



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, April 02, 2024 at 7:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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 Ken Weems.

III. **INVOCATION** led by Pastor Chris Brown, Colonial Heights United Methodist Church

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

V. **RECOGNITIONS AND PRESENTATIONS**

1. **Proclamation: Sexual Assault Awareness Month** (Alderman Phillips)
2. **Keep Kingsport Beautiful Innovation Award** (Alderman Duncan)
3. **Capt. Chris Tincher, FBI National Academy Graduate** (Mayor Shull)

VI. **APPOINTMENTS** (*These items are approved under one motion.*)

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

Passed: All present voting "aye."

1. **Appointment to the Beverage Board** (AF-94-2024) (Mayor Shull)

REAPPOINT LONNIE SALYER FOR A FOURTH TERM TO THE BEVERAGE BOARD
EFFECTIVE JULY 1, 2024 AND EXPIRING ON JUNE 30, 2027

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2. **Appointment to the Gateway Review Commission** (AF-95-2024) (Mayor Shull)
APPOINT MIKE STONE TO THE GATEWAY REVIEW COMMISSION EFFECTIVE IMMEDIATELY AND EXPIRING ON MARCH 31, 2029

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

Motion made by Alderman Phillips, Seconded by Alderman Montgomery.

Passed: All present voting "aye."

1. **March 18, 2024 - Work Session**
2. **March 19, 2024 - Business Meeting**

VIII. PUBLIC HEARINGS

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 Montgomery.

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: All present voting "aye."

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 Olterman.

AN ORDINANCE TO VACATE A SECTION OF PUBLIC RIGHT-OF-WAY LOCATED OFF OF AMBER STREET SITUATED IN THE CITY OF KINGSFORT, TWELTH CIVIL DISTRICT OF SULLIVAN COUNTY; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

COMMENT

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

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IX. BUSINESS MATTERS REQUIRING FIRST READING None.

X. BUSINESS MATTERS REQUIRING FINAL ADOPTION

- 1. Consideration of an Ordinance to Amend the Zoning Code Text by Omitting the Historic Landmark Designation Requirement and Replacing the Required Committee with the Historic Zoning Commission in the Demolition by Neglect Ordinance (AF-5-2024) (Ken Weems)**

Motion made by Alderman Cooper, Seconded by Alderman Phillips.

ORDINANCE NO. 7141 AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF KINGSFORT, TENNESSEE, CHAPTER 114 ARTICLE VIII RELATING TO DEMOLITION BY NEGLIGENCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

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

- 2. Consideration of an Ordinance to Abandon a Sewerline Easement Across Property on Riverbend Dr. (AF-48-2024) (Ken Weems)**

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

ORDINANCE NO. 7142 AN ORDINANCE TO ABANDON A SECTION OF A SANITARY SEWER EASEMENT LOCATED OFF OF RIVERBEND DRIVE SITUATED IN THE CITY OF KINGSFORT, ELEVENTH CIVIL DISTRICT OF SULLIVAN COUNTY; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

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

- 3. Consideration of an Ordinance to Amend the FY 2024 General Purpose School Fund and the General Project Fund Budgets (AF-85-2024) (David Frye)**

Motion made by Alderman Duncan, Seconded by Alderman Montgomery.

ORDINANCE NO. 7143 AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL FUND AND THE GENERAL PROJECT FUND BUDGETS FOR THE FISCAL YEAR ENDING JUNE 30, 2024; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

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

- 4. Consideration of a Budget Adjustment Ordinance for Various Funds in FY24 (AF-73-2024) (Chris McCartt)**

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

ORDINANCE NO. 7144 AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2024; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

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

XI. OTHER BUSINESS

- 1. Consideration of a Resolution Awarding the Bid for the Tribe Athletic Center Re-Roof Project to Barnard Roofing Company and Authorizing the Mayor to Sign All Necessary Documents (AF-87-2024) (David Frye)**

Motion made by Alderman Phillips, Seconded by Alderman Montgomery.

RESOLUTION NO. 2024-219 A RESOLUTION AWARDING THE BID FOR THE TRIBE ATHLETIC CENTER RE-ROOF PROJECT TO BARNARD ROOFING COMPANY 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."

- 2. Consideration of a Resolution to Approve an Amendment to the Preston Construction Dome Contract to Add Alternate 3 for LED Lighting (AF-84-2024) (David Frye)**

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

RESOLUTION NO. 2024-220 A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT WITH PRESTON CONSTRUCTION COMPANY FOR THE BUCK VAN HUSS DOME RENOVATION PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AMENDMENT

Passed: All present voting "aye."

- 3. Consideration of a Resolution Entering into a 50 Year Memorandum of Understanding with Hawkins County for a Portion of Bays Mountain Park (AF-92-2024) (Michael T. Borders)**

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

RESOLUTION NO. 2024-221 A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH HAWKINS COUNTY RELATIVE TO THE CONSTRUCTION OF A

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BRIDGE WITHIN BAYS MOUNTAIN PARK 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 to Purchase Two (2) Ram 5500 Crew Cab 2WD With Utility Body from TN State Contract # 80359 (AF-28-2024) (Ryan McReynolds)**

Motion made by Alderman Duncan, Seconded by Alderman Olterman.

RESOLUTION NO. 2024-222 A RESOLUTION AUTHORIZING THE PURCHASE OF TWO RAM 5500 CREW CAB 2WD WITH UTILITY BODY TRUCKS FROM CDJR OF COLUMBIA UTILIZING TENNESSEE STATE CONTRACT NO.: 80359; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE SAME

Passed: All present voting "aye."

- 5. Consideration of a Resolution to Approve Mural Install on Bays Mountain Brewery (AF-98-2024) (Michael Borders)**

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

RESOLUTION NO. 2024-223 A RESOLUTION APPROVING A MURAL TO BE PAINTED ON THE BAYS MOUNTAIN BREWING COMPANY BUILDING LOCATED AT 154 COMMERCE STREET

Passed: All present voting "aye."

XII. CONSENT AGENDA None.

XIII. COMMUNICATIONS

- 1. City Manager**

Mr. McCartt asked for the following two items to be spread across the minutes, stating Materials agreements are approved administratively but wanted the board to be aware. He thanked state representatives for the dental clinic finding its way into the budget with the hope it is approved and the dollars are received, noting this is a very exciting project and needed for the region.

- 2. Materials Agreement - Riverbend Townhomes**
- 3. Materials Agreement - St. Andrews Garth**

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4. Mayor and Board Members

Alderman Duncan pointed out citizens can now get their car tags renewed at a Kiosk inside the Food City on Eastman Road. He congratulated Northeast State for being named Community College of the year in Tennessee. Mr. Duncan stated this Saturday is the MLK parade at noon as well as trash pickup in Lynn Garden. Lastly, he noted Monday is the eclipse and the library will have a telescope set up. Alderman Cooper mentioned many activities and events that are coming to downtown Kingsport in the next couple of months, noting the shop and hop is this Thursday. Alderman Montgomery thanked the City Manager for going over the projects at the work session yesterday. He stated KOSBE will be having a ribbon cutting for the small women's business center and applauded NESCC for their recognition. Alderman Phillips stated there are three important websites for citizens to follow to keep up with happenings in Kingsport: Kingsport Alerts, This is Kingsport and PaveKingsport. Alderman Olterman commented on Dobyns Bennett baseball. Vice-Mayor George stated she was very excited the dental school was on the budget and appreciated the timelines presented for city projects at the work session. She also mentioned the Funfest concerts had been announced today. Mayor Shull pointed out the front page of the Wall Street Journal mentioned Generation Z is turning to trades and we are ahead of the game with programs and pathways already available in Kingsport.

XIV. ADJOURN

Seeing no other business for consideration, Mayor Shull adjourned the meeting at 7:51 p.m.

ANGELA MARSHALL
Deputy City Recorder

PATRICK W. SHULL
Mayor