



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, December 17, 2024 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

Lisa Winkle, City Recorder/Treasurer

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 Ken Weems.
- III. **INVOCATION** led by Rev. Kim Isley-Selby, Vermont United Methodist Church
- IV. **ROLL CALL** by City Recorder/Treasurer Lisa Winkle.
- V. **RECOGNITIONS AND PRESENTATIONS** None.

VI .COMMENT

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

VII. APPOINTMENTS

1. **Consideration of Appointments to the Emergency Communications District / E-911 Board** (AF-352-2024) (Mayor Montgomery)

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

REAPPOINT MARGARET DENTON AND JIM EVERHART TO THE EMERGENCY COMMUNICATIONS DISTRICT/E-911 BOARD EFFECTIVE IMMEDIATELY AND EXPIRING DECEMBER 31, 2028

Passed: All present voting "aye."

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

Motion made by Alderman Baker, Seconded by Alderman Phillips.

Passed: All present voting "aye."

- 1. December 2, 2024 - Work Session**
- 2. December 3, 2024 - Business Meeting**

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

- 1. Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 105, Parcels 193.00 and 194.00 Located along Summerville Road and Kendrick Creek Road from the A-1, Agricultural District to R-1C, Residential District (AF-337-2024)**
(Jessica McMurray)

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

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG SUMMERVILLE ROAD AND KENDRICK CREEK ROAD FROM THE A-1, AGRICULTURAL DISTRICT TO R-1C, RESIDENTIAL DISTRICT IN THE 14TH 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" except Alderman George who abstained.

- 2. Conduct Public Hearing for the Annual Plan of Services Update on the Fieldcrest and Cherry Knoll Annexations (AF-325-2024)** (Ken Weems) Update only – no public comments.
- 3. Consideration of an Ordinance to Amend the FY 2025 the General Purpose School Fund and General Projects Fund Budgets (AF-338-2024)** (David Frye)

Motion made by Alderman George, Seconded by Alderman Mayes.

AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL FUND BUDGET AND THE GENERAL PROJECTS FUND BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2025; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

- 4. Consideration of a Budget Ordinance for Various Funds FY25 (AF-354-2024)** (Chris McCartt)

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

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."

X. BUSINESS MATTERS REQUIRING FINAL ADOPTION

- 1. Consideration of a Budget Ordinance for Various Funds FY25 (AF-322-2024) (Chris McCartt)**

Motion made by Alderman George, Seconded by Alderman Phillips.

ORDINANCE NO. 7185 AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2025; 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

- 2. Consideration of a Budget Ordinance for Various Funds FY24 (AF-353-2024) (Chris McCartt)**

Motion made by Alderman George, Seconded by Alderman Baker.

ORDINANCE NO. 7186 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 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 Awarding the Bid for Athletic Uniforms and Sports Equipment to BSN Sports and Authorizing the Mayor to Sign All Applicable Documents (AF-336-2024) (David Frye)**

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

RESOLUTION NO. 2025-112 A RESOLUTION AWARDING THE PROPOSAL FOR THE CONTRACT FOR ATHLETIC UNIFORMS AND SPORTS EQUIPMENT TO BSN SPORTS AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME AND ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

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- 2. Consideration of a Resolution Renewing the Award for Generator Services (AF-342-2024)**
(Ryan McReynolds)

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

RESOLUTION NO. 2025-113 A RESOLUTION RENEWING THE AWARD OF BID FOR GENERATOR SERVICES TO NIXON POWER SERVICES AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE RENEWAL

Passed: All present voting "aye."

- 3. Consideration of a Resolution to Purchase One (1) Hydro Excavator Truck Utilizing Sourcewell Cooperative Purchasing Agreement (AF-344-2024)** (Ryan McReynolds)

Motion made by Alderman Phillips, Seconded by Alderman Mayes.

RESOLUTION NO. 2025-114 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO JET-VAC EQUIPMENT COMPANY UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 101221-SCA FOR ONE HYDRO EXCAVATOR TRUCK FOR USE BY PUBLIC WORKS

Passed: All present voting "aye."

- 4. Consideration of Approval of Offer for Right-of-Way Acquisition for the Pendragon Lift Station Replacement Project (AF-341-2024)** (Ryan McReynolds)

Motion made by Alderman Phillips, Seconded by Alderman George.

APPROVE OFFER FOR RIGHT OF WAY AQUISITION

Passed: All present voting "aye."

- 5. Consideration of a Resolution to Approve the Purchase of Property Located at 263 Bays Mountain Park Road (AF-349-2024)** (Michael T. Borders)

Motion made by Alderman George, Seconded by Alderman Cooper.

