



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, November 21, 2023 at 7:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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
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 Shull.
- II. **PLEDGE OF ALLEGIANCE TO THE FLAG** led by Alderman Olterman.
- III. **INVOCATION** led by Pastor Ed Clevinger, Grace Christian Church
- IV. **ROLL CALL** by City Recorder/Treasurer Lisa Winkle
- V. **RECOGNITIONS AND PRESENTATIONS**
 1. **Dobyns-Bennett High School - Golf Team** (Alderman Phillips)
 2. **Dobyns-Bennett High School - Band** (Alderman Cooper)
 3. **2023 Small Business Saturday Proclamation** (Alderman Montgomery)
- VI. **APPOINTMENTS**
 1. **Appointment to the Tree Advisory Board** (AF-355-2023) (Mayor Shull)
Motion made by Vice Mayor George. Seconded by Alderman Olterman.
APPOINT STEVE WOODY TO THE TREE ADVISORY BOARD TO FULFILL THE UNEXPIRED TERM OF JAMES BABB EFFECTIVE IMMEDIATELY AND EXPIRING ON JUNE 30, 2025.
Passed: All present voting "aye."

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

Motion made by Alderman Montgomery, Seconded by Alderman Duncan.

- 1. November 6, 2023 - Work Session**
- 2. November 7, 2023 - Business Meeting**

Passed: All present voting "aye."

VIII. PUBLIC HEARINGS

- 1. Consideration of an Ordinance to Amend Zoning of Tax Map 029F, Group B, Parcels 009.00, 012.00, 013.00, 014.00 and 027.00 Located Along Granby Road from the R-1B, Residential District to the R-3, Low Density Apartment District (AF-350-2023) (Jessica McMurray)**

PUBLIC COMMENT: Todd Wood, Engineer, commented in support of this item.

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 GRANBY ROAD FROM THE R-1B, RESIDENTIAL DISTRICT TO THE 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: All present voting "aye."

- 2. Consideration of an Ordinance to Amend Zoning of Tax Map 076, Parcel 020.00 Located Along Tidewater Court from the A-1, Agricultural District and B-4P, Planned Business District to M-1R, Light Manufacturing Restricted District (AF-349-2023) (Jessica McMurray)**

Motion made by Alderman Olterman, Seconded by Alderman Phillips.

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG TIDEWATER COURT FROM THE A-1, AGRICULTURAL DISTRICT AND B-4P, PLANNED BUSINESS 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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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 an Ordinance to Amend the FY 2024 General Purpose School Fund and the General Project Fund Budgets (AF-356-2023) (David Frye)**

Motion made by Alderman Montgomery, Seconded by Alderman Cooper.

AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL FUND AND THE GENERAL PROJECT FUND BUDGETS FOR THE FISCAL YEAR ENDING JUNE 30, 2024; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

X. BUSINESS MATTERS REQUIRING FINAL ADOPTION

- 1. Consideration of an Ordinance to Appropriate the Funds from a Private Monetary Donation for the Police K-9 Program (AF-336-2023) (Chief Phipps)**

Motion made by Alderman Phillips, Seconded by Alderman Duncan.

ORDINANCE NO 7124 AN ORDINANCE TO AMEND THE GENERAL PROJECTS- SPECIAL REVENUE FUND BUDGET BY APPROPRIATING DONATED FUNDS 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, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

- 2. Consideration of an Ordinance to Appropriate the Funds from a Private Monetary Donation for the Kingsport Police Department to be Used for the Purchase of Personal Protective Equipment (PPE) (AF-338-2023) (Chief Phipps)**

Motion made by Alderman Duncan, Seconded by Alderman Montgomery.

ORDINANCE NO 7125 AN ORDINANCE TO AMEND THE GENERAL PROJECTS- SPECIAL REVENUE FUND BUDGET BY APPROPRIATING DONATED FUNDS 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, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

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- 3. Consideration of an Ordinance for the Contractual Agreement with the Tennessee Department of Transportation for Reimbursement of Annual Operation Expenses for FY 23-24 (AF-342-2023) (Candace Sherer)**

Motion made by Alderman Olterman, Seconded by Alderman Montgomery.

ORDINANCE NO 7126 AN ORDINANCE TO AMEND URBAN MASS TRANSIT CAPITAL/GRANT FUND BUDGET 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, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

- 4. Consideration of a Budget Adjustment Ordinance for Various Funds in FY24 (AF-344-2023) (Chris McCartt)**

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

ORDINANCE NO 7127 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, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

- 5. Consideration of an Ordinance to Appropriate Tennessee Department of Health Healthy Built Environment Grant Funds (AF-331-2023) (Michael T. Borders)**

Motion made by Alderman Duncan, Seconded by Alderman Cooper.

ORDINANCE NO 7128 AN ORDINANCE TO AMEND THE GENERAL PROJECTS- SPECIAL REVENUE FUND BUDGET BY APPROPRIATING GRANT FUNDS RECEIVED FROM THE TENNESSEE DEPARTMENT OF HEALTH 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, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

XI. OTHER BUSINESS

- 1. Consideration of a Resolution Authorizing the Mayor to Sign an Agreement with Kingsport Tribe Lacrosse (AF-351-2023) (Michael T. Borders)**

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Motion made by Alderman Olterman, Seconded by Alderman Phillips.

RESOLUTION NO. 2024-117 A RESOLUTION APPROVING AN AGREEMENT WITH KINGSFORT TRIBE LACROSSE 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."

- 2. Consideration of a Resolution to Amend the Payment in Lieu of Taxes (PILOT) Agreement for Fort Henry Mall (AF-361-2023) (Chris McCartt)**

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

RESOLUTION NO. 2024-118 A RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE TO AMEND THE AGREEMENT FOR THE PAYMENTS IN LIEU OF AD VALOREM TAX WITH RESPECT TO KINGSFORT MALL, LLC, FOR THE RETAIL SHOPPING FACILITIES KNOWN AS THE KINGSFORT TOWN CENTER IN THE CITY OF KINGSFORT, TENNESSEE, AND FINDING THAT SUCH AMENDED 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."

- 3. Consideration of a Resolution to Renew Agreements for Mowing of Various Locations (AF-348-2023) (Ryan McReynolds)**

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

RESOLUTION NO. 2024-119 A RESOLUTION RENEWING THE AWARD OF THE PROPOSAL FOR MOWING AND TRIMMING SERVICES AT VARIOUS LOCATIONS TO THOMAS QUALITY LAWN CARE AND CLINES LAWN CARE LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE SAME

Passed: All present voting "aye."

- 4. Consideration of a Resolution Awarding the Bid for the Lincoln Elementary School HVAC Replacement Project to HVAC, Inc., and Authorizing the Mayor to Sign All Necessary Documents (AF-352-2023) (David Frye)**

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Motion made by Alderman Duncan, Seconded by Alderman Cooper.

RESOLUTION NO. 2024-120 A RESOLUTION AWARDDING THE BID FOR THE LINCOLN ELEMENTARY SCHOOL HVAC REPLACEMENT PROJECT TO HVAC, 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."

XII. CONSENT AGENDA None.

XIII. COMMUNICATIONS

1. City Manager

Mr. McCartt remarked this was Thanksgiving week and many city offices will be closed on the 23rd and 24th. He noted Thursday garbage pickup will be on Friday and Friday pickup will be on Saturday pointing out more details could be found on the website. He also wished the board and citizens a safe and Happy Thanksgiving.

2. Mayor and Board Members

Alderman Duncan stated his appreciation for the recognition of small businesses earlier in the meeting He pointed out before the next meeting there will be the Christmas parade and other events and wished a Happy Thanksgiving to everyone. Alderman Cooper mentioned the upcoming small business Saturday stating there would even be childcare provided at TNT Sportsplex. She commented this is her favorite time of the year as Christmas in Kingsport kicks off next week, beginning with the official tree decorating day will be on the 28th. The December 2nd festivities begin with the Grinch breakfast at Lamplight Theatre with food, crafts and photo ops with the Grinch and events continue downtown throughout the day until the parade and Christmas tree lighting. She discussed several other Christmas events and activities throughout the month of December until the 21st. Alderman Montgomery thanked Alderman Phillips and Alderman Duncan for their report at the Chamber breakfast last week. He also thanked the city employees who have reached out. He mentioned Healthy Kingsport had a successful event at Port City Church. Alderman Phillips provided further details on Christmas events, noting there will be drummers with the bagpipes on December 2nd in the park before the parade. He recognized the police and fire department employees who continue to work throughout the holidays. Lastly, he encouraged everyone to sign up at ThisIsKingsport.com to stay up to date with activities in the holiday season and wishing everyone a Happy Thanksgiving and have a

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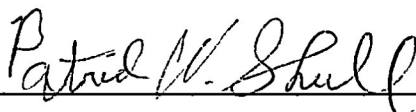
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wonderful weekend. Alderman Olterman wished his daughter a happy birthday tomorrow. He mentioned the DB basketball team isn't playing this week as they're away at a tournament. Vice-Mayor George commented on the many upcoming events hosted by Visit Kingsport and the economic impact they will have. She also mentioned she worked with a client today who picked Kingsport as a place to live based on research and just seeing the comments of others about the friendly community and reminded citizens to not take Kingsport for granted. Mayor Shull remarked on the previous comments about buying locally and how important the sales tax is for revenue for the city. He also commented that as much as he enjoys Christmas, he doesn't want to rush through Thanksgiving noting he is thankful for family, friends and this great city.

XIV.ADJOURN

Seeing no other business for consideration, Mayor Shull adjourned the meeting at 8:00 p.m.

ANGELA MARSHALL
Deputy City Recorder



PATRICK W. SHULL
Mayor



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

II. **PLEDGE OF ALLEGIANCE TO THE FLAG** led by Alderman Olterman.

III. **INVOCATION** led by Pastor Ed Clevinger, Grace Christian Church

IV. **ROLL CALL** by City Recorder/Treasurer Lisa Winkle

V. RECOGNITIONS AND PRESENTATIONS

1. **Dobyns-Bennett High School - Golf Team** (Alderman Phillips)
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VI. APPOINTMENTS

1. **Appointment to the Tree Advisory Board** (AF-355-2023) (Mayor Shull)

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Passed: All present voting "aye."

X. BUSINESS MATTERS REQUIRING FINAL ADOPTION

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Motion made by Alderman Phillips, Seconded by Alderman Duncan.

ORDINANCE NO 7124 AN ORDINANCE TO AMEND THE GENERAL PROJECTS- SPECIAL REVENUE FUND BUDGET BY APPROPRIATING DONATED FUNDS 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, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

- 2. Consideration of an Ordinance to Appropriate the Funds from a Private Monetary Donation for the Kingsport Police Department to be Used for the Purchase of Personal Protective Equipment (PPE) (AF-338-2023) (Chief Phipps)**

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Motion made by Alderman Olterman, Seconded by Alderman Montgomery.

ORDINANCE NO 7126 AN ORDINANCE TO AMEND URBAN MASS TRANSIT CAPITAL/GRANT FUND BUDGET 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, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

- 4. Consideration of a Budget Adjustment Ordinance for Various Funds in FY24 (AF-344-2023) (Chris McCartt)**

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

ORDINANCE NO 7127 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, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

- 5. Consideration of an Ordinance to Appropriate Tennessee Department of Health Healthy Built Environment Grant Funds (AF-331-2023) (Michael T. Borders)**

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Passed: All present voting "aye."

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RESOLUTION NO. 2024-120 A RESOLUTION AWARDDING THE BID FOR THE LINCOLN ELEMENTARY SCHOOL HVAC REPLACEMENT PROJECT TO HVAC, 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."

XII. CONSENT AGENDA None.

XIII. COMMUNICATIONS

1. City Manager

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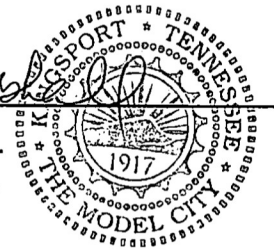
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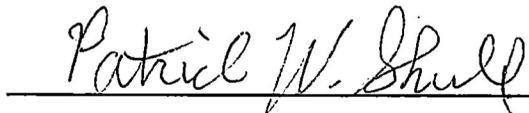
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XIV.ADJOURN

Seeing no other business for consideration, Mayor Shull adjourned the meeting at 8:00 p.m.


ANGELA MARSHALL
Deputy City Recorder




PATRICK W. SHULL
Mayor