



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, March 18, 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 Gary Mayes

Alderman James Phillips

City Administration

Chris McCartt, City Manager

Bart Rowlett, City Attorney

Travis Bishop, 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

III. INVOCATION led by Rev. Scottie Burkhalter, Holy Trinity Lutheran Church

IV. ROLL CALL by City Recorder Travis Bishop. Absent: Alderman Colette George.

V. RECOGNITIONS AND PRESENTATIONS None.

VI. COMMENT

Mayor Montgomery invited citizens in attendance to speak. Luann McMurray, 844 Granby Road expressed concerns about additional traffic regarding the Williams Road rezoning. There being no one else coming forward, the mayor closed the public comment section.

VII. APPOINTMENTS None.

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

Motion made by Alderman Phillips, Seconded by Alderman Baker.

Passed: All present voting "aye."

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1. February 17, 2025 - Called Work Session
2. February 17, 2025 - Regular Work Session
3. February 18, 2025 - Business Meeting
4. February 28, 2025 - Called Work Session

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

1. **Consideration of an Ordinance to Condemn Certain Public Works Projects (AF-63-2025)**
(Bart Rowlett)

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

AN ORDINANCE TO AUTHORIZE AND DIRECT THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS TO ACQUIRE PROPERTY, REAL OR PERSONAL, OR ANY EASEMENT, INTEREST, ESTATE OR USE THEREIN, FROM AFFECTED PROPERTY OWNERS ALONG THE ROUTE OF CERTAIN PUBLIC WORKS PROJECTS; TO FIX THE PROCEDURE FOR DIRECTING THE INITIATION OF SUCH LITIGATION; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

2. **Consideration of an Ordinance to Amend the FY 2025 the General Purpose School Fund and General Projects Fund Budgets (AF-70-2025)** (David Frye)

Motion made by Alderman Phillips, Seconded by Alderman Baker.

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."

3. **Consideration of a Budget Adjustment Ordinance for Various Funds in FY2025 (AF-57-2025)** (Chris McCartt)

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

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."

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X. BUSINESS MATTERS REQUIRING FINAL ADOPTION

- 1. Consideration of an Ordinance to Amend Term Lengths for Various Boards and Commissions Appointed by the Board of Mayor and Aldermen (AF-33-2025) (Jessica Harmon)**

Motion made by Alderman Mayes. Seconded by Alderman Cooper.

ORDINANCE NO. 7195 AN ORDINANCE TO AUTHORIZE THE EXTENSION OF TERMS FOR PRESENT MEMBERS OF BOARDS AND COMMISSIONS BEYOND THE LENGTH OF TIME ESTABLISHED IN SECTION 2-330 IN THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE, 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 Mayes, Alderman Phillips, Mayor Montgomery

- 2. Consideration of an Ordinance to Amend Zoning of Tax Map 0290, Group A, Parcel 032.00 Located along Williams Road from the R-1B, Residential District to R-3, Low Density Apartment District (AF-40-2025) (Jessica McMurray)**

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

ORDINANCE NO. 7196 AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG WILLIAMS ROAD FROM THE R-1B, RESIDENTIAL DISTRICT TO R-3, LOW DENSITY APARTMENT DISTRICT IN THE 12TH 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 Mayes, Alderman Phillips, Mayor Montgomery

- 3. Consideration of a Budget Ordinance for Various Funds FY25 (AF-45-2025) (Chris McCartt)**

Motion made by Alderman Baker. Seconded by Alderman Cooper.

ORDINANCE NO. 7197 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 Mayes, Alderman Phillips, Mayor Montgomery

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XI. OTHER BUSINESS

1. **Consideration of a Resolution to Utilize an Omnia Partners Contract for Maintenance, Repair, & Operations (MRO) Supplies, Equipment & Related Products & Services (AF-55-2025)** (Ryan McReynolds)

Motion made by Alderman Phillips, Seconded by Alderman Mayes.

RESOLUTION NO. 2025-176 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS WITH LAWSON PRODUCTS FOR VARIOUS MAINTENANCE, REPAIR AND OPERATION SUPPLIES AND EQUIPMENT UTILIZING OMNIA PARTNERS CONTRACT #R240804

Passed: All present voting "aye."