RESOLUTION NO. 2025-115 A RESOLUTION APPROVING AN OFFER FOR THE PURCHASE OF REAL PROPERTY FOR EXPANSION OF BAYS MOUNTAIN PARK; AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

- 6. Consideration of a Resolution for Bays Mountain Park to Apply for the Tennessee Heritage Conservation Trust Fund Grant (AF-350-2024)** (Michael T. Borders)

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

RESOLUTION NO. 2025-116 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE A TENNESSEE HERITAGE CONSERVATION TRUST FUND GRANT FOR BAYS MOUNTAIN PARK

Passed: All present voting "aye."

- 7. Consideration of a Resolution to Renew Stop Loss Contract with VOYA (AF-292-2024)**
(Tyra Copas)

Motion made by Alderman George, Seconded by Alderman Phillips.

RESOLUTION NO. 2025-117 A RESOLUTION AUTHORIZING THE RENEWAL OF A POLICY FOR STOP LOSS INSURANCE COVERAGE WITH VOYA RELIASTAR LIFE INSURANCE COMPANY AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

- 8. 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 LHP Capital (AF-346-2024)** (Steven Bower)

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

RESOLUTION NO. 2025-118 A RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE TO NEGOTIATE AND ACCEPT FROM LHP CAPITAL PAYMENTS IN LIEU OF AD VALOREM TAX WITH RESPECT TO A LOW AND MODERATE-INCOME MULTIFAMILY HOUSING PROJECT IN THE CITY OF KINGSFORT, TENNESSEE, AND FINDING THAT SUCH PAYMENTS ARE DEEMED TO BE IN FURTHERANCE OF THE PUBLIC PURPOSES OF THE BOARD AS DEFINED IN TENNESSEE CODE ANNOTATED SECTION 7-53-305

Passed: All present voting "aye."

- 9. Consideration of a Resolution Rescinding Resolution Number 2025-105 and Amending an Economic Development Contribution Agreement to the Industrial Development Board of Kingsport and Authorizing One or More Agreements Pertaining to the Same (AF-347-2024)** (Chris McCartt)

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

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RESOLUTION NO. 2025-119 A RESOLUTION RESCINDING RESOLUTION NO. 2025-105 AND APPROVING THE THIRD AMENDMENT TO THE ECONOMIC DEVELOPMENT CONTRIBUTION AGREEMENT WITH THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AMENDMENT AND THIS RESOLUTION

Passed: All present voting "aye."

10. Consideration of a Resolution Approving the Renewal of Property Insurance for City Owned Buildings with Travelers Indemnity Company (AF-214-2024) (Bart Rowlett)

Motion made by Alderman George, Seconded by Alderman Baker.

RESOLUTION NO. 2025-120 A RESOLUTION AUTHORIZING THE RENEWAL OF THE AGREEMENT WITH TRAVELERS INDEMNITY COMPANY FOR CITY OF KINGSFORT PROPERTY INSURANCE AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

11. Consideration of a Resolution to Authorize the Mayor to Sign all Documents Necessary to Enter into a Materials Agreement with Integrity Building Group, LLC Related to the Fieldcrest Phase 1 (AF-332-2024) (Ryan McReynolds)

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

RESOLUTION NO. 2025-121 A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A MATERIALS AGREEMENT WITH INTEGRITY BUILDING GROUP, LLC RELATED TO THE FIELDCREST PHASE 1 DEVELOPMENT AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

12. Consideration of a Resolution to Approve a Mural in the B-2, Central Business District Zone (AF-327-2024) (Ken Weems)

Motion made by Alderman Baker, Seconded by Alderman Cooper.

RESOLUTION NO. 2025-122 A RESOLUTION APPROVING A MURAL FOR 331 E SULLIVAN STREET SITUATED IN THE B-2 CENTRAL BUSINESS DISTRICT

Passed: All present voting "aye."

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13. Consideration of a Resolution to Extend Agreement between the City of Kingsport and First Horizon Bank for an Additional Three Year Period (AF-351-2024) (Lisa Winkle)

Motion made by Alderman Phillips, Seconded by Alderman Cooper.

RESOLUTION NO. 2025-123 A RESOLUTION APPROVING A THIRD AMENDMENT TO THE AGREEMENT WITH FIRST HORIZON BANK TO EXTEND THE TERM OF THE AGREEMENT; 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."

14. Consideration of a Resolution to Approve Supplemental Design Services for the Kingsport Public Library Renovation Project (AF-287-2024) (Michael T. Borders)

Motion made by Alderman Phillips, Seconded by Alderman George.

