



## **BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES**

**Tuesday, August 05, 2025 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 Betsy Cooper

Alderman Colette George

Alderman Gary Mayes

Alderman James Phillips

### **City Administration**

Chris McCartt, City Manager

Bart Rowlett, City Attorney

Travis Bishop, City Recorder

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 Police Chief Bellamy.

**III. INVOCATION** led by Pastor Jason Mullins, Pactolus & St. Mark United Methodist Churches

**IV. ROLL CALL** by City Recorder Travis Bishop.

**V. RECOGNITIONS AND PRESENTATIONS** None.

**VI. COMMENT** Mayor Montgomery invited citizens in attendance to speak. The following individuals came forward and then the mayor closed the public comment section.

Tim Sanders brought a donation of stuffed animals for the Kingsport Police Department and gave them to Chief Bellamy. He also commented on an article in the paper regarding AEP increasing the rates for electricity.

### **VII. APPOINTMENTS**

- 1. Consideration of Appointment to the Parks and Recreation Advisory Committee** (AF-217-2025) (Mayor Montgomery)

**BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES**

**Tuesday, August 5, 2025 at 7:00 PM**

**Kingsport City Hall, 415 Broad Street, Boardroom**

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

APPOINT BRYANT RUTLEDGE TO THE PARKS AND RECREATION ADVISORY COMMITTEE TO FULFILL AN UNEXPIRED TERM EFFECTIVE IMMEDIATELY AND EXPIRING ON OCTOBER 31, 2026

Passed: All present voting "aye."

**VIII. APPROVAL OF MINUTES** *(These items are considered under one motion.)*

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

Passed: All present voting "aye."

- 1. July 14, 2025 - Work Session**
- 2. July 15, 2025 - Business Meeting**

**IX. BUSINESS MATTERS REQUIRING FIRST READING AND/ OR PUBLIC HEARINGS**

- 1. Consideration of a Budget Adjustment Ordinance for Various Funds in FY25** (AF-222-2025) (Chris McCartt)

Motion made by Alderman George, Seconded by Alderman Cooper.

AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2025; 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 FY26** (AF-223-2025) (Chris McCartt)

Motion made by Alderman Phillips, Seconded by Alderman George.

AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2026; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

**X. BUSINESS MATTERS REQUIRING FINAL ADOPTION**

- 1. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2025** (AF-176-2025) (Chris McCartt)

Motion made by Alderman George, Seconded by Alderman Cooper.

**ORDINANCE NO. 7217** AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2025; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

**BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES**

**Tuesday, August 5, 2025 at 7:00 PM**

**Kingsport City Hall, 415 Broad Street, Boardroom**

Passed on second reading with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

- 2. Consideration of an Ordinance to Amend Zoning of Tax Map 046B, Parcel 013.00 and a Portion of Parcel 012.00 Located along Tyson Lane from the R-1B, Residential District to P1, Professional Offices District (AF-177-2025) (Jessica McMurray)**

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

**ORDINANCE NO. 7218** AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG TYSON LANE FROM THE R-1B, RESIDENTIAL DISTRICT TO P1, 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 Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

- 3. Consideration of an Ordinance to Amend Zoning Text as it Pertains to the Membership of the Board of Zoning Appeals (AF-180-2025) (Ken Weems)**

Motion made by Alderman George, Seconded by Alderman Phillips.

**ORDINANCE NO. 7219** AN ORDINANCE AMENDING SECTION 114-65 OF THE CODE OF ORDINANCES, CITY OF KINGSFORT, TENNESSEE, PERTAINING TO THE COMPOSITION AND THE DURATION OF TERMS FOR MEMBERS OF THE BOARD OF ZONING APPEALS; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

**XI. OTHER BUSINESS**

- 1. Consideration of a Resolution to Amend Professional Service Agreement with CDM Smith Agreement for Forcemain Surge Analysis (AF-213-2025) (Ryan McReynolds)**

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

**RESOLUTION NO. 2026-026** A RESOLUTION APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT WITH CDM SMITH, INC., TO PERFORM FORCEMAIN SURGE ANALYSIS FOR COOKS VALLEY SEWER LIFT STATION; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AMENDMENT

Passed: All present voting "aye."

**BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES**

**Tuesday, August 5, 2025 at 7:00 PM**

**Kingsport City Hall, 415 Broad Street, Boardroom**

- 2. Consideration of a Resolution to Purchase One (1) 2023 AutoCar ACX64 with New Way Body Utilizing Sourcewell Cooperative Purchasing Agreement (AF-214-2025) (Ryan McReynolds)**

Motion made by Alderman George, Seconded by Alderman Cooper.

**RESOLUTION NO. 2026-027** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO MUNICIPAL EQUIPMENT, INC. UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 110223-NWY FOR ONE 2023 AUTOCAR ACX64 WITH NEW WAY BODY FOR USE BY PUBLIC WORKS

Passed: All present voting "aye."

- 3. Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary to Accept Federal and State Planning Funds from TDOT on Behalf of the Kingsport MTPO (AF-208-2025) (Ryan McReynolds)**

Motion made by Alderman Baker, Seconded by Alderman Phillips.

**RESOLUTION NO. 2026-028** A RESOLUTION APPROVING A GRANT CONTRACT WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE KINGSPORT METROPOLITAN TRANSPORTATION PLANNING ORGANIZATION 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."

- 4. Consideration of a Resolution to Award Bid to Thomas Construction Company Inc. for 2025 Area 17 Contracted Concrete Phase 4 (AF-192-2025) (Ryan McReynolds)**

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

**RESOLUTION NO. 2026-029** A RESOLUTION AWARDING THE BID FOR CONTRACTED PAVING AREA 17 PHASE 4 FAIRACRES COMMUNITY PROJECT TO THOMAS CONSTRUCTION COMPANY, INC. AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

- 5. Consideration of a Resolution to Enter into an Agreement with Tennessee Department of Transportation for Resurfacing of Meadowview Parkway Project Pin 129800.01 and Authorizing the Mayor to Sign All Applicable Documents (AF-209-2025) (Ryan McReynolds)**

**BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES**

**Tuesday, August 5, 2025 at 7:00 PM**

**Kingsport City Hall, 415 Broad Street, Boardroom**

Motion made by Alderman Baker, Seconded by Alderman Phillips.

**RESOLUTION NO. 2026-030** A RESOLUTION APPROVING AN AGREEMENT WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE RESURFACING OF MEADOWVIEW PARKWAY 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."

- 6. Consideration of a Resolution for Amendment Number 1 to Tennessee Department of Transportation Agreement for Resurfacing of Various Roads Project Pin 136057.00 and Authorizing the Mayor to Sign all Applicable Documents (AF-189-2025) (Ryan McReynolds)**

Motion made by Alderman Mayes, Seconded by Alderman Cooper.

**RESOLUTION NO. 2026-031** A RESOLUTION APPROVING AN AMENDMENT TO AN AGREEMENT WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE RESURFACING OF VARIOUS ROADS; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AMENDMENT

Passed: All present voting "aye."

- 7. Consideration of a Resolution to Authorize a 3-Year Renewal of the Urban SDK Platform (AF-207-2025) (Ryan McReynolds)**

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

**RESOLUTION NO. 2026-032** A RESOLUTION APPROVING AN AGREEMENT WITH URBAN SDK, INC. FOR A TRAFFIC ANALYTICS SOFTWARE PLATFORM; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECUTATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

- 8. Consideration of a Resolution to Approve a Memorandum of Understanding with the Bays Mountain Park Resident Caretaker (AF-212-2025) (Michael T. Borders)**

Motion made by Alderman George, Seconded by Alderman Phillips.

**RESOLUTION NO. 2026-033** A RESOLUTION APPROVING THE BAYS MOUNTAIN CARETAKER MEMORANDUM OF UNDERSTANDING AGREEMENT WITH THE CARETAKER AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL

**BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES**

**Tuesday, August 5, 2025 at 7:00 PM**

**Kingsport City Hall, 415 Broad Street, Boardroom**

OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

- 9. Consideration of a Resolution to Award the Bid for Repairs and Renovations for the Kingsport Public Library to BurWil Construction, Inc. (AF-218-2025) (Michael T. Borders)**

Motion made by Alderman Baker, Seconded by Alderman Cooper.

