Apply and Accept a Grant from Chemtrec (AF-240-2026)**
(Jerry DeBerry)

RESOLUTION NO. 2027-041 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE A GRANT FROM THE CHEMTREC FOR THE KINGSPORT FIRE DEPARTMENT

XII. COMMUNICATIONS

- 1. City Manager**
- 2. Mayor and Board Members**

Alderman Mayes commented on the fire truck push-in ceremony at the Fire Department this morning. He also commented the annual reports from the police and fire departments were well written. Alderman Cooper commented on the Just Serve designation being the second in the state. Alderman George pointed out Thursday is election day and encouraged everyone to vote if they haven't already. She stated FunFest was finished and it was a wonderful city event, noting she has heard lots of positive feedback. Alderman Baker echoed previous comments and thanked the city employees who work Funfest. Alderman Phillips reminded everyone that school started yesterday and to watch out for kids in the school zones, offering a special thanks to the School Resource Officers. Vice Mayor Duncan noted the Kingsport Axmen won the baseball league championship and congratulated them. Mayor Montgomery recognized those in attendance who are running in the election and wished them the best on Thursday.

XIII. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:18 p.m.

ANGELA MARSHALL
Deputy City Recorder

PAUL W. MONTGOMERY
Mayor