RESOLUTION NO. 2025-124 A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT WITH CAIN RASH WEST FOR THE KINGSFORT PUBLIC LIBRARY RENOVATION PROJECT AND 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."

15. Consideration of a Resolution to Authorize the Mayor to Renew a Lease Agreement with Congresswoman Diana Harshbarger for Office Space at the Kingsport Center for Higher Education (AF-331-2024) (Jessica Harmon)

Motion made by Alderman Baker, Seconded by Alderman Phillips.

RESOLUTION NO. 2025-125 A RESOLUTION APPROVING A DISTRICT OFFICE LEASE AGREEMENT WITH CONGRESSWOMAN DIANA HARSHBARGER FOR DISTRICT OFFICE SPACE AT THE KINGSFORT CENTER FOR HIGHER EDUCATION; AUTHORIZING AND DIRECTING 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 *(These items are considered under one motion.)*

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

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

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- 1. Consideration of a Resolution Ratifying an Application for the Public Entity Partners 2024-2025 Cyber Security Matching Grant Program (AF-335-2024) (Bart Rowlett)**

RESOLUTION NO. 2025-126 A RESOLUTION TO RATIFY AN APPLICATION FOR A 2024-2025 CYBER SECURITY GRANT THROUGH PUBLIC ENTITY PARTNERS, APPROVING RECEIPT OF THE GRANT FUNDS IF AWARDED AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY AND PROPER TO RECEIVE THE GRAN

- 2. Consideration of a Resolution of Formal Acceptance of Deeds and Deeds of Easement (AF-340-2024) (Bart Rowlett)**

RESOLUTION NO. 2025-127 A RESOLUTION TO ACCEPT DEEDS, DEEDS OF EASEMENT, AND OTHER MUNIMENT OF TITLE FROM THE VARIOUS PROPERTY OWNERS AND OTHERS HAVING AN INTEREST IN PROPERTY AS HEREINAFTER SET OUT, CONVEYING TO THE CITY OF KINGSFORT, A MUNICIPAL CORPORATION OF THE STATE OF TENNESSEE, TITLE TO THE PROPERTY DESCRIBED IN SUCH DEEDS, DEEDS OF EASEMENT, AND OTHER MUNIMENT OF TITLE, LOCATED IN THE 11TH AND 12TH CIVIL DISTRICTS OF SULLIVAN COUNTY, TENNESSEE

- 3. Consideration of a Resolution to Accept a Private Monetary Donation from the Encounter for the Kingsport Police Department (AF-343-2024) (Chief Phipps)**

RESOLUTION NO. 2025-128 A RESOLUTION ACCEPTING A DONATION FROM THE ENCOUNTER TO THE KINGSFORT POLICE DEPARTMENT

XIII. COMMUNICATIONS

- 1. City Manager**

Mr. McCartt wished everyone a Merry Christmas and Happy New Year. He stated it has been a good year for City of Kingsport commending city staff and their efforts. He mentioned the Vice-Mayor will continue the tradition of highlighting the many accomplishments that have been made. Mr. McCartt also recognized the finance department as they wrap up the year for the audit. He pointed out City offices will be closed on Christmas Eve, Christmas Day and New Year's Day, noting city services will also be adjusted. He encouraged citizens to check the website and social media for these changes.

- 2. Mayor and Board Members**

Vice-Mayor Duncan listed the many projects and achievements made during 2024. He wished everyone a Merry Christmas, noting he looked forward to next year. Alderman Phillips talked about the remaining Christmas events at the Carousel and other downtown areas as well as

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Bays Mountain. He also provided statistics on how much effort and investment the city has put into repaving in comparison to other local cities. Alderman Baker wished everyone Merry Christmas, Happy New Year and offered congratulations to the mayor for a new family member. Alderman Mayes thanked City Manager McCartt and Vice-Mayor Duncan for recognizing former Vice Mayor McIntire and continuing the tradition of presenting year end highlights. He also commended the schools for promoting student safety and wished everyone a Merry Christmas and a Happy New Year. Alderman Cooper echoed the remarks regarding Christmas in Kingsport. She also mentioned that other nearby areas are still struggling with needs after the flood and to keep them in mind. Alderman George congratulated the mayor on the grandbaby and wished everyone Merry Christmas. She commented it has been a great year and 2025 will be better. Mayor Montgomery thanked the board for their patience during the last couple of months, noting city staff has been great to work with. He talked about the birth of his granddaughter, noting his day started at 4:30 this morning. Lastly, he wished everyone a Merry Christmas, Happy New Year and remarked to be safe in the holiday season.

XIII. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:06 p.m.

ANGELA MARSHALL

Deputy City Recorder

PAUL W. MONTGOMERY

Mayor