



## BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, October 03, 2023 at 7:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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### 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

### City Administration

Ryan McReynolds, Deputy City Manager  
Bart Rowlett, City Attorney

Lisa Winkle, City Recorder/Treasurer  
Angie Marshall, City Clerk/Deputy/City Recorder

- I. **CALL TO ORDER** 7:00 p.m. by Mayor Shull.
- II. **PLEDGE OF ALLEGIANCE TO THE FLAG** led by Ken Weems.
- III. **INVOCATION** led by Alderman Cooper
- IV. **ROLL CALL** by City Recorder/Treasurer Lisa Winkle. Absent Alderman James Phillips.
- V. **RECOGNITIONS AND PRESENTATIONS** None.
- 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. **Appointments to the Employee Dependent Scholarship Program (AF-308-2023)** (Mayor Shull)  
REAPPOINTMENT OF LAURA FEAGINS AND APPOINTMENTS OF STEPHANIE BARHAM AND GREG PERDUE TO SERVE A THREE-YEAR TERM ON THE EMPLOYEE DEPENDENT SCHOLARSHIP PROGRAM EFFECTIVE IMMEDIATELY AND EXPIRING ON AUGUST 1, 2026

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**2. Appointment to the Beverage Board (AF-307-2023) (Mayor Shull)**

APPOINTMENT OF JASON SANDERS TO SERVE A THREE-YEAR TERM ON THE BEVERAGE BOARD EFFECTIVE NOVEMBER 1, 2023 AND EXPIRING ON OCTOBER 31, 2026.

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

Motion made by Alderman Montgomery, Seconded by Alderman Olterman.

Passed: All present voting "aye."

- 1. September 18, 2023 - Work Session**
- 2. September 19, 2023 - Business Meeting**

**VIII. PUBLIC HEARINGS**

- 1. Consideration of a Resolution to Annex and Adopt a Plan of Services for the Jan Way Annexation and Consideration of an Ordinance to Amend Zoning (AF-309-2023) (Ken Weems)**

Motion made by Alderman Olterman, Seconded by Alderman Montgomery.

**RESOLUTION NO. 2024-080** A RESOLUTION TO ANNEX THAT CERTAIN TERRITORY ADJOINING THE PRESENT CORPORATE BOUNDARIES OF THE CITY OF KINGSPORT, EMBRACING THAT CERTAIN PART OF THE 13th CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AND KNOWN AS THE JAN WAY ANNEXATION, AS HEREINAFTER DESCRIBED; TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF KINGSPORT, TENNESSEE; AND TO FIX THE EFFECTIVE DATE OF THIS RESOLUTION

Passed: All present voting "aye."

Motion made by Alderman Duncan, Seconded by Alderman Olterman.

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG JAN WAY FROM COUNTY M-2, HEAVY MANUFACTURING DISTRICT, TO M-1R, LIGHT MANUFACTURING RESTRICTED DISTRICT IN THE 13TH 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."

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

**RESOLUTION NO. 2024-080** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE JAN WAY ANNEXATION OF THE CITY OF KINGSPORT, TENNESSEE

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.

**IX. BUSINESS MATTERS REQUIRING FIRST READING**

- 1. Consideration of a Resolution to Approve the Tennessee Commission on Aging Grant and Appropriate the Funds (AF-303-2023) (Michael Borders)**

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

**RESOLUTION NO. 2024-082** A RESOLUTION ACCEPTING GRANT FUNDS FROM THE TENNESSEE COMMISSION ON AGING AND DISABILITY FOR THE KINGPORT SENIOR CENTER AND THE KINGSPORT SENIOR CENTER AT LYNN VIEW COMMUNITY CENTER AND AUTHORIZING THE MAYOR TO EXECUTE THE GRANT CONTRACTS AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

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

AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2024; 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 FY24 (AF-302-2023) (John Morris)**

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

AN ORDINANCE TO AMEND THE GENERAL PROJECTS- SPECIAL REVENUE FUND BUDGET FOR THE YEAR ENDING JUNE 30, 2024; 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 a Budget Adjustment Ordinance for Various Funds in FY24 (AF-268-2023) (Chris McCartt)**

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

**ORDINANCE NO 7109** AN ORDINANCE TO AMEND THE GENERAL PROJECT FUND, WATER PROJECT FUND, AND SEWER PROJECT FUND BUDGETS BY APPROPRIATING GENERAL OBLIGATION PUBLIC IMPROVEMENT BOND SERIES 2023; 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

2. **Consideration of an Ordinance to Amend Zoning of Tax Map 105, a Portion of Parcel 188.00 Located Along Tri-Cities Crossing from the A-1, Agricultural District to the B-4P, Planned Business District (AF-280-2023) (Jessica McMurray)**

Motion made by Alderman Montgomery, Seconded by Alderman Cooper.