2. **Consideration of a Resolution Renewing the Bid for the Purchase of Water & Wastewater Chemicals (AF-56-2025)** (Ryan McReynolds)

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

RESOLUTION NO. 2025-177 A RESOLUTION RENEWING THE AWARD OF BID FOR THE PURCHASE OF CHLORINE TO JCI JONES; FOR ZINC ORTHOPHOSPHATE TO CARUS CORPORATION; FOR COAGULANT TO USALCO; FOR POLYMER TO COASTAL WATER TECHNOLOGY, LLC; FOR FLUORIDE TO PENCCO; AND FOR SODIUM PERMANGANATE TO CHEM RITE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE SAME

Passed: All present voting "aye."

3. **Consideration of a Resolution to Authorize the Reimbursement of Materials Agreement Funds to JTB Construction, Related to the Lebanon Meadows Development (AF-62-2025)** (Ryan McReynolds)

Motion made by Alderman Phillips, Seconded by Alderman Baker.

RESOLUTION NO. 2025-178 A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO JTB CONSTRUCTION FOR LEBANON MEADOWS DEVELOPMENT

Passed: All present voting "aye."

4. **Consideration of a Resolution Authorizing the Purchase of One (1) 24-Passenger Activity Bus from Central States Bus Sales, Inc., Utilizing a Sourcewell Contract Number (AF-31-2025)** (David Frye)

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

RESOLUTION NO. 2025-179 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO CENTRAL STATES BUS SALES, INC., FOR ONE 24-PASSENGER BUS THROUGH SOURCEWELL COOPERATIVE PURCHASE AGREEMENT NO. 063020-BBB

Passed: All present voting "aye."

5. **Consideration of a Resolution Authorizing the City Manager to Execute a Purchase Order for Kingsport City Schools Grades 7-9 Chromebooks and Chrome Licenses from Dell Marketing LP (AF-66-2025) (David Frye)**

Motion made by Alderman Mayes, Seconded by Alderman Baker.

RESOLUTION NO. 2025-180 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO DELL MARKETING LP FOR 1,300 DELL CHROMEBOOKS AND GOOGLE CHROME LICENSES FOR KINGSFORT CITY SCHOOLS GRADES 7-9

Passed: All present voting "aye."

6. **Consideration of a Resolution Authorizing Signature of Work Estimate for Sullivan County Highway Department to Resurface a Portion of Cox Hollow Road (AF-69-2025) (Ryan McReynolds)**

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

RESOLUTION NO. 2025-181 A RESOLUTION APPROVING A WORK ESTIMATE FROM THE SULLIVAN COUNTY HIGHWAY DEPARTMENT FOR RESURFACING PORTIONS OF COX HOLLOW ROAD AND AUTHORIZING THE MAYOR TO EXECUTE THE WORK ESTIMATE AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

7. **Consideration of a Resolution to Ratify the Mayor's Signature to Receive Reimbursement Funds for Mission 484 (Hurricane Helene Disaster Response) as Part of the TN Statewide Mutual Aid Agreement (AF-64-2025) (Terry Arnold)**

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

RESOLUTION NO. 2025-182 A RESOLUTION RATIFYING THE MAYOR'S SIGNATURE ON A TENNESSEE EMERGENCY MANAGEMENT COST ESTIMATE FORM IN RELATION TO THE KINGSFORT FIRE DEPARTMENT'S RESPONSE TO HURRICANE HELENE AND

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AUTHORIZING THE MAYOR TO EXECUTE ALL OTHER DOCUMENTS NECESSARY AND PROPER TO OBTAIN REIMBURSEMENT FOR AID PROVIDED DURING HURRICANE HELENE

Passed: All present voting "aye."

- 8. Consideration of a Resolution to Authorize the Mayor to Execute All Documents Necessary to Apply for and Receive a Land Water Conservation Fund Grant through the Office of Outdoor Recreation (AF-71-2025) (Michael T. Borders)**

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

RESOLUTION NO. 2025-183 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE A LAND WATER CONSERVATION FUND GRANT THROUGH THE OFFICE OF OUTDOOR RECREATION

Passed: All present voting "aye."

