



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, September 1, 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 Julie Byers

Alderman Calvin Clifton

Alderman Richard Isaacs

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. SWEARING IN OF ELECTED BOARD MEMBERS

1. Paul Montgomery as Mayor - The Honorable S. Curt Rose

Julie Byers as Alderman - The Honorable S. Curt Rose

Calvin Clifton as Alderman - The Honorable S. Curt Rose

Richard Isaacs as Alderman - The Honorable S. Curt Rose

III. PLEDGE OF ALLEGIANCE TO THE FLAG

IV. INVOCATION led by Rev. Paul Becker, Pastor Emeritus, Concordia Lutheran Church

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

VI. SELECTION OF VICE MAYOR

To appoint Darrell Duncan as the Vice-Mayor.

Motion made by Alderman Phillips, Seconded by Alderman Byers.

Passed: All present voting "aye."

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VII. RECOGNITIONS AND PRESENTATIONS

1. **Kingsport Fire Dept. Re-accreditation** - Mayor Montgomery

VIII. COMMENT

Mayor Montgomery invited citizens in attendance to speak. Tim Sanders congratulated the mayor and the newly elected aldermen and then commented in opposition on FLOCK cameras. Paul Becker also spoke in opposition of the cameras. There being no one else coming forward, the Mayor closed the public comment section. He also welcomed the newly elected board members and look forward to working with them.

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

Motion made by Alderman Baker, Seconded by Alderman Phillips.

Passed: All present voting "aye."

1. **August 17, 2026 - Work Session**
2. **August 18, 2026 - Business Meeting**

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

1. **Conduct Public Hearings and Consider Resolution and Ordinance to Annex, Adopt a Plan of Services, and Assign Zoning for the Airport Parkway Annexation (AF-262-2026)** (Sam Cooper)

Resolution:

Public Hearing: No one came forward.

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

RESOLUTION NO. 2027-055 A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS, ADJOINING THE PRESENT CORPORATE BOUNDARIES OF THE CITY OF KINGSFORT, EMBRACING THAT CERTAIN PART OF THE 18TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AND KNOWN AS THE AIRPORT PARKWAY ANNEXATION, AS HEREINAFTER DESCRIBED; TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF KINGSFORT, TENNESSEE; TO ADOPT A PLAN OF SERVICES FOR THE AIRPORT PARKWAY ANNEXATION; AND TO FIX THE EFFECTIVE DATE OF THIS RESOLUTION

Passed: All present voting "aye."

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Zoning Ordinance:

Public Hearing: No one came forward.

Motion made by Alderman Clifton, Seconded by Alderman Phillips.

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG AIRPORT PARKWAY FROM COUNTY M-1, LIGHT MANUFACTURING DISTRICT, TO M-X, MIXED-USE 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: All present voting "aye."

- 2. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2027 (AF-268-2026) (Chris McCartt)**

Motion made by Alderman Byers, Seconded by Alderman Baker.

AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE AMENDING THE 2026-2027 FISCAL YEAR BUDGET

Passed: All present voting "aye."

XI. BUSINESS MATTERS REQUIRING FINAL ADOPTION

- 1. Consideration of an Ordinance Setting Property Tax Rate for Property within the City of Kingsport, Sullivan County and within the City of Kingsport, Hawkins County (AF-239-2606) (Chris McCartt)**

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

ORDINANCE NO. 7281 AN ORDINANCE PROVIDING FOR AND FIXING THE TAX RATE ON ALL REAL, PERSONAL, AND MIXED PROPERTY WITHIN THE CITY OF KINGSPORT, SULLIVAN COUNTY AND THE CITY OF KINGSPORT, HAWKINS COUNTY WHICH IS TAXABLE ON THE BASIS OF ASSESSMENTS MADE BY THE COUNTY PROPERTY ASSESSORS AND THE DIVISION OF PROPERTY ASSESSMENTS OF THE STATE OF TENNESSEE FOR THE TAX YEAR 2026; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading with a roll call vote: Alderman Baker, Alderman Byers, Alderman Clifton, Vice Mayor Duncan, Alderman Isaacs, Alderman Phillips, Mayor Montgomery

- 2. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2027 (AF-256-2026) (Chris McCartt)**

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Motion made by Alderman Clifton, Seconded by Alderman Phillips.

ORDINANCE NO. 7282 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 Byers, Alderman Clifton, Vice Mayor Duncan, Alderman Isaacs, Alderman Phillips, Mayor Montgomery

XII. OTHER BUSINESS

- 1. Consideration of a Resolution to Ratify the Emergency Procurement of Contractual Services with Rembco Geotechnical Contractors, Inc for Remediation of a Sinkhole in the ROW of Olympian Way** (AF-270-2026) (Ryan McReynolds)

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

RESOLUTION NO. 2027-056 A RESOLUTION TO RATIFY THE MAYOR'S SIGNATURE APPROVING AN EMERGENCY REPAIR CONTRACT WITH REMBCO GEOTECHNICAL CONTRACTORS, INC., FOR THE REMEDIATION OF A SINKHOLE IN THE RIGHT-OR-WAY OF OLYMPIAN WAY, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye" except for Mayor Montgomery who abstained.

- 2. Consideration of a Resolution to Purchase Rock Salt for FY27 Utilizing the TN State Contract** (AF-271-2026) (Ryan McReynolds)

Motion made by Alderman Byers, Seconded by Alderman Isaacs.

RESOLUTION NO. 2027-057 A RESOLUTION AUTHORIZING THE PURCHASE OF ROCK SALT FROM MORTON SALT, INC., UTILIZING TENNESSEE STATE CONTRACT NO.: 87297; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE SAME

Passed: All present voting "aye."

- 3. Consideration of a Resolution to Purchase One (1) Global R4 Air Sweeper Utilizing Sourcewell Contract** (AF-243-2026) (Ryan McReynolds)

Motion made by Alderman Clifton, Seconded by Alderman Byers.

RESOLUTION NO. 2027-058 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO JET-VAC EQUIPMENT UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 062425-GEP FOR THE PURCHASE OF ONE GLOBAL R4 AIR SWEEPER FOR USE BY PUBLIC WORKS

Passed: All present voting "aye."

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- 4. Consideration of a Resolution to Adopt a Public Art Policy (AF-266-2026) (Michael T. Borders)**

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

RESOLUTION NO. 2027-059 A RESOLUTION ADOPTING A PUBLIC ART POLICY FOR THE CITY OF KINGSPORT

Passed: All present voting "aye."

- 5. Consideration of a Resolution to Adopt a Policy to Establish the Framework for the Financial Management, Billing Structure, and Operational Responsibilities of the City's Fleet Internal Service Fund (AF-260-2026) (Travis Bishop)**

Motion made by Alderman Baker, Seconded by Alderman Byers.

RESOLUTION NO. 2027-060 A RESOLUTION ADOPTING THE CITY OF KINGSPORT FLEET INTERNAL SERVICE FUND FINANCIAL MANAGEMENT POLICY

Passed: All present voting "aye."

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

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

Passed as presented with a roll call vote: Alderman Baker, Alderman Byers, Alderman Clifton, Vice Mayor Duncan, Alderman Isaacs, Alderman Phillips, Mayor Montgomery

- 1. Consideration of a Resolution to Approve the Installation of Five Storm Drain Art Murals from the 9th Annual Storm Drain Art Contest (AF-265-2026) (Michael T. Borders)**

RESOLUTION NO. 2027-061 A RESOLUTION APPROVING FIVE STORM DRAIN ART MURALS FOR THE 9TH ANNUAL STORM DRAIN ART CONTEST

- 2. Consideration of a Resolution Authorizing the Mayor to Sign the Renewal Agreement for American Red Cross LGIT and WSIT Training Academy for 2027-2030 (AF-199-2026) (Michael Borders)**

RESOLUTION NO. 2027-062 A RESOLUTION APPROVING A LICENSING AGREEMENT WITH AMERICAN NATIONAL RED CROSS TO HOST AMERICAN RED CROSS INSTRUCTOR TRAINER ACADEMIES AT THE KINGSPORT AQUATIC CENTER AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

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3. **Consideration of a Resolution to Abandon Existing Sanitary Sewer Easement and Create a New Sewer Easement on Same Property at 2020 Springfield Ave (AF-267-2026) (Ryan McReynolds)**

RESOLUTION NO. 2027-063 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER FOR THE MODIFICATION OF A SANITARY SEWER EASEMENT

XIV.COMMUNICATIONS

1. **City Manager**

Mr. McCartt welcomed the new board members. He also commented on the mall development, highlighting the recently opened IMAX and the announcement today of Tiebreakers coming to the property. He pointed out they hope to be open by the time school is out. Mr. McCartt stated this will be catalyst for new growth and excited about what is on the horizon. He then asked CFO Travis Bishop to provide details on the following two items to be spread across the minutes.

2. **Report on Debt Obligation**

General Obligation Capital Outlay Note, Series 2026 for \$2,545,000.00.

3. **Certificates of Compliance**

Issued to Applicant Divek Patel for LALJI INC dba JB Market, 4065 Fort Henry Drive and SHUBH711 INC dba Discount Tobacco & Beer Mart, 2400 Fort Henry Drive.

4. **Mayor and Board Members**

Alderman Phillips welcomed the new board members stating he was looking forward to serving with them. He also acknowledged the work put in by the previous board members. He also commented on the opening of Tiebreakers, noting it would be the largest indoor entertainment venue in northeast Tennessee. Alderman Baker echoed comments regarding Tiebreakers, stating he has seen positive comments on social media. He congratulated the newly elected aldermen and the Fire Department on their accreditation. Alderman Clifton stated it was surreal to be sitting on the board and it's an honor to serve, remarking it was an exciting time for Kingsport, and he was proud to be part of it. Alderman Isaacs stated it was an honor to serve the City of Kingsport, and he is thankful to be in this role. He further stated it's a good time to come on the board with all the good things happening and thanked staff for helping him out, noting the best days are still ahead. Alderman Byers remarked she was honored to be sitting on the board and thankful to the community. She commented on the mall and commented she was excited about it and glad to be a part of it. Vice Mayor Duncan stated he was humbled to be

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selected as Vice Mayor again and will uphold the role to the best of his ability. He recognized Gary Stidham in attendance and offered congratulations to the new board. The Vice Mayor pointed out that Tiebreakers will employ 100 people, and they are on a fast timeline to open. Mayor Montgomery echoed previous comments and shared excitement for the growth at the mall. He recognized Tim Sanders and thanked him for running a good race.

XV. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:00 p.m.

ANGELA MARSHALL
Deputy City Recorder

PAUL W. MONTGOMERY
Mayor