



BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES

Monday, October 06, 2025 at 4:30 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

- I. CALL TO ORDER** 4:30 pm by Mayor Montgomery.
- II. ROLL CALL** by Deputy City Recorder Angie Marshall. Absent: Alderman James Phillips
- III. DISCUSSION ITEMS**

- 1. Justice Center / Old City Hall Update** - Ryan McReynolds

The Deputy City Manager reviewed the expansion, improvement, funding and timeline of the addition to the Justice Center. He talked about new safety measurements that have been implemented to include an expanded bailiff area and a dedicated employee elevator. The police interview room and the ail discharge exit has also been relocated to ensure a safer environment. Mr. McReynolds confirmed the project is still within budget.

- 2. MeadowView Update** - Michael Borders

The Assistant City Manager presented this item, noting the discussion today is only property level to include the operations of the property. He provided details on the partnership structure and defining ownership of the spaces on the property. He pointed out that Meadowview is a valued asset to the city, but it has also become financially unstable. Mr. Borders talked about the permanent easement agreement as well as the management agreement that define this property and it's uses. He also provided a snapshot of the current situation pointing out the convention center is underperforming relative to budget expectations. There was some discussion throughout the presentation as he answered questions from the board. Lastly, he presented a gameplan regarding the management agreement that expires in May 2027 as well as partnership agreements. Discussion followed.

BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES

Monday, October 6, 2025, at 4:30 PM

Kingsport City Hall, 415 Broad Street, Boardroom

IV. REVIEW OF BUSINESS MEETING AGENDA

City staff gave a summary for each item on the October 7, 2025 proposed agenda. The following items were discussed at greater length or received specific questions or concerns.

IX.1 Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 045E, Parcels 01.00, 00.26 and 00.27 Located along Fairview Avenue from the R-1C, Residential District to B-3, Highway-Oriented Business District (AF-271-2025) Jessica McMurray stated this was an owner requested rezoning from R-1C to B-3. She stated staff has deemed it is not suitable and highly incompatible to the residential properties around it. The Planning Commission denied because of nonconformance with the future land use plan. Alderman Mayes provided further information regarding the property and the adjacent homes and why the Planning Commission did not recommend this rezoning. There was considerable discussion.

IX.2 Consideration of an Ordinance to Establish a Local Jurisdiction Property Tax Relief Program and to Set the Amount of Property Tax Relief for Tax Roll Year 2025 (AF-257-2025) The City Manager provided details on this item and how this will affect the approximately 1100 homeowners who would qualify for this program. He pointed out this would be in effect for this year only and would have to be re-evaluated next year if the board wished the program to continue.

XI.7 Consideration of a Resolution Authorizing the Industrial Development Board of the City of Kingsport, Tennessee to Execute a Payment in Lieu of Tax (PILOT) Agreement with Maple Oak Apartments LP (AF-270-2025) Mr. McCartt provided information on this item and answered questions from the board. He stated this was a 33-million-dollar renovation and will open up 30-40 rooms that are currently not open for rent to address housing needs and modernizing the facility. They do not plan to displace anyone during this process.

V. ITEMS OF INTEREST

1. Sales Tax Report
2. Projects Status Report

VI. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 6:22 p.m.

BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES

Monday, October 6, 2025, at 4:30 PM

Kingsport City Hall, 415 Broad Street, Boardroom

ANGELA MARSHALL

Deputy City Recorder

PAUL W. MONTGOMERY

Mayor