- 9. Consideration of a Resolution to Accept the Transfer of All Property, Leasehold Improvements, and Lease Assignments at 117 W Sevier Ave, known as the Kingsport Dental Clinic, from the Industrial Development Board of the City of Kingsport (AF-73-2025) (Chris McCartt)**

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

RESOLUTION NO. 2025-184 A RESOLUTION ACCEPTING THE DONATION OF REAL AND PERSONAL PROPERTY AT 117 W. SEVIER AVENUE FROM THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPOINT, TENNESSEE, ACCEPTING THE LEASEHOLD IMPROVEMENTS, AND LEASE ASSIGNMENTS, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

- 10. Consideration of a Resolution Authorizing an Agreement with Paymentus Corporation for Electronic Bill Payment Services (AF-67-2025) (Travis Bishop)**

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

RESOLUTION NO. 2025-185 A RESOLUTION APPROVING AN AGREEMENT WITH PAYMENTUS CORPORATION FOR ELECTRONIC BILL PAYMENT SERVICES AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER

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DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT AND THIS RESOLUTION

Passed: All present voting "aye."

11. Consideration of a Resolution Authorizing an Agreement with Fifth Asset, Inc. Doing Business as DebtBook (AF-68-2025) (Travis Bishop)

Motion made by Alderman Baker, Seconded by Alderman Cooper.

RESOLUTION NO. 2025-186 A RESOLUTION APPROVING AN AGREEMENT WITH FIFTH ASSET, INC. FOR CLOUD BASED DEBT MANAGEMENT SOFTWARE PURSUANT TO OMNIA CONTRACT #14-03 AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT AND THIS RESOLUTION

Passed: All present voting "aye."

12. Consideration of a Resolution Authorizing an Economic Development Contribution to the Industrial Development Board of Kingsport and Authorizing One or More Agreements Pertaining to the Same (AF-74-2025) (Chris McCartt)

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

RESOLUTION NO. 2025-187 A RESOLUTION APPROVING A FINANCIAL CONTRIBUTION, TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE FOR ECONOMIC OR INDUSTRIAL DEVELOPMENT PURPOSES RELATIVE TO THE KINGSFORT PAVILION REDEVELOPMENT AND IMPROVEMENTS, AUTHORIZING THE MAYOR TO SUCH AGREEMENTS AS MAY BE NEEDED TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; EXPRESSING THE INTENT OF THE BOARD OF MAYOR AND ALDERMEN TO ESTABLISH ONE OR MORE PROJECT ACCOUNTS IN AN ORDINANCE APPROPRIATING FUNDS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION, IF NEEDED; AND TO FIX THE EFFECTIVE DATE OF THIS RESOLUTION

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 Mayes, Alderman Phillips, Mayor Montgomery

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1. **Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Apply for and Receive a Law Enforcement Agency Highway Safety Grant from the Tennessee Highway Safety Office (THSO) for FY '26 (AF-58-2025) (Chief Phipps)**

RESOLUTION NO. 2025-188 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE A LAW ENFORCEMENT AGENCY HIGHWAY SAFETY GRANT FROM THE TENNESSEE HIGHWAY SAFETY OFFICE FOR FISCAL YEAR 2026

2. **Consideration of a Resolution Authorizing the Mayor to Execute a Signature Authority Form Allowing the Chief of Police or His Designee to Complete Grant Reports as Required by the Tennessee Highway Safety Office (THSO) for the Tennessee Highway Safety Office's FY '26 Grant (Enforcement of Tennessee Driving Under the Influence Laws) (AF-59-2025) (Chief Phipps)**

RESOLUTION NO. 2025-189 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SIGNATURE AUTHORITY CONSENT FORM AND OTHER DOCUMENTS NECESSARY AND PROPER DESIGNATING THE CHIEF OF POLICE AS THE MAYOR'S DESIGNEE TO EXECUTE GRANT REPORTS AND OTHER DOCUMENTS REQUIRED BY GRANTS FROM THE TENNESSEE HIGHWAY SAFETY OFFICE

3. **Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Apply for and Receive an FY '26 Tennessee Highway Safety Office (THSO) Network Coordinator Grant (AF-60-2025) (Chief Phipps)**

RESOLUTION NO. 2025-190 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE A LAW ENFORCEMENT LIAISON PROGRAM GRANT FROM THE TENNESSEE HIGHWAY SAFETY OFFICE