**RESOLUTION NO. 2026-034** A RESOLUTION AWARDING THE BID FOR KINGSPORT PUBLIC LIBRARY REPAIRS AND RENOVATIONS PROJECT TO BURWIL CONSTRUCTION, INC., AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

- 10. Consideration of a Resolution to Award the Bid for the Purchase of Rock Salt for FY26 (AF-219-2025) (Ryan McReynolds)**

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

**RESOLUTION NO. 2026-035** A RESOLUTION AWARDING THE BID FOR THE PURCHASE OF ROCK SALT TO COMPASS MINERALS AMERICA, INC. AND ALTERNATIVELY PURSUANT TO STATE CONTRACT NO.: 507 AS A SECONDARY SOURCE IF NEEDED, AND AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE SAME

Passed: All present voting "aye."

- 11. Consideration of a Resolution to Apply for and Accept Funding from the Tennessee Tourism Enhancement Grant (AF-210-2025) (Michael Price)**

Motion made by Alderman George, Seconded by Alderman Phillips.

**RESOLUTION NO. 2026-036** A RESOLUTION APPROVING AN APPLICATION FOR AND RECEIPT OF FUNDING FROM THE TENNESSEE DEPARTMENT OF TOURISM DEVELOPMENT TENNESSEE TOURISM ENHANCEMENT GRANT AND AUTHORIZING THE MAYOR TO EXECUTE DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

- 12. Consideration of a Resolution to Enter into a Lease with the Kingsport Theatre Guild (AF-211-2025) (Michael T. Borders)**

## BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, August 5, 2025 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

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

**RESOLUTION NO. 2026-037** A RESOLUTION APPROVING A LEASE AGREEMENT WITH THE KINGSFORT THEATRE GUILD, INC. FOR SPACE AT THE KINGSFORT RENAISSANCE CENTER 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."

### **XII. CONSENT AGENDA** None.

### **XIII. COMMUNICATIONS**

#### **1. City Manager**

Mr. McCartt provided details on the award Kingsport received at the TML meeting yesterday for the Community Development Main Street rebuild project. He thanked Engineering, MPO, Public Works and all those who have worked on the project as well as the businesses on Main Street.

#### **2. Mayor and Board Members**

Alderman Baker congratulated staff for the Main Street Project. He also commented on all the many employees who worked at Funfest. Lastly, he remarked on transparency and citizen trust. Alderman Phillips pointed out the first day of school was Monday and to keep an eye out for children. He also announced the groundbreaking of the new IMAX theater is scheduled for later this month. Finally, Mr. Phillips commended public works and city staff for their response to the flash flood last week. Alderman Mayes also echoed comments regarding the flood and Funfest. He mentioned Sullivan County health department trained over 500 people in CPR during Funfest. Alderman Cooper also talked about Funfest and city employees. She mentioned many activities going on downtown and encouraged citizens to visit the DKA website. She also talked about school resuming and DB football season tickets will be open to the public on Friday. Alderman George echoed all the previous comments regarding the flood, Funfest and school. She thanked Assistant City Manager Borders for his presentation about the library at the work session. Alderman George pointed out all hotel rooms were occupied during the baseball event at Bristol Motor Speedway over the past weekend. Vice Mayor Duncan stated this Saturday is Tomato Fest at the Farmers Market. He also commented on the TML conference, congratulated the Mayor and wished Deputy City Manager McReynolds a happy birthday. He thanked citizens in attendance and asked the City Manager to talk about the new tool on the City's website to view active projects. The Mayor stated the city is blessed with the leaders in the school system.

**BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES**

**Tuesday, August 5, 2025 at 7:00 PM**

**Kingsport City Hall, 415 Broad Street, Boardroom**

**XIV.ADJOURN**

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

---

ANGELA MARSHALL

Deputy City Recorder

---

PAUL W. MONTGOMERY

Mayor