



## BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, April 16, 2024 at 7:00 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

### 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 Shull.
- II. **PLEDGE OF ALLEGIANCE TO THE FLAG** led by New Vision Youth.
- III. **INVOCATION** led by Pastor Stephen Collins, Kingsport Community Church.
- IV. **ROLL CALL** by City Recorder/Treasurer Lisa Winkle. Absent: Alderman Betsy Cooper.
- V. **RECOGNITIONS AND PRESENTATIONS**
  1. **Officer Matt Cradic - 2024 Fred Cole Champion for Children Award** (Vice Mayor George)
- VI. **APPOINTMENTS** None.
- VII. **APPROVAL OF MINUTES** (*These items are approved under one motion.*)

Motion made by Alderman Olterman, Seconded by Alderman Montgomery.

Passed: All present voting "aye."

  1. **April 1, 2024 - Work Session**
  2. **April 2, 2024 - Business Meeting**
- VIII. **PUBLIC HEARINGS** None.

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**COMMENT**

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

**IX. BUSINESS MATTERS REQUIRING FIRST READING** None.

**X. BUSINESS MATTERS REQUIRING FINAL ADOPTION**

- 1. Consideration of an Ordinance to Amend Zoning of Tax Map 045D, Group K, Parcels 008.00 and 009.00 Located Along Sevier Terrace Drive from the R-1B, Residential District and R-1C, Residential District to B-3, Highway Oriented Business District (AF-82-2024)**  
(Jessica McMurray)

Motion made by Alderman Phillips, Seconded by Alderman Olterman.

**ORDINANCE NO. 7145** AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG SEVIER TERRACE DRIVE FROM THE R-1B, RESIDENTIAL DISTRICT AND R-1C, RESIDENTIAL 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 on second reading in a roll call vote: Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

- 2. Consideration of an Ordinance to Vacate Alley Right-of-Way Located off of Amber Street (AF-93-2024)** (Ken Weems)

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

**ORDINANCE NO. 7146** AN ORDINANCE TO VACATE A SECTION OF PUBLIC RIGHT- OF-WAY LOCATED OFF OF AMBER STREET SITUATED IN THE CITY OF KINGSPORT, TWELFTH CIVIL DISTRICT OF SULLIVAN COUNTY; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

**XI. OTHER BUSINESS**

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- 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)**  
(Chris McCartt)

Motion made by Alderman Montgomery, Seconded by Alderman Olterman.

**RESOLUTION NO. 2024-224** A RESOLUTION APPROVING A TAX INCREMENT FINANCING AMENDMENT FOR THE LYNN GARDEN REDEVELOPMENT DISTRICT – FRIENDSHIP DEALERSHIP PROJECT AND RECOMMENDING THE SAME BE APPROVED BY THE BOARD OF COMMISSIONERS OF SULLIVAN COUNTY

Passed: All present voting "aye."

- 2. Consideration of a Resolution to Add Correctional Officers to the Mandatory Retirement Provision Established Pursuant to Tennessee Code Annotated, Section 8-36-205 (AF-96-2024)**  
(Tyra Copas)

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

**RESOLUTION NO. 2024-225** A RESOLUTION TO ADD CORRECTIONAL OFFICERS TO THE MANDATORY RETIREMENT PROVISIONS ESTABLISHED PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 8-36-205

Passed: All present voting "aye."

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

Motion made by Alderman Phillips, Seconded by Alderman Duncan.

**RESOLUTION NO. 2024-226** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE A TENNESSEE BROWNFIELD REDEVELOPMENT AREA GRANT

Passed: All present voting "aye."

- 4. Consideration of a Resolution to Utilize Omnia Partners Contract #2017001134 to Purchase Playground Equipment for Riverview Park (AF-101-2024)**  
(Michael Borders)

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

**RESOLUTION NO. 2024-227** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO GAMETIME INC. FOR THE PURCHASE OF SELECTED PLAYGROUND EQUIPMENT THROUGH OMNIA PARTNERS COOPERATIVE AGREEMENT NO. 2017001134

Passed: All present voting "aye."

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5. **Consideration of a Resolution Authorizing the City Manager to Sign Utilization Consent Agreement and Issue a Purchase Order for Five (5) Ram Promaster 3500 High Roof 11 Passenger Vans from Georgia State Contract # 99999-SPD-SPD0000212-0005 (AF-83-2024) (Ryan McReynolds)**

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

**RESOLUTION NO. 2024-228** A RESOLUTION AUTHORIZING THE PURCHASE OF FIVE RAM PROMASTER 3500 HIGH ROOF 11 PASSENGER VANS FROM CREATIVE BUS SALES UTILIZING GEORGIA STATE CONTRACT NO.: 99999-SPD-SPD0000212-0005; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE STATE OF GEORGIA DEPARTMENT OF ADMINISTRATIVE SERVICES AND PURCHASE ORDERS TO CREATIVE BUS SALES, INC. FOR THE SAME

Passed: All present voting "aye."

6. **Consideration of a Resolution to Purchase Twenty (20) 2024 Ford Interceptor Utility AWD Vehicles from TN State Contract # 80355 (AF-111-2024) (Ryan McReynolds)**

Motion made by Alderman Duncan, Seconded by Alderman Olterman.

