



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 2, 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 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/CFO

Angie Marshall, City Clerk/Deputy City Recorder

I. **CALL TO ORDER** 7:00 pm by Mayor Paul Montgomery.

II. **PLEDGE OF ALLEGIANCE TO THE FLAG** led by New Vision Youth.

III. **INVOCATION** led by Commissioner John Gardner.

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

V. **RECOGNITIONS AND PRESENTATIONS**

1. **Mitch Walters** - Alderman Phillips

VI. **COMMENT**

Mayor Montgomery invited citizens in attendance to speak. Gina Burnett commented on data centers and police body cameras. 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 Phillips.

Passed: All present voting "aye."

1. **May 18, 2026 - Work Session**

2. **May 19, 2026 - Business Meeting**

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VIII. 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 046O, Group J, Parcels 17.00, 18.00 and 19.00, Located along E. Sevier Avenue from the R-1B, Residential District to R-3, Low Density Apartment District (AF-171-2026) (Jessica McMurray)**

PUBLIC HEARING: No one came forward.

Motion made by Alderman George, Seconded by Alderman Baker.

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG EAST SEVIER AVENUE FROM THE R-1B, RESIDENTIAL DISTRICT TO R-3, LOW DENSITY APARTMENT 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. Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 062P, Group C, Parcel 01.00, Located along Fort Henry Drive from the R-1B, Residential District to R-3, Low Density Apartment District (AF-172-2026) (Jessica McMurray)**

PUBLIC HEARING: No one came forward.

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

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG FORT HENRY DRIVE FROM THE R-1B, RESIDENTIAL DISTRICT TO R-3, LOW DENSITY APARTMENT 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" except Alderman Phillips who abstained.

- 3. Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 062P, Group C, Parcel 02.00, Located along Fort Henry Drive from the R-1B, Residential District to B-3, Highway-Oriented Business District (AF-173-2026) (Jessica McMurray)**

PUBLIC HEARING: No one came forward.

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AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG FORT HENRY DRIVE FROM THE R-1B, 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" except Alderman Phillips who abstained.

- 4. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2026 (AF-175-2026) (Chris McCartt)**

Motion made by Alderman George, Seconded by Alderman Baker.

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

Passed: All present voting "aye."

- 5. Consideration of an Ordinance Adopting Water, Sewer, and Stormwater Rates Beginning July 1, 2026 (AF-170-2026) (Ryan McReynolds)**

Motion made by Alderman George, Seconded by Alderman Phillips.

AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE ADOPTING WATER, SEWER, AND STORMWATER RATES BEGINNING JULY 1, 2026

Passed: All present voting "aye."

- 6. Consideration of an Ordinance to Adopt the FY 2026-2027 Community Development Block Grant Fund Budget (AF-182-2026) (Chris McCartt)**

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

AN ORDINANCE TO APPROPRIATE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE FISCAL YEAR ENDING JUNE 30, 2027; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

- 7. Consideration of an Ordinance to Adopt the FY 2026-2027 Water, Sewer and Stormwater Budgets (AF-181-2026) (Chris McCartt)**

Motion made by Alderman George, Seconded by Alderman Baker.

AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE ADOPTING THE ANNUAL BUDGET FOR THE FOLLOWING PROPRIETARY FUNDS WATERFUND SEWER FUND STORMWATER FUND FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027

Passed: All present voting "aye."

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8. **Consideration of an Ordinance to Adopt the FY 2026-2027 Budget** (AF-180-2026) (Chris McCartt)

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

AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027

Passed: All present voting "aye."

IX. BUSINESS MATTERS REQUIRING FINAL ADOPTION

1. **Consideration of an Ordinance to Amend the FY 2026 School General Purpose Fund Budget and the General Project Fund Budget** (AF-147-2026) (David Frye)

Motion made by Alderman Baker, Seconded by Alderman Cooper.

ORDINANCE NO. 7261 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 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 the FY 2026 School Federal Projects Fund Budget** (AF-148-2026) (David Frye)

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

ORDINANCE NO. 7262 AN ORDINANCE TO AMEND THE FY 2026 SCHOOL FEDERAL GRANT PROJECTS FUND BUDGET; 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 the FY 2026 School Special Projects Fund Budget** (AF-149-2026) (David Frye)

Motion made by Alderman Phillips, Seconded by Alderman Baker.

ORDINANCE NO. 7263 AN ORDINANCE TO AMEND THE FY 2026 SCHOOL SPECIAL PROJECTS FUND BUDGET; 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

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- 4. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2026 (AF-150-2026) (Chris McCartt)**

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

ORDINANCE NO. 7264 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 Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

X. OTHER BUSINESS

- 1. 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 Bancroft Heights Development (AF-160-2026) (Ryan McReynolds)**

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

RESOLUTION NO. 2026-263 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A MATERIALS AGREEMENT WITH INTEGRITY BUILDING GROUP, LLC RELATED TO THE BANCROFT HEIGHTS DEVELOPMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

- 2. Consideration of a Resolution Authorizing Application to the Federal Railroad Administration for Crossing Safety/Railroad Crossing Elimination Program Grant Funds for Construction of the Brickyard Bicycle/Pedestrian Bridge (AF-174-2026) (Ryan McReynolds)**

Motion made by Alderman George, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-264 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR A FEDERAL RAILROAD ADMINISTRATION FOR CROSSING SAFETY/RAILROAD CROSSING ELIMINATION PROGRAM GRANT FUNDS FOR THE CONSTRUCTION OF THE BRICKYARD BICYCLE/PEDESTRIAN BRIDGE

Passed: All present voting "aye."

- 3. Consideration of a Resolution Authorizing the Mayor's Signature on the Certification of Local Government Approval for the 2026 Emergency Solutions Grant Application (AF-177-2026) (Michael Price)**

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

RESOLUTION NO. 2026-265 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTIFICATION OF LOCAL GOVERNMENT APPROVAL FOR THE SALVATION ARMY OF KINGSFORT, GRACE HOUSE, HOPE HAVEN AND FAMILY PROMISE OF GREATER KINGSFORT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

XI. CONSENT AGENDA None.

XII. COMMUNICATIONS

1. City Manager

2. Mayor and Board Members

Alderman Baker stated his appreciation for the downtown parking presentation that was given at the work session. He also offered congratulations to Michael Price for being named Executive Director of KHRA. Alderman Phillips encouraged citizens to check out the Parks and Rec website for all the camps going on this summer. Alderman Mayes commented on the YMCA presentation at the work session, noting the need for childcare in the region. He stated he was pleased with the community to sponsor and pay for this six million dollar project. Alderman Cooper mentioned several activities going on downtown, including the upcoming concerts on Friday nights and Sunday nights. She echoed Alderman Phillips comments regarding camps this summer. Alderman George thanked the City Manager and staff for presenting a balanced budget with no increase. Vice Mayor Duncan mentioned Kingsport City Schools started a feeding program for the summer and provided details on pickup locations. Mayor Montgomery said he appreciated the transparency with the budget process.

XIII. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:25 p.m.

ANGELA MARSHALL
Deputy City Recorder

PAUL W. MONTGOMERY
Mayor