4. **Consideration of a Resolution Authorizing the Mayor to Execute a Signature Authority Form Allowing the Chief of Police or His Designee to Complete Grant Reports as Required by the Tennessee Highway Safety Office (THSO) for the Tennessee Highway Safety Office's FY '26 Grant (Network Coordinator) (AF-61-2025) (Chief Phipps)**

RESOLUTION NO. 2025-191 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SIGNATURE AUTHORITY CONSENT FORM AND OTHER DOCUMENTS NECESSARY AND PROPER DESIGNATING THE CHIEF OF POLICE AS THE MAYOR'S DESIGNEE TO

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EXECUTE GRANT REPORTS AND OTHER DOCUMENTS REQUIRED BY GRANTS FROM THE TENNESSEE HIGHWAY SAFETY OFFICE

- 5. Consideration of a Resolution Authorizing a Change Order to the Contract with Vanderpool Roofing, LLC for the Hunter Wright Stadium Roof Repair Project and Authorize the Mayor to Sign All Applicable Documents (AF-65-2025) (Ryan McReynolds)**

RESOLUTION NO. 2025-192 A RESOLUTION APPROVING CHANGE ORDER NUMBER 1 TO THE CONTRACT WITH VANDERPOOL ROOFING, LLC FOR THE HUNTER WRIGHT STADIUM ROOF REPAIR PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE CHANGE ORDER

- 6. Consideration of a Resolution Authorizing the Mayor to Sign the Host Facility Agreement for the 16th Annual World's Largest Swim Lesson (AF-13-2025) (Michael T. Borders)**

RESOLUTION NO. 2025-193 A RESOLUTION APPROVING A HOST FACILITY AGREEMENT WITH THE WORLD WATERPARK ASSOCIATION FOR THE 16 TH ANNUAL WORLD'S LARGEST SWIM LESSON AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

- 7. Consideration of a Resolution to Apply for and Receive a Statewide Agricultural Farmers Market Grant (AF-53-2025) (Michael T. Borders)**

RESOLUTION NO. 2025-194 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE A STATEWIDE AGRICULTURAL FARMERS MARKET GRANT THROUGH THE TENNESSEE DEPARTMENT OF AGRICULTURE

- 8. Consideration of a Resolution to Renew Model City Makerspace Lease for Property Located at 118 Shelby Street (AF-54-2025) (Michael T. Borders)**

RESOLUTION NO. 2025-195 A RESOLUTION APPROVING A LEASE RENEWAL AGREEMENT WITH MODEL CITY MAKERSPACE D/B/A THE INVENTOR CENTER FOR 118 SHELBY STREET AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

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XIII. COMMUNICATIONS

1. City Manager

Mr. McCartt commented on the current vacancies on city boards and commissions and informed citizens how to apply if interested. He pointed out the Progress Edition will be in the Times News tomorrow and thanked Adrienne and her team for their efforts in getting that information together. It will also be on the website. He also highlighted many of the items that were approved tonight.

Upcoming April Appointments:

Kingsport Higher Education Commission

Neighborhood Advisory Commission

Kingsport Housing and Redevelopment Authority

Board of Zoning Appeals

2. Mayor and Board Members

Alderman Mayes stated this board has made good decisions and highlighted some of those regarding grant approvals and the airport. He stated we are dedicated to economic development in the area, and he is excited about opportunities moving forward. Alderman Cooper mentioned the many new restaurants that have opened in downtown. She encouraged citizens to attend the Hop and Shop and the upcoming loft tour as well. Alderman Cooper also talked about the upcoming rainforest experience opening up in the Emporium. Alderman Baker congratulated Alderman Mayes for the Sullivan County emergency management being recognized for excellence. Alderman Phillips stated the Red, White and Boom event was announced today. He also commented on the city investing in the quality of life in Kingsport over the past few years. Lastly he mentioned the Brickyard Development is coming along nicely and he is excited to see that. Vice-Mayor Duncan stated the Farmers Market opens April 26. Keep Kingsport Beautiful also has ongoing gardening seminars, and the first cleanup is also scheduled. He noted there will be a ribbon cutting for the improvements on Church Circle. Lastly, the Vice Mayor commented on a wrestling event that will be bringing in people from ten different states. Mayor Montgomery thanked those who attended the meeting.

XIV. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:10 p.m.

ANGELA MARSHALL

Deputy City Recorder

PAUL W. MONTGOMERY

Mayor