



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 17, 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 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 Montgomery.**
- II. PLEDGE OF ALLEGIANCE TO THE FLAG** led by New Vision Youth.
- III. INVOCATION** led by Pastor Ed Clevinger, Grace Christian Church.
- IV. ROLL CALL** by City Recorder Travis Bishop.
- V. RECOGNITIONS AND PRESENTATIONS**
 - 1. Keep Kingsport Beautiful Beautification Awards** - Sharon Hayes
 - 2. Public Relations Society of America Awards - Communications Dept.** - Mayor Montgomery
 - 3. Chief Dale Phipps** - Chris McCartt
- VI. COMMENT**

Mayor Montgomery invited citizens in attendance to speak. The following individuals came forward and then the mayor closed the public comment section.

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Judy Johnson commented on the danger to pedestrian traffic on Stratford Road between Memorial Drive and Shipley Street. Tim Sanders commented on maintaining ditches, the permitting process for contractors and the water rate. Jeremy Pitts spoke on behalf of the Kingsport Firefighters Association to thank the board for their service and their investment into the employees. Ellen Yeager commented on the proposed tax increase and due cause for arrest. Jerome Hurtgen Jr. and James Walker also commented on the proposed tax increase.

VII. APPOINTMENTS

1. **Consideration of Appointment to the Tri-Cities Airport Authority (AF-171-2025) (Mayor Montgomery)**

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

APPOINT CHRIS MCCARTT TO THE TRI-CITIES AIRPORT AUTHORITY TO REPLACE KEN MANNESS EFFECTIVE IMMEDIATELY AND EXPIRING JUNE 30, 2028.

Passed: All present voting "aye."

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

Motion made by Alderman Baker, Seconded by Alderman Phillips.

1. **June 2, 2025 - Work Session**
2. **June 3, 2025 - Business Meeting**

Passed: All present voting "aye."

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

1. **Public Hearing and Consideration of an Ordinance to Set the Property Tax Rates for FY 2025-2026 (AF-168-2025) (Chris McCartt)**

PUBLIC HEARING: Tim Sanders spoke in opposition to the increase.

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

AN ORDINANCE PROVIDING FOR AND FIXING THE TAX RATE ON ALL REAL, PERSONAL, AND MIXED PROPERTY WITHIN THE CITY OF KINGSFORT, SULLIVAN COUNTY AND THE CITY OF KINGSFORT, HAWKINS COUNTY WHICH IS TAXABLE ON THE BASIS OF ASSESSMENTS MADE BY THE COUNTY PROPERTY ASSESSORS AND THE DIVISION OF PROPERTY ASSESSMENTS OF THE STATE OF TENNESSEE FOR THE YEAR 2025; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye" except Alderman Baker voting "nay."

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- 2. Consideration of a Budget Adjustment Ordinance for Various Funds in FY25 (AF-169-2025) (Chris McCartt)**

Motion made by Alderman George, 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."

X. BUSINESS MATTERS REQUIRING FINAL ADOPTION

- 1. Consideration of a Budget Ordinance for Various Funds FY25 (AF-122-2025) (Chris McCartt)**

Motion made by Alderman George, Seconded by Alderman Cooper.

ORDINANCE NO. 7207 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 George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

- 2. Consideration of an Ordinance to Adopt the FY 2025-2026 Budget (AF-155-2025) (Chris McCartt)**

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

ORDINANCE NO. 7208 AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE ADOPTING A FINAL BUDGET AND APPROPRIATING FUNDS FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026, AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery; Voting Nay: Alderman Baker

- 3. Consideration of an Ordinance to Adopt the FY 2025-2026 Water Budget (AF-156-2025) (Chris McCartt)**

Motion made by Alderman Baker, Seconded by Alderman Phillips.

ORDINANCE NO. 7209 AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE, ADOPTING A FINAL WATER BUDGET AND APPROPRIATING FUNDS FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND 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

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- 4. Consideration of an Ordinance to Adopt the FY 2025-2026 Sewer Budget (AF-157-2025)**
(Chris McCartt)

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

ORDINANCE NO. 7210 AN ORDINANCE OF THE CITY OF KINGSFORT, TENNESSEE, ADOPTING A FINAL SEWER BUDGET AND APPROPRIATING FUNDS FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND 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

- 5. Consideration of an Ordinance to Adopt the FY 2025-2026 Metropolitan Planning Project Grant Fund Budget (AF-158-2025)** (Chris McCartt)

Motion made by Alderman Baker, Seconded by Alderman George.