**RESOLUTION NO. 2024-229** A RESOLUTION AUTHORIZING THE PURCHASE OF TWENTY 2024 FORD INTERCEPTOR UTILITY AWD VEHICLES FROM LONNIE COBB FORD UTILIZING TENNESSEE STATE CONTRACT NO.: 80355; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE SAME

Passed: All present voting "aye."

7. **Consideration of a Resolution to Authorize the Reimbursement of Materials Agreement Funds to Magnolia Ridge Development, LLC Related to the Magnolia Ridge Phase 2 Development (AF-110-2024) (Ryan McReynolds)**

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

**RESOLUTION NO. 2024-230** A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO MAGNOLIA RIDGE DEVELOPMENT, LLC FOR THE MAGNOLIA RIDGE DEVELOPMENT, PHASE 2

Passed: All present voting "aye."

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)**

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Motion made by Alderman Montgomery, Seconded by Alderman Duncan.

**RESOLUTION NO. 2024-231** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO RECEIVE A TENNESSEE DEPARTMENT OF LABOR TENNESSEE YOUTH EMPLOYMENT PROGRAM GRANT TITLE I WIOA THROUGH NORTHEAST STATE COMMUNITY COLLEGE

Passed: All present voting "aye."

- 9. Consideration of a Resolution to Award the RFP for Customized Benchmark Assessment Program to Instructure, Inc., and Authorizing the Mayor to Sign All Applicable Documents (AF-107-2024) (David Frye)**

Motion made by Alderman Montgomery, Seconded by Alderman Phillips.

**RESOLUTION NO. 2024-232** A RESOLUTION AWARDED THE PROPOSAL FOR CUSTOMIZED BENCHMARK ASSESSMENT PROGRAM TO INSTRUCTURE, INC., 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."

- 10. Consideration of a Resolution Authorizing the City Manager to Purchase an Anatomage Interactive 3D Anatomy Dissection Table for the Kingsport City Schools Career and Technical Education Department (AF-99-2024) (David Frye)**

Motion made by Alderman Phillips, Seconded by Alderman Montgomery.

**RESOLUTION NO. 2024-233** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO ANATOMAGE INC. FOR AN INTERACTIVE 3D VIRTUAL DISSECTION TABLE FOR KINGSFORT CITY SCHOOLS UTILIZING TIPS-USA CONTRACT 230105

Passed: All present voting "aye."

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

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

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

- 1. Consideration of a Resolution to Reject the Sole Bid for the Phase 2 Sanitary Sewer Lining Project (AF-103-2024) (Ryan McReynolds)**

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**RESOLUTION NO. 2024-234** A RESOLUTION REJECTING ALL BIDS RELATED TO THE PHASE 2 SANITARY SEWER LINING PROJECT

2. **Consideration of a Resolution Ratifying the Mayor's Signature on the Certification of Local Government Approval for Hope Haven Ministries, Inc. 2024 Emergency Solutions Grant Application (AF-102-2024) (Michael Price)**

**RESOLUTION NO. 2024-235** A RESOLUTION RATIFYING THE MAYOR'S SIGNATURE ON THE CERTIFICATION OF LOCAL GOVERNMENT APPROVAL RELATIVE TO A TENNESSEE HOUSING DEVELOPMENT AGENCY GRANT APPLIED FOR BY HOPE HAVEN MINISTRIES, INC.

### XIII. COMMUNICATIONS

1. **City Manager** None.
2. **Mayor and Board Members**

Alderman Montgomery stated Healthy Kingsport is recognizing Applier as child abuse prevention month and to wear blue on Fridays to raise awareness. There will be a Lunch and Learn April 30 at the Chamber. Als walk starts at chamber on the 27th. Pharmacy fit pogram on May4. Alderman Phillips mentioned the Lynn Garden redevelopment district that was initiated in 2021. He stated the nNew elementary school and other accomplishments including the new car lot business voted on tonight is moving this area in the right direction. This board and staff have diligently worked on moving the city forward over the last five years, but pointing out city government moves slower than private business. He listed the many projects that will be completed later this year and in 2025 after years of legwork and laying the foundation. Alderman Olterman stated he was proud of the DB baseball team and the soccer team. Alderman Duncan stated the Kingsport Arts Festival is this weekend on Market and Shelby with a night parade to kick it off. The downtown loft tour is coming up and a fundraiser for DKA. He also commented on the work session and encouraged citizens to attend to gain great information and updates. Lastly, he stated KKB has had two cleanups gathering 24 tons of trash and garbage in downtown and Lynn Garden. This coming weekend they will be in Riverview. Vice-Mayor George stated there is a lot going on with the Visitors Bureau and listed several upcoming events throughout the city. Racks tickets are on sale as well as FunFest concerts. Mayor Shull also talked about maintaining infrastructure and that it does take longer for government but would rather it be right. He encouraged citizens to rely on the city website for information and not solely on social media.

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**XIV. ADJOURN**

Seeing no other business for consideration, Mayor Shull adjourned the meeting at 7:55 p.m.

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ANGELA MARSHALL

Deputy City Recorder

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PATRICK W. SHULL

Mayor