**ORDINANCE NO 7110** AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG TRI-CITIES CROSSING FROM THE A-1, AGRICULTURAL DISTRICT TO THE B-4P, PLANNED BUSINESS 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 on second reading in a roll call vote: Alderman Cooper, Alderman Montgomery, Alderman Olterman, Alderman Phillips, and Mayor Shull voting "aye" and Vice Mayor George abstaining.

3. **Consideration of a Budget Ordinance to Appropriate \$44,000.00 from the Tennessee Highway Safety Office's (THSO) FY 2024 Grant (AF-292-2023) (Chief Dale Phipps)**

Motion made by Alderman Duncan, Seconded by Alderman Olterman.

**ORDINANCE NO 7111** AN ORDINANCE TO AMEND THE GENERAL PROJECT/SPECIAL REVENUE FUND BUDGET BY APPROPRIATING GRANT FUNDS RECEIVED FROM THE TENNESSEE HIGHWAY SAFETY OFFICE (THSO) 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

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4. **Consideration of a Budget Ordinance to Appropriate \$20,000.00 from the Tennessee Highway Safety Office's (THSO) FY 2024 Coordinator Grant (AF-293-2023) (Chief Dale Phipps)**

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

**ORDINANCE NO 7112** AN ORDINANCE TO AMEND THE GENERAL PROJECT/SPECIAL REVENUE FUND BUDGET BY APPROPRIATING GRANT FUNDS RECEIVED FROM THE TENNESSEE HIGHWAY SAFETY OFFICE (THSO) 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

5. **Consideration of an Ordinance to Approve a Change Order for the Main Street Rebuild and Streetscape Project (AF-295-2023) (Michael Thompson)**

Motion made by Alderman Duncan, Seconded by Alderman Cooper.

**ORDINANCE NO 7113** 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

6. **Consideration of an Ordinance to Amend the FY 2024 General Project Fund Budget (AF-306-2023) (David Frye)**

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

**ORDINANCE NO 7114** AN ORDINANCE TO AMEND THE GENERAL PROJECT FUND BUDGET 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

**XI. OTHER BUSINESS**

1. **Consideration of a Resolution to Award the Bid to Horizon Underground, LLC for the Lakecrest Drive Waterline Replacement Project and Authorize the Mayor to Sign all Applicable Documents (AF-300-2023) (N. Ensor/R. McReynolds)**

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

**RESOLUTION NO. 2024-083** A RESOLUTION AWARDING THE BID FOR THE LAKECREST DRIVE WATERLINE REPLACEMENT PROJECT TO HORIZON UNDERGROUND, LLC 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 Awarding Bid for Construction of Water Treatment Plant (WTP) High Service Pump Station Upgrade to J. Cumby Construction and Authorize the Mayor to Sign All Applicable Documents (AF-304-2023) (Ryan McReynolds)**

Motion made by Alderman Olterman, Seconded by Alderman Cooper.

**RESOLUTION NO. 2024-084** A RESOLUTION AWARDING THE BID FOR THE WATER TREATMENT PLANT HIGH SERVICE PUMP STATION UPGRADE TO J. CUMBY CONSTRUCTION, INC. 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."

- 3. Consideration of a Resolution Endorsing the State Route 93 and State Route 1 Corridor Study Final Report and Recommendations (AF-260-2023) (Ryan McReynolds)**

Motion made by Alderman Montgomery, Seconded by Alderman Olterman.

**RESOLUTION NO. 2024-085** A RESOLUTION TO ENDORSE THE STATE ROUTE 93 AND STATE ROUTE 1 CORRIDOR STUDY FINAL REPORT AND RECOMMENDATIONS IN COMPLIANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION URBAN TRANSPORTATION PLANNING GRANT

Passed: All present voting "aye."

- 4. Consideration of a Resolution to Accept a Donation from Eastman Chemical Company (AF-301-2023) (Scott Boyd)**

Motion made by Alderman Duncan, Seconded by Alderman Montgomery.

**RESOLUTION NO. 2024-086** A RESOLUTION ACCEPTING A DONATION OF EQUIPMENT FROM EASTMAN CHEMICAL COMPANY FOR USE BY THE KINGSPORT FIRE DEPARTMENT

Passed: All present voting "aye."

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- 5. Approve Issuance of Certificate of Compliance for a Retail Food Store to Sell Wine (AF-310-2023) (Angie Marshall)**

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

Passed: All present voting "aye."

- 6. Consideration of a Resolution Approving a Settlement Agreement and Mutual Release with C & C Restoration, Inc. and Authorizing the Mayor to Execute the Same (AF-311-2023) (Bart Rowlett)**

Motion made by Alderman Duncan, Seconded by Alderman Olterman.

**RESOLUTION NO. 2024-087** A RESOLUTION APPROVING A SETTLEMENT AGREEMENT AND MUTUAL RELEASE WITH C & C RESTORATION, INC AND AUTHORIZING THE MAYOR TO EXECUTE THE RELEASE 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 Award the Bid for the Buck Van Huss Dome Renovation and Associated Work at Dobyys-Bennett High School to Preston Construction Company (AF-305-2023) (David Frye)**

Motion made by Alderman Montgomery, Seconded by Alderman Olterman.

**RESOLUTION NO. 2024-088** A RESOLUTION AWARDDING THE BID FOR THE BUCK VAN HUSS DOME RENOVATION AND ASSOCIATED WORK AT DOBYNS-BENNETT HIGH SCHOOL PROJECT TO PRESTON CONSTRUCTION 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."

**XII. CONSENT AGENDA** None.

**XIII. COMMUNICATIONS**

- 1. City Manager**

Deputy City Manager Ryan McReynolds said he appreciated the board's patience with him during the meeting tonight in Chris's absence. He also recognized and congratulated Harris Darby for receiving his professional engineering license.

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**2. Mayor and Board Members**

Alderman Montgomery recognized the recent spirit of donations and thanked those who gave. He also talked about a new program for KOSBE as well as their upcoming awards. Alderman Olterman commented on the DB Indians, stating he hopes they can get back on track after a few rough weeks. Alderman Duncan mentioned there would be a special viewing of the solar eclipse at the library on October 14. He also noted Folkfest would be this Saturday and makes downtown come alive. He stated KKB has a cleanup scheduled this Saturday and commented on their recent activities, noting there would be a workday at Kennedy Elementary on October 14. Lastly, he talked about the value of the Connect Kingsport app and encouraged citizens to check it out. Alderman Cooper commented on the upcoming Bluegrass and BBQ event at the Farmers Market for Friends in Need, noting it is their biggest fundraiser. She indicated Kingsport's Downtown was one of four regional downtowns recently featured highlighting local small businesses before the Black Friday shopping holiday. She also mentioned upcoming events pointing out this Thursday is the Hop and Shop as well as the Wine and Whiskey Social on Saturday. Alderman Cooper also provided details on the pre-sale for Christmas trees in the park. She stated they are going fast, saying this is a great fundraiser for downtown Kingsport. Lastly, she mentioned the Trick or Treat on the Street is also coming up on the last Saturday of the month, noting there would be food trucks, music and even a dog costume contest. Vice Mayor George reminded everyone there would be some nice announcements coming up next week regarding the Mall on October 10 and the Brickyard ribbon cutting on October 11. Mayor Shull mentioned the Open House in the Archives at City Hall next week followed by a presentation by Jeff Fleming at 5:30 about Kingsport. He invited citizens to attend the State of the City address on October 19 at Meadowview and how to make reservations at the Chamber.

**XIV.ADJOURN**

Seeing no other business for consideration, Mayor Shull adjourned the meeting at 7:45 p.m.

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ANGELA MARSHALL  
Deputy City Recorder

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PATRICK W. SHULL  
Mayor