ORDINANCE NO. 7211 AN ORDINANCE TO APPROPRIATE METROPOLITAN TRANSPORTATION PLANNING GRANT PROJECT FUNDS; 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

- 6. Consideration of an Ordinance to Adopt the FY 2025-2026 Community Development Block Grant Fund Budget (AF-159-2025)** (Chris McCartt)

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

ORDINANCE NO. 7212 AN ORDINANCE TO APPROPRIATE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS 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

- 7. Consideration of an Ordinance to Adopt the FY 2025-2026 School Public Law 93-380 Grant Project Fund Budget (AF-160-2025)** (Chris McCartt)

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

ORDINANCE NO. 7213 AN ORDINANCE TO ESTABLISH PL93-380 GRANT PROJECT FUND FOR THE PL93-380 GRANT, TO APPROPRIATE SUCH FUNDS 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

8. Consideration of an Ordinance to Adopt the FY 2025-2026 Schools Special Projects Grant Fund Budget (AF-161-2025) (Chris McCartt)

Motion made by Alderman Cooper, Seconded by Alderman Phillips.

ORDINANCE NO. 7214 AN ORDINANCE TO ESTABLISH SPECIAL SCHOOL GRANT PROJECT FUND 145 FOR SPECIAL SCHOOL PROJECTS GRANT, TO APPROPRIATE SUCH FUNDS 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

(NOTE: There was a brief recess at this time from 8:12pm to 8:16pm)

XI. OTHER BUSINESS

1. Consideration to Amend the Fee Resolution for FY 2026 Fees and Charges Provided for in the City Code (AF-140-2025) (Chris McCartt)

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

RESOLUTION NO. 2025-255 A RESOLUTION SETTING THE RATES, FEES AND CHARGES AS PROVIDED BY THE CITY OF KINGSFORT CODE OF ORDINANCES

Passed: All present voting "aye."

2. Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary to Accept Federal and State Planning Funds from the Virginia Department of Transportation on Behalf of the Kingsport MTPO (AF-153-2025) (Ryan McReynolds)

Motion made by Alderman Baker, Seconded by Alderman Mayes.

RESOLUTION NO. 2025-256 A RESOLUTION APPROVING A LETTER OF AUTHORIZATION BETWEEN THE CITY OF KINGSFORT AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO RECEIVE FEDERAL HIGHWAY ADMINISTRATION PLANNING FUNDS FOR USE BY THE KINGSFORT AREA METROPOLITAN TRANSPORTATION PLANNING ORGANIZATION FOR THE FISCAL YEAR 2026; AUTHORIZING THE MAYOR TO

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EXECUTE THE SAME; AND AUTHORIZING THE MAYOR TO EXECUTE ANY OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE LETTER OF AUTHORIZATION

Passed: All present voting "aye."

- 3. Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Apply and Receive a SAFER Grant from the U.S. Department of Homeland Security (AF-170-2025) (Jerry DeBerry)**

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

RESOLUTION NO. 2025-257 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE A STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANT FROM THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY FOR THE KINGSFORT FIRE DEPARTMENT

Passed: All present voting "aye."

- 4. Consideration of a Resolution to Authorize the Reimbursement of Materials Agreement Funds to Landstar LLC, Also Known as Landstar Development, Related to the Riverbend Townhomes Development (AF-165-2025) (Ryan McReynolds)**

Motion made by Alderman George, Seconded by Alderman Phillips.

RESOLUTION NO. 2025-258 A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO LANDSTAR, LLC FOR RIVERBEND TOWNHOMES DEVELOPMENT PHASE 1

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

- 5. Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Enter into a Materials Agreement with Land Star LLC Related to the Riverbend Townhomes (The Arbor) Ph. 2 Development (AF-167-2025) (Ryan McReynolds)**

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

RESOLUTION NO. 2025-259 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A MATERIALS AGREEMENT WITH LAND STAR LLC FOR THE RIVERBEND TOWNHOMES PHASE 2 DEVELOPMENT AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

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

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6. Consideration of a Resolution Authorizing the Mayor to Execute CDBG Subrecipient Agreements (AF-152-2025) (Michael Price)

Motion made by Alderman Phillips, Seconded by Alderman George.

RESOLUTION NO. 2025-260 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS WITH VARIOUS AGENCIES AND ORGANIZATIONS FOR COMMUNITY DEVELOPMENT BLOCK FUNDING IN FISCAL YEAR 2025-2026

Passed: All present voting "aye."

XII. CONSENT AGENDA *(These items are considered under one motion.)*

Motion made by Vice Mayor Duncan, Seconded by Alderman Mayes

Passed as presented with a roll call vote: Alderman Baker, Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

1. Consideration of a Resolution Accepting a Grant Contract Extension for the 2024 Emergency Solutions Grant (AF-162-2025) (Michael Price)

RESOLUTION NO. 2025-261 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE FISCAL YEAR 2024-2025 EMERGENCY SOLUTIONS GRANT EXTENDING THE GRANT DEADLINE AND AUTHORIZING THE MAYOR TO EXECUTE ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AMENDMENT

2. Consideration of a Resolution Authorizing a License Agreement with the Tennessee Department of Environment and Conservation (TDEC) for Access to an Air Monitoring Station (AF-97-2025) (Ryan McReynolds)

RESOLUTION NO. 2025-262 A RESOLUTION APPROVING A LICENSE AGREEMENT WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

3. Consideration of a Resolution Renewing the Agreement with CORA Physical Therapy as the Service Provider for the Employee Physical Wellness Program (AF-128-2025) (Tyra Copas)

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RESOLUTION NO. 2025-263 A RESOLUTION RENEWING THE AGREEMENT WITH CORA PHYSICAL THERAPY FOR THE EMPLOYEE PHYSICAL WELLNESS PROGRAM AND AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT AND THIS RESOLUTION

- 4. Consideration of a Resolution Authorizing the Mayor to Execute an Amendment to the Contract Between the City of Kingsport and the Tennessee Department of Environment and Conservation (TDEC) (AF-164-2025) (Ryan McReynolds)**

RESOLUTION NO. 2025-264 A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT IN LIEU OF PERFORMANCE BOND WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION INCREASING THE AMOUNT OF FINANCIAL ASSURANCE FOR THE LANDFILL; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AMENDMENT OR THIS RESOLUTION

- 5. Consideration of a Resolution Authorizing the Mayor to Execute an Agreement Renewing Benchmark Testing Subscriptions with Instructure, Inc., and All Other Necessary Documents and Authorizing the Purchase of the Subscriptions (AF-163-2025) (David Frye)**

RESOLUTION NO. 2025-265 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN ORDER FORM TO RENEW SUBSCRIPTIONS FROM INSTRUCTURE, INC. FOR STUDENT ASSESSMENT SOFTWARE AND ANY OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

- 6. Consideration of a Resolution Authorizing the Mayor to Execute an Agreement Renewing Kingsport City Schools' Canvas Software Platform with Instructure, Inc., and All Other Necessary Documents and Authorizing the Purchase of Canvas for Kingsport City Schools (AF-166-2025) (David Frye)**

RESOLUTION NO. 2025-266 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN ORDER FORM TO RENEW THE CANVAS SOFTWARE SUBSCRIPTION FROM INSTRUCTURE, INC. FOR KINGSFORT CITY SCHOOLS AND ANY OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

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XIII. COMMUNICATIONS

1. City Manager

Mr. McCartt congratulated Chief Phipps on his retirement and expressed his appreciation for all he has done for Kingsport, noting he has left a legacy. He also offered congratulations to future Chief Bellamy who will be taking over. He thanked staff in regard to the budget, pointing out more time has been spent on this budget which has presented a tremendous amount of challenges. Mr. McCartt also thanked the board for the time that has been put in since last July with this being a busy fiscal year. He mentioned his six year anniversary as city manager is next week, stating he appreciated the support, confidence and trust from the board.

2. Mayor and Board Members

Alderman Mayes congratulated the city manager for six years and the police chief for his service, noting the turnout of officers earlier for support. Alderman Cooper mentioned the upcoming 4th of July events and commented on the new murals that are popping up downtown courtesy of Joseph Maye. She