



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, February 03, 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

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

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

V. **RECOGNITIONS AND PRESENTATIONS**

1. **Proclamation: Black History Month** - Mayor Montgomery

VI. **COMMENT**

Mayor Montgomery invited citizens in attendance to speak. Paul Warrick commented on the donation from Gracepoint Fellowship Church. The mayor then closed the public comment section.

VII. **APPOINTMENTS**

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

Motion made by Alderman Mayes, Seconded by Alderman Cooper.

Passed: All present voting "aye."

1. **January 20, 2026 - Work Session**

2. **January 20, 2026 - Business Meeting**

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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 032, a Portion of Parcel 015.20, Located along Bancroft Chapel Road from the M-1, Light Manufacturing District to PD, Planned Development District (AF-32-2026) (Jessica McMurray)**

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

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG BANCROFT CHAPEL ROAD FROM THE M-1R, LIGHT MANUFACTURING DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT IN THE 10TH 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 a Budget Adjustment Ordinance for Various Funds in FY2026 (AF-35-2026) (Chris McCartt)**

Motion made by Alderman Baker, Seconded by Alderman George.

AN ORDINANCE TO AMEND THE VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2026; 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 Amend the Zoning Ordinance as it Pertains to Data Center and Cryptocurrency Mining Land Uses (AF-16-2026) (Ken Weems)**

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

ORDINANCE NO. 7240 AN ORDINANCE AMENDING CHAPTER 114 OF THE CODE OF ORDINANCES, CITY OF KINGSFORT, TENNESSEE, PERTAINING TO DATA CENTERS AND CRYPTOCURRENCY MINING; 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 Zoning Ordinance as it Pertains to Residential Foundation Requirements (AF-17-2026) (Ken Weems)**

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Motion made by Alderman George, Seconded by Alderman Cooper.

ORDINANCE NO. 7241 AN ORDINANCE AMENDING SECTION 114-131 OF THE CODE OF ORDINANCES, CITY OF KINGSFORT, TENNESSEE, PERTAINING TO FOUNDATION REQUIREMENTS FOR RESIDENTIAL DWELLINGS; 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 a Budget Adjustment Ordinance for Various Funds in FY2026 (AF-23-2026) (Chris McCartt)**

Motion made by Alderman George, Seconded by Alderman Cooper.

ORDINANCE NO. 7242 AN ORDINANCE TO AMEND THE VARIOUS FUND BUDGETS FOR THE 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

XI. OTHER BUSINESS

- 1. Consideration of a Resolution Awarding the Bid for the Purchase of Various Fleet Maintenance Items (AF-27-2026) (Ryan McReynolds)**

Motion made by Alderman Phillips, Seconded by Alderman Baker.

RESOLUTION NO. 2026-153 A RESOLUTION AWARDING THE BID FOR THE PURCHASE OF VARIOUS FLEET MAINTENANCE ITEMS TO SAFETY-KLEEN SYSTEMS AND AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE SAME

Passed: All present voting "aye."

- 2. Consideration of a Resolution Authorizing the City Manager to Execute a Purchase Order for Kingsport City Schools Grades 6 and 9 Dell Chromebooks and Google Chrome Licenses from Dell Marketing LP (AF-28-2026) (David Frye)**

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

RESOLUTION NO. 2026-154 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO DELL MARKETING LP FOR 1,300 DELL CHROMEBOOKS AND GOOGLE LICENSES FOR KINGSFORT CITY SCHOOLS 6TH AND 9TH GRADE STUDENTS

Passed: All present voting "aye."

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3. Consideration of a Resolution to Enter into an Agreement with LJA Engineering for Phase 3 Sanitary Sewer Inspection of the West Kingsport Sewer Basin (AF-31-2026) (Ryan McReynolds)

Motion made by Alderman George, Seconded by Alderman Baker.

RESOLUTION NO. 2026-155 A RESOLUTION AUTHORIZING AN AGREEMENT WITH LJA ENGINEERING FOR PHASE 3 OF THE SANITARY SEWER INSPECTION PROJECT FOR THE WEST KINGSFORT SEWER BASIN 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."

4. Consideration of a Resolution to Approve a Lease Extension with Create Appalachia (AF-33-2026) (Jessica Harmon)

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

RESOLUTION NO. 2026-156 A RESOLUTION APPROVING THE RENEWAL OF A LEASE AGREEMENT WITH CREATE APPALACHIA AGREEMENT FOR THE USE OF SPACE AT 225 WEST CENTER STREET; AUTHORIZING THE MAYOR TO EXECUTE THE LEASE AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye" except Alderman Phillips who abstained.

5. Consideration of a Resolution for Bays Mountain Park to Enter into a Multi-Year Agreement with the Senior Community Employment Program (AF-34-2026) (Michael T. Borders)

Motion made by Alderman George, Seconded by Alderman Phillips.

RESOLUTION NO. 2026-157 RESOLUTION APPROVING AN AGREEMENT WITH CWI WORKS, INC., TO PARTICIPATE IN THE SENIOR COMMUNITY SERVICE EMPLOYMENT PROGRAM 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."

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 the Application for the Public Entity Partners 2025-2026 Cyber Security Matching Grant Program (AF-26-2026) (Bart Rowlett)**

RESOLUTION NO. 2026-158 A RESOLUTION RATIFYING THE MAYOR'S SIGNATURE ON THE APPLICATION FOR AND AUTHORIZING THE RECEIPT OF A 2025-2026 CYBER SECURITY GRANT THROUGH PUBLIC ENTITY PARTNERS AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

- 2. Consideration of a Resolution to Apply for and Receive an Apprenticeship Training Grant from the First Tennessee Development District for February 2026 - June 2027 (AF-29-2026) (Tyra Copas)**

RESOLUTION NO. 2026-159 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE AN APPRENTICESHIP TRAINING GRANT FROM THE FIRST TENNESSEE DEVELOPMENT DISTRICT

- 3. Consideration of a Resolution to Apply for and Receive an Incumbent Worker Training Grant from the First Tennessee Development District for December 15, 2025 - June 30 2026 (AF-30-2026) (Tyra Copas)**

RESOLUTION NO. 2026-160 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE AN INCUMBENT WORKER TRAINING GRANT FROM FIRST TENNESSEE DEVELOPMENT DISTRICT

- 4. Consideration of a Resolution to Sign FTDD Worksite Agreement for the WIOA Programs and Receive Reimbursement Funds (AF-36-2026) (Tyra Copas)**

RESOLUTION NO. 2026-161 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO RECEIVE A TENNESSEE DEPARTMENT OF LABOR WORKSITE AGREEMENT FOR WIOA PROGRAMS THROUGH THE FIRST TENNESSEE DEVELOPMENT DISTRICT

- 5. Consideration of a Resolution to Accept a Donation from Appalachian Community Federal Credit Union and Cardinal FG (AF-14-2026) (Jerry DeBerry)**

RESOLUTION NO. 2026-162 A RESOLUTION ACCEPTING DONATIONS OF MONETARY FUNDS FROM APPALACHIAN COMMUNITY FEDERAL CREDIT UNION AND CARDINAL FG COMPANY FOR USE BY THE KINGSFORT FIRE DEPARTMENT

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6. **Consideration of a Resolution to Accept a Donation from Shades of Grace UMC** (AF-13-2026) (Jerry DeBerry)

RESOLUTION NO. 2026-163 A RESOLUTION ACCEPTING A DONATION OF MONETARY FUNDS FROM SHADES OF GRACE UNITED METHODIST CHURCH FOR USE BY THE KINGSPORT FIRE DEPARTMENT

7. **Consideration of a Resolution for KATS to Accept a Donation from the Grace Point Fellowship Church to Provide Transportation to People in the Kingsport Community** (AF-25-2026) (Candace Sherer)

RESOLUTION NO. 2026-164 A RESOLUTION ACCEPTING A DONATION OF MONETARY FUNDS FROM GRACE POINT FELLOWSHIP CHURCH FOR USE BY THE KINGSPORT AREA TRANSIT SERVICES

XIII. COMMUNICATIONS

1. **City Manager**

Mr. McCartt pointed out that four items on the agenda tonight were either grants or partnerships to offset costs for operations and capital which allowed for more efficiency. He expressed appreciation for the effort by all departments working out in the snow that began last Friday. He also remarked he appreciated the patience of the citizens as well. Mr. McCartt recognized the employees that came to work to continue offering other city services during this time too.

2. **Mayor and Board Members**

Alderman Baker stated he was proud of the employees. Alderman Phillips also recognized the employees for their roles. He mentioned the State of the State address was last night and encouraged citizens to let representatives know how important the dental school is to the area. Alderman Mayes echoed sentiments to the city employees as well as to Sullivan County EMS. Alderman Cooper asked citizens to support small businesses and restaurants that have been affected by the weather. She also mentioned the upcoming shows at Lamplight Theatre. Lastly, she talked about the Memory Cafe on Thursday mornings at First United Methodist Broad Street Church. Alderman George also recognized city employees, noting she appreciated their work during the cold weather. She also mentioned the presentation at the work session regarding city projects. Vice Mayor Duncan congratulated the DB Wrestling team on a successful year finishing runner up in the state. He echoed sentiments for First Responders and thanked those who stepped up to feed them as well. Mayor Montgomery also thanked the staff.

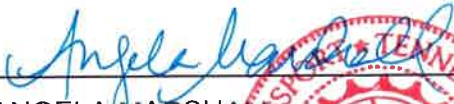
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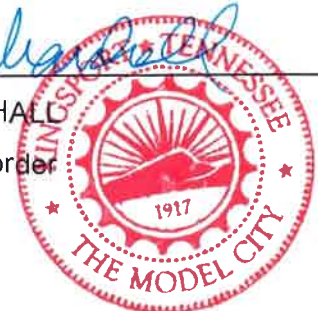
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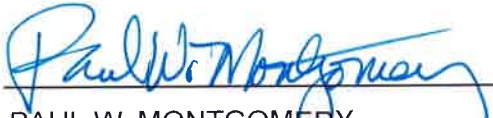
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XIV.ADJOURN

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


ANGELA MARSHALL
Deputy City Recorder




PAUL W. MONTGOMERY
Mayor