



## BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, January 21, 2025 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 Gary Mayes  
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. **PLEDGE OF ALLEGIANCE TO THE FLAG**

III. **INVOCATION** led by Pastor Adam Love, Mafair United Methodist Church.

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

V. **RECOGNITIONS AND PRESENTATIONS** None.

VI. **COMMENT**

Mayor Montgomery invited citizens in attendance to speak. There being no one coming forward, the mayor closed the public comment section.

VII. **APPOINTMENTS** None.

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

Motion made by Alderman Mayes, Seconded by Alderman Baker.

Passed: All present voting "aye."

1. **December 16, 2024 - Called Business Meeting**
2. **December 16, 2024 - Work Session**
3. **December 17, 2024 - Business Meeting**

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**IX. 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 047, Parcel 002.20 Located along Brookside Drive from the M-1, Light Manufacturing District to B-3, Highway Oriented Business District (AF-09-2025) (Jessica McMurray)**

Motion made by Vice Mayor Duncan. Seconded by Alderman Mayes.

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG BROOKSIDE DRIVE FROM THE M-1, LIGHT MANUFACTURING DISTRICT TO B-3, HIGHWAY ORIENTED BUSINESS 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: All present voting "aye."

- 2. Consideration of a Budget Ordinance to Appropriate \$25,181.00 from the Department of Justice, Office of Justice Program's FY '24 Edward Byrne Memorial Justice Assistance Grant Program (AF-05-2025) (Dale Phipps)**

Motion made by Alderman George. Seconded by Alderman Phillips.

AN ORDINANCE TO AMEND THE JUSTICE ASSISTANT GRANT FUND BUDGET BY APPROPRIATING GRANT FUNDS RECEIVED FROM THE U.S. DEPARTMENT OF JUSTICE FOR THE YEAR ENDING JUNE 30, 2025; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

- 3. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2025 (AF-26-2025) (Chris McCartt)**

Motion made by Alderman Phillips. Seconded by Alderman George.

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."

**X. BUSINESS MATTERS REQUIRING FINAL ADOPTION**

- 1. Consideration of an Ordinance to Amend Zoning of Tax Map 105, Parcels 193.00 and 194.00, Located along Summerville Road and Kendrick Creek Road from A-1, Agricultural District, to R-1C, Residential District (AF-337-2024) (Jessica McMurray)**

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

**ORDINANCE NO. 7187** AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG SUMMERVILLE ROAD AND KENDRICK CREEK ROAD FROM THE A-1, AGRICULTURAL DISTRICT TO R-1C, RESIDENTIAL 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 on second reading with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman Mayes, Alderman Phillips, Mayor Montgomery

Voting Abstaining: Alderman George

**2. Consideration of an Ordinance to Amend the FY 2025 General Purpose School Fund and General Projects Fund Budgets (AF-338-2024) (David Frye)**

Motion made by Alderman Cooper, Seconded by Alderman Mayes.

**ORDINANCE NO. 7188** AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL FUND BUDGET AND THE GENERAL PROJECTS FUND BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2025; 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 a Budget Ordinance for Various Funds FY25 (AF-354-2024) (Chris McCartt)**

Motion made by Alderman George, Seconded by Alderman Cooper.

**ORDINANCE NO. 7189** AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2025; 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

**XI. OTHER BUSINESS**

**1. Consideration of a Resolution to Approve a TDOT Right-of-Way Acquisition and Associated Construction Easement from a Portion of Tax Map 060, Parcel 6 for Rockslide Mitigation Purposes (AF-18-2025) (Ken Weems)**

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

**RESOLUTION NO. 2025-129** A RESOLUTION APPROVING THE CONVEYANCE OF REAL PROPERTY TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR ROCK SLIDE MITIGATION AND AUTHORIZING THE MAYOR TO EXECUTE AN APPROPRIATE DEED AND ANY OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

- 2. Consideration of a Resolution Awarding an Agreement for Architectural and Engineering Services for the New Elementary School and Associated Work at the Lynn View Community Center Site to Thompson & Litton, Inc. (AF-08-2025) (David Frye)**

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

**RESOLUTION NO. 2025-130** A RESOLUTION AWARDDING AN AGREEMENT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE NEW ELEMENTARY SCHOOL AND ASSOCIATED WORK AT THE LYNN VIEW COMMUNITY CENTER SITE TO THOMPSON & LITTON, INC., AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME AND ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

- 3. Consideration of a Resolution for Amendment Number 1 to TDOT Agreement for Island Road Improvements and Authorizing the Mayor to Sign all Applicable Documents (AF-10-2025) (Ryan McReynolds)**

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

**RESOLUTION NO. 2025-131** A RESOLUTION APPROVING AN AMENDMENT TO AGREEMENT NUMBER 190070 WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE ISLAND ROAD IMPROVEMENTS 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."

- 4. Consideration of a Resolution Authorizing the Mayor to Apply for and Receive a State Water Infrastructure Grant Application for Lead Service Line Inventory Grant (AF-16-2025) (Ryan McReynolds)**

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Motion made by Alderman George, Seconded by Alderman Baker.

**RESOLUTION NO. 2025-132** A RESOLUTION RATIFYING THE APPLICATION FOR A STATE WATER INFRASTRUCTURE GRANT APPLICATION FOR LEAD SERVICE LINE INVENTORY AND AUTHORIZING THE MAYOR TO EXECUTE A LETTER IN SUPPORT THEREOF

Passed: All present voting "aye."

5. **Consideration of a Resolution Authorizing an Irrevocable License Agreement with LMK Communications, LLC d/b/a SEGRA (AF-03-2025) (Ryan McReynolds)**

Motion made by Alderman George, Seconded by Alderman Phillips.

**RESOLUTION NO. 2025-133** A RESOLUTION APPROVING AN IRREVOCABLE LICENSE AGREEMENT WITH LMK COMMUNICATIONS, LLC FOR THE LOCATION OF INFRASTRUCTURE ALONG MAIN STREET, AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME

Passed: All present voting "aye."

6. **Consideration of a Resolution to Amend a Lease with Big Brothers Big Sisters for Space at V.O. Dobbins (AF-19-2025) (Michael T. Borders)**

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

**RESOLUTION NO. 2025-134** A RESOLUTION APPROVING AN AMENDMENT TO THE LEASE BETWEEN THE CITY OF KINGSFORT AND BIG BROTHERS BIG SISTERS OF EAST TENNESSEE ALTERING THE LEASED SPACE AT THE V.O. DOBBINS COMPLEX AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME

Passed: All present voting "aye."

7. **Consideration of a Resolution to Enter into an Agreement with Phillips and Jordan for Material Disposal at Kingsport's Construction and Demolition Landfill and Authorizing the Mayor to Sign all Applicable Documents (AF-20-2025) (Ryan McReynolds)**

Motion made by Alderman George, Seconded by Alderman Cooper.

**RESOLUTION NO. 2025-135** A RESOLUTION APPROVING AN AGREEMENT WITH PHILLIPS AND JORDAN, INC. FOR MATERIAL DISPOSAL AT THE CONSTRUCTION AND DEMOLITION LANDFILL, 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."

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- 8. Consideration of a Resolution to Issue a Purchase Order for Dozer Rental Utilizing Sourcewell Contracts (AF-17-2025) (Ryan McReynolds)**

Motion made by Alderman Baker, Seconded by Alderman Phillips.

**RESOLUTION NO. 2025-136** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO STOWERS MACHINERY CORPORATION UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 062320-CAT FOR THE RENTAL OF ONE DOZER FOR USE BY PUBLIC WORKS

Passed: All present voting "aye."

- 9. Consideration of a Resolution Authorizing the Transfer of Funding to the Kingsport Economic Development Board for the Purchase and Development of Property (AF-22-2025) (Chris McCartt)**

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

**RESOLUTION NO. 2025-137** A RESOLUTION APPROVING A FINANCIAL CONTRIBUTION TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE FOR ECONOMIC OR INDUSTRIAL DEVELOPMENT PURPOSES RELATIVE TO THE ACQUISITION AND DEVELOPMENT OF PROPERTY LOCATED 117 WEST SEVIER AVENUE AND AUTHORIZING SUCH AGREEMENTS AS MAY BE NEEDED TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

- 10. Consideration of a Resolution Ratifying the Mayor's Signature on an Intent to Apply Application and Authorizing the Mayor to Sign all Documents Necessary to Submit a Pre-Application for an Outdoor Recreation Grant (AF-23-2025) (Michael T. Borders)**

Motion made by Alderman George, Seconded by Alderman Baker.

**RESOLUTION NO. 2025-138** A RESOLUTION TO RATIFY AN INTENT TO APPLY FOR A TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OFFICE OF OUTDOOR RECREATION GRANT, AUTHORIZING THE MAYOR TO EXECUTE A PRE-APPLICATION FOR THE GRANT

Passed: All present voting "aye."

- 11. Consideration of a Resolution to Ratify the Mayors Signature to Receive Reimbursement Funds for Mission 484 (Hurricane Helene Disaster Response) as Part of the TN Statewide Mutual Aid Agreement (AF-24-2025) (Terry Arnold)**

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

**RESOLUTION NO. 2025-139** A RESOLUTION RATIFYING THE MAYOR'S SIGNATURE ON A TENNESSEE EMERGENCY MANAGEMENT COST ESTIMATE FORM IN RELATION TO THE KINGSPORT FIRE DEPARTMENT'S RESPONSE TO HURRICANE HELENE AND AUTHORIZING THE MAYOR TO EXECUTE ALL OTHER DOCUMENTS NECESSARY AND PROPER TO OBTAIN REIMBURSEMENT FOR AID PROVIDED DURING HURRICANE HELENE

Passed: All present voting "aye."

12. **Consideration of a Resolution Ratifying the Submission of an Application for a Tennessee State Museum Capital Maintenance and Improvements Grant, Accepting Grant Funds if Awarded, and Authorizing the Mayor to Execute All Necessary and Proper Documents** (AF-14-2025) (Michael Borders)

Motion made by Alderman Baker, Seconded by Alderman George.

**RESOLUTION NO. 2025-140** A RESOLUTION RATIFYING THE SUBMISSION OF AN APPLICATION FOR A TENNESSEE STATE MUSEUM CAPITAL MAINTENANCE AND IMPROVEMENTS GRANT FOR HURRICANE HELENE DISASTER RELIEF; ACCEPTING RECEIPT OF ANY GRANT FUNDS AWARDED; AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

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

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

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 Ratifying an Application for a Tennessee Arts Commission Arts Education Community Learning Grant for FY26** (AF-06-2025) (Michael Borders)

**RESOLUTION NO. 2025-141** A RESOLUTION APPROVING A GRANT APPLICATION FOR A TENNESSEE ARTS COMMISSION LEARNING GRANT FOR FISCAL YEAR 2026; RATIFYING THE MAYOR'S EXECUTION OF THE SAME; AND IF AWARDED, ACCEPTING THE GRANT FUNDS AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO RECEIVE THE GRANT FUNDS AND TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

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- 2. Consideration of a Resolution Ratifying an Application for a Tennessee Arts Commission Partnership Grant for FY26** (AF-04-2025) (Michael Borders)

**RESOLUTION NO. 2025-142** A RESOLUTION APPROVING A GRANT APPLICATION FOR A TENNESSEE ARTS COMMISSION PARTNERSHIP GRANT FOR FISCAL YEAR 2026; RATIFYING THE MAYOR'S EXECUTION OF THE SAME; AND IF AWARDED, ACCEPTING THE GRANT FUNDS AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO RECEIVE THE GRANT FUNDS AND TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

- 3. Consideration of a Resolution to Accept a Private Monetary Donation from Lavell Kish for the Kingsport Police Department and Appropriate the Funds** (AF-02-2025) (Chief Phipps)

**RESOLUTION NO. 2025-143** A RESOLUTION ACCEPTING A PRIVATE DONATION FROM LAVELL KISH FOR THE KINGSFORT POLICE DEPARTMENT

- 4. Consideration of Approval of Offers for Right-of-Ways and Easements for Fieldcrest Annexation Sanitary Sewer Project** (AF-15-2025) (Ryan McReynolds)

- 5. Consideration of a Resolution to Enter into an Agreement with the Tennessee Main Street Program** (AF-07-2025) (Chris McCartt)

**RESOLUTION NO. 2025-144** A RESOLUTION APPROVING AN AGREEMENT WITH THE TENNESSEE MAIN STREET PROGRAM AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

- 6. Acceptance of the June 30, 2024 Annual Comprehensive Financial Report filed with the State of Tennessee December 31, 2024** (AF-25-2025) (Lisa Winkle)

- 7. Consideration of a Resolution Ratifying the Mayor's Signature on the Certification of Local Official Determining that KHRA's Agency Plan is Consistent with the Consolidated Plan** (AF-01-2025) (Michael Price)

**RESOLUTION NO. 2025-145** A RESOLUTION TO RATIFY THE MAYOR'S SIGNATURE ON THE CERTIFICATION BY STATE OR LOCAL OFFICIAL OF THE PUBLIC HOUSING AUTHORITY'S PLAN'S CONSISTENCY WITH THE CONSOLIDATED PLAN DOCUMENT AND ANY AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION



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- 8. Consideration of a Resolution Authorizing the Mayor to Sign Agreements and Addendum with the American Red Cross for the Kingsport Aquatic Center (AF-12-2025) (Michael T. Borders)**

**RESOLUTION NO. 2025-146** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE AMERICAN RED CROSS FOR THE KINGSFORT AQUATIC CENTER TO BECOME A LICENSED TRAINING PROVIDER; TO EXECUTE THE CENTENNIAL ADDENDUM WITH THE AMERICAN RED CROSS FOR THE KINGSFORT AQUATIC CENTER TO PARTICIPATE IN THEIR CENTENNIAL CAMPAIGN AND TO EXECUTE ANY AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

**XIII. COMMUNICATIONS**

**1. City Manager**

Mr. McCartt highlighted several important items that were passed tonight and stated he appreciated the BMA's support as staff continues to work through these projects.

**2. Mayor and Board Members**

Alderman Mayes extended appreciation to the audit committee and staff who worked towards providing an outstanding audit. He encouraged citizens to view it on the city's website. He also mentioned he had the privilege to attend the Police Department's recognition service and appreciated the Chief's leadership. Alderman Cooper discussed the many things happening in downtown, pointing out how important and unique it is. She stated you can find details on the DKA website. Alderman George commented on the great budget presentation at the work session earlier. She stated she was excited about the library project and commented on the groundbreaking for the Blue Cross Blue Shield playground. She also listed several upcoming events coming to Kingsport. Lastly, she mentioned if you renew your Bays Mountain pass right now you can get a Bays Mountain license plate through generous donations as a fundraiser. Alderman Baker thanked Lisa Winkle and her staff for the remarkable audit presentation. He also commented on the schools' voucher program and tax legislation in light of two possible new elementary schools. Alderman Phillips remarked the new DB dome is opening January 28, noting he is very excited to see it open. He also thanked Public Works for all their work during the recent cold weather. Lastly, he mentioned he has received several comments on the Blue Cross Blue Shield playground regarding the smell and asked Deputy City Manager McReynolds to explain how the city works to mitigate that through the treatment plant. Vice-Mayor Duncan

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also congratulated Lisa Winkle, pointing out this is her last audit and thanking her for her hard work. He also talked about the cold weather and the availability of beds at many local shelters. The Vice-Mayor also mentioned the library, noting it's an exciting project. Mayor Montgomery stated he has received several calls recently commending staff for work in the cold weather. He also thanked those who helped in the rescue at the nursing home. Lastly he thanked Ryan for working with the DB folks in the dome project.

**XIV. ADJOURN**

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:23 p.m.

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ANGELA MARSHALL

Deputy City Recorder

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PAUL W. MONTGOMERY

Mayor