



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, May 19, 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 Betsy Cooper

Alderman Colette George
Alderman Gary Mayes

City Administration

Chris McCartt, City Manager
Bart Rowlett, City Attorney

Angie Marshall, City Clerk/Deputy City Recorder

- I. **CALL TO ORDER** 7:00 pm by Mayor Montgomery.
- II. **PLEDGE OF ALLEGIANCE TO THE FLAG** led by New Vision Youth.
- III. **INVOCATION** led by Mayor Paul Montgomery.
- IV. **ROLL CALL** by Deputy City Recorder Angie Marshall. Absent: Alderman Morris Baker and Alderman James Phillips.
- V. **RECOGNITIONS AND PRESENTATIONS**
 1. **Recognition of Rep. Bud Hulse** - Mayor Montgomery
 2. **Keep Kingsport Beautiful Beautification Awards** - Sharon Hayes
 3. **Proclamation: National Public Works Week** - Alderman George
- VI. **COMMENT**

Mayor Montgomery invited citizens in attendance to speak. There being no one coming forward, the mayor closed the public comment section.
- VII. **APPROVAL OF MINUTES** *(These items are considered under one motion.)*

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

Passed: All present voting "aye."

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, May 19, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

1. **May 4, 2026 - Work Session**
2. **May 5, 2026 - Business Meeting**
3. **May 11, 2026 - Budget Work Session**
4. **May 14, 2026 - Budget Work Session**

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

1. **Conduct a Public Hearing and Consideration of a Resolution to Approve the 2026-2027 Annual Action Plan for the Community Development Block Grant (AF-116-2026) (Michael Price)**

PUBLIC HEARING: No one came forward.

Motion made by Alderman George, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-244 A RESOLUTION APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT 2026 – 2027 ANNUAL ACTION PLAN, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR FISCAL YEAR 2027, FROM THE UNITED STATES OF DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Passed: All present voting "aye."

2. **Consideration of a Budget Adjustment Ordinance for the General Fund and General Projects Special Revenue Fund and Water Projects Fund in FY26 (AF-150-2026) (Chris McCartt)**

Motion made by Alderman Mayes, Seconded by Alderman George.

AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE AMENDING THE 2025-2026 FISCAL YEAR BUDGET

Passed: All present voting "aye."

3. **Consideration of an Ordinance to Amend the FY 2026 School General Purpose Fund Budget and the General Project Fund Budget (AF147-2026) (David Frye)**

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

AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL FUND BUDGET AND THE GENERAL PROJECTS FUND BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2026; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, May 19, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

4. Consideration of an Ordinance to Amend the FY 2026 School Federal Projects Fund Budget (AF-148-2026) (David Frye)

Motion made by Alderman Mayes, Seconded by Alderman Cooper.

AN ORDINANCE TO AMEND THE FY 2026 SCHOOL FEDERAL GRANT PROJECTS FUND BUDGET; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

5. Consideration of an Ordinance to Amend the FY 2026 School Special Projects Fund Budget (AF-149-2026) (David Frye)

Motion made by Alderman Cooper, Seconded by Alderman George.

AN ORDINANCE TO AMEND THE FY 2026 SCHOOL SPECIAL PROJECTS FUND BUDGET; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

IX. BUSINESS MATTERS REQUIRING FINAL ADOPTION

1. Consideration of an Ordinance to Amend Zoning of Tax Map 045D, Group K, Parcel 17.00, Located along Morison Avenue from the R-1B, Residential District to P-1, Professional Offices District (AF-123-2026) (Jessica McMurray)

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

ORDINANCE NO. 7259 AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG MORISON AVENUE FROM THE R-1B, RESIDENTIAL DISTRICT TO P-1, PROFESSIONAL OFFICES 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 Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Mayor Montgomery

2. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2026 (AF-141-2026) (Chris McCartt)

Motion made by Alderman Mayes, Seconded by Alderman George.

ORDINANCE NO. 7260 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 Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Mayor Montgomery

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, May 19, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

X. OTHER BUSINESS

1. **Consideration of a Resolution Approving the Purchase of Textbooks and Textbook Materials by Kingsport City Schools and Authorizing the City Manager to Execute Purchase and Blanket Orders for the Same** (AF-144-2026) (David Frye)

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

RESOLUTION NO. 2026-245 A RESOLUTION AUTHORIZING THE PURCHASE OF A LITERACY PROGRAM SUBSCRIPTION FOR KINGSFORT CITY SCHOOLS AND AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS AND A BLANKET ORDER FOR THE SAME

Passed: All present voting "aye."

2. **Consideration of a Resolution Awarding a Contract to Pepsico for the Non-Alcoholic Beverage Pouring Rights and Advertising Partnership for Kingsport City Schools** (AF-145-2026) (David Frye)

Motion made by Alderman George, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-246 A RESOLUTION AWARDING THE CONTRACT FOR THE NON ALCOHOLIC BEVERAGE POURING RIGHTS AND ADVERTISING PARTNERSHIP FOR KINGSFORT CITY SCHOOLS TO PEPSICO AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

3. **Consideration of a Resolution Authorizing the Mayor to Execute Two Contracts Between the City of Kingsport and the Tennessee Department of Transportation for Maintenance Activities Performed on Designated State Highways and for Mowing and Litter on John B. Dennis and I-26** (AF-152-2026) (Ryan McReynolds)

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

RESOLUTION NO. 2026-247 A RESOLUTION APPROVING CONTRACTS WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION FOR REIMBURSEMENT OF MAINTENANCE ACTIVITIES PERFORMED ON DESIGNATED STATE HIGHWAY ROUTES LOCATED WITHIN THE KINGSFORT CITY LIMITS AND LITTER CONTROL ON JOHN B. DENNIS HIGHWAY AND INTERSTATE 26; AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACTS AND ANY OTHER DOCUMENTS NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, May 19, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

4. **Consideration of a Resolution to Approve a Lease Agreement with The Industrial Development Board of The City of Kingsport and to Allow the Mayor to Sign All Documents Necessary and Proper as they Pertain to the Lease (AF-159-2026) (Chris McCartt)**

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

RESOLUTION NO. 2026-248 A RESOLUTION APPROVING A LEASE AGREEMENT WITH THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT FOR 117 WEST SEVIER AVENUE AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

5. **Consideration of a Resolution Awarding the Bid for Tire Recapping Services (AF-155-2026) (Ryan McReynolds)**

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

RESOLUTION NO. 2026-249 A RESOLUTION AWARDDING THE BID FOR TIRE RECAPPING SERVICES TO SOUTHERN TIRE MART AND AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE SAME

Passed: All present voting "aye."

6. **Consideration of a Resolution to Accept a Donation on behalf of Kingsport City Schools (AF-158-2026) (David Frye)**

Motion made by Alderman George, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-250 A RESOLUTION TO ACCEPT A MONETARY DONATION ON BEHALF OF KINGSPORT CITY SCHOOLS

Passed: All present voting "aye."

7. **Consideration of a Resolution to Amend Barge Design Solutions' Engineering Agreement for Year Two Water Quality Assessment of the South Fork Holston River (AF-157-2026) (Ryan McReynolds)**

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

RESOLUTION NO. 2026-251 A RESOLUTION APPROVING AN AMENDMENT TO THE ENGINEERING AGREEMENT WITH BARGE DESIGN SOLUTIONS FOR WATER QUALITY ASSESSMENT OF THE SOUTH FORK OF THE HOLSTON RIVER AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT

Passed: All present voting "aye."

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, May 19, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

8. Consideration of a Resolution Awarding the Bid for the Dobyys-Bennett High School Phase I Renovation Project to Construction Partners (AF-146-2026) (David Frye)

Motion made by Alderman Mayes, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-252 A RESOLUTION AWARDING THE BID FOR THE DOBYNS BENNETT HIGH SCHOOL PHASE I RENOVATION PROJECT TO CONSTRUCTION PARTNERS AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT AND THIS RESOLUTION

Passed: All present voting "aye."

9. Consideration of a Resolution to Enter into a New Contract with Transloc (AF-153-2026) (Timothy Land)

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

RESOLUTION NO. 2026-253 A RESOLUTION APPROVING AN AGREEMENT WITH TRANSLOC, INC., 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."

10. Consideration of a Resolution Approving TDOT Contract Project No: 825307-S3-037 (FTA 031) to Allow Expenditure of Remaining Previously Awarded Funds for the KATS Transit Garage (AF-156-2026) (Candace Sherer)

Motion made by Alderman George, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-254 A RESOLUTION APPROVING A GRANT AGREEMENT WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION TO EXTEND THE PERIOD TO EXPEND SECTION 5307 PROGRAM GRANT FUNDS 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."

11. Consideration of a Resolution to Approve a Lease Agreement with VisitKingsport for Hunter Wright Stadium (AF-161-2026) (Michael T. Borders)

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, May 19, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

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

RESOLUTION NO. 2026-255 RESOLUTION APPROVING A LEASE WITH THE KINGSFORT CONVENTION AND VISITORS BUREAU FOR HUNTER WRIGHT STADIUM 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."

12. Consideration of a Resolution to Award a Bid to Southern Watershapes, Inc. for Aquatic Center Renovations (AF-167-2026) (Michael T. Borders)

Motion made by Alderman Mayes, Seconded by Alderman George.

RESOLUTION NO. 2026-256 A RESOLUTION AWARDING THE BID FOR THE AQUATIC CENTER RENOVATION PROJECT TO SOUTHERN WATERSHAPES, 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."

13. Consideration of a Resolution Ratifying Private Chapter 49 of the 114th General Assembly to Amend Various Sections of the City Charter (AF-168-2026) (Bart Rowlett)

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

RESOLUTION NO. 2026-257 A RESOLUTION TO RATIFY PRIVATE CHAPTER NO. 49 OF THE PRIVATE ACTS OF THE 114TH GENERAL ASSEMBLY TO ENACT AMENDMENTS TO THE CHARTER OF THE CITY OF KINGSFORT, TENNESSEE

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

14. Consideration to Appoint Gary Mayes to the Emergency Communications District / E-911 Board (AF-163-2026) (Chris McCartt)

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

TO APPOINT GARY MAYES TO FULFILL AN UNEXPIRED FOUR YEAR TERM EFFECTIVE IMMEDIATELY AND EXPIRING DECEMBER 31, 2027

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

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, May 19, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

- 15. Consideration to Appoint Colette George to the NETWORKS Sullivan Partnership (AF-164-2026) (Chris McCartt)**

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

TO APPOINT COLETTE GEORGE TO FULFILL AN UNEXPIRED THREE YEAR TERM EFFECTIVE IMMEDIATELY AND EXPIRING JULY 1, 2027

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

XI. CONSENT AGENDA *(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 Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Mayor Montgomery

- 1. Consideration of a Resolution Amending the State Industrial Access (SIA) Agreement with the Tennessee Department of Transportation (TDOT) Meadow Park Lane Project Amendment 2 (AF-154-2026) (Ryan McReynolds)**

RESOLUTION NO. 2026-258 A RESOLUTION AUTHORIZING AMENDMENT 2 TO AGREEMENT NUMBER 210040 WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE STATE INDUSTRIAL ACCESS ROAD - MEADOW PARK LANE EXTENSION PROJECT

- 2. Consideration of a Resolution Authorizing the Mayor to Approve the Renewal of the Current Agreement with the City of Bristol, TN, as the Lead Entity for the Northeast TN/Southwest VA HOME Consortium (AF-131-2026) Michael Price**

RESOLUTION NO. 2026-259 A RESOLUTION AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY AND PROPER TO APPROVE THE AUTOMATIC RENEWAL OF THE CURRENT AGREEMENT WITH THE CITY OF BRISTOL, TENNESSEE AS THE LEAD ENTITY FOR THE NORTHEAST TENNESSEE/SOUTHWEST VIRGINIA HOME CONSORTIUM

- 3. Consideration of a Resolution Authorizing the Mayor to Execute CDBG Subrecipient Agreements (AF-166-2026) (Michael Price)**

RESOLUTION NO. 2026-260 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS WITH VARIOUS AGENCIES AND ORGANIZATIONS FOR COMMUNITY DEVELOPMENT BLOCK FUNDING IN FISCAL YEAR 2026-2027

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, May 19, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

4. **Consideration of a Resolution Authorizing the City of Kingsport's Application for and Acceptance of Funding through THDA's 2026 Emergency Solutions Grant (AF-132-2026)** (Michael Price)

RESOLUTION NO. 2026-261 A RESOLUTION APPROVING AN APPLICATION FOR A U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT EMERGENCY SOLUTIONS GRANT, ACCEPTING THE GRANT FUNDS IF AWARDED, AND AUTHORIZING THE MAYOR TO SIGN THE GRANT APPLICATION AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

5. **Consideration of a Resolution to Enter into a Memorandum of Understanding with Frontier Health to Improve Coordination of Services for Individuals Experiencing Homelessness (AF-169-2026)** (Chief Bellamy)

RESOLUTION NO. 2026-262 A RESOLUTION APPROVING AN AGREEMENT WITH FRONTIER HEALTH AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ANY AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

6. **Consideration to Appoint Tim Dean to the Kingsport Regional Planning Commission (AF-162-2026)** (Jessica Harmon)

TO APPOINT TIM DEAN TO FULFILL AN UNEXPIRED FOUR YEAR TERM EFFECTIVE IMMEDIATELY AND EXPIRING APRIL 30, 2028

7. **Consideration to Appoint Bryan Clemons and Reappoint Dennis Phillips and Pat Breeding to the Kingsport Economic Development Board (AR-165-2026)** (Chris McCartt)

TO APPOINT BRYAN CLEMONS TO A SIX YEAR TERM EFFECTIVE IMMEDIATELY AND EXPIRING JANUARY 1, 2032 AND TO REAPPOINT DENNIS PHILLIPS AND PAT BREEDING EACH TO A SIX YEAR TERM EFFECTIVE IMMEDIATELY AND EXPIRING JANUARY 1, 2032

XII. COMMUNICATIONS

1. **City Manager**

Mr. McCartt remarked on the Kingsport Spirit quote that can be found on every floor of city hall: service above self. He recognized city employees who go above and beyond and most recently a bus driver who helped a child. He stated Fire Marshall Pete Vandergriff graduated Leadership Kingsport this morning and was also a speaker at the ceremony. Lastly, he thanked the BMA for all the time spent on budget as it is wrapping up.

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, May 19, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

2. Mayor and Board Members

Alderman Mayes thanked the Mayor for his appointment to the 911 board and the opportunity to serve, noting he appreciated the honor. He also commented on the MeadowView Task Force report presented at the work session and thanked those who served on that committee. He stated he was proud of their devotion to the City, including the staff who contributed as well. Alderman Cooper mentioned she attended the DKA monthly meeting this morning and directed citizens to visit their website to find out what's going on. She listed several events, including the upcoming downtown concerts and noted Shenanigans is opening at Lamplight this weekend. Alderman Cooper pointed out that it's small business month and encouraged citizens to visit and shop local. Lastly, she said that school ends this week and to think about all the teachers and the students. Alderman George stated Steven Bower is hosting a presentation at the Chamber that will highlight projects going on in Kingsport, pointing out it is a great opportunity to see what's going on behind the scenes. Vice Mayor Duncan commented on the Tri-Cities Prayer Breakfast yesterday morning, noting there was a great turnout. He thanked the City manager and all the people it takes to get the budget together without a tax increase. Mayor Montgomery thanked Alderman Mayes and Alderman George for continuing their service on the 911 and Networks board. He remarked Memorial Day is Monday, noting there will be a service is at 11:00am. Lastly, the mayor offered congratulations to all the parents and students who are going through transitions.

XIII. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:21 p.m.

ANGELA MARSHALL
Deputy City Recorder

PAUL W. MONTGOMERY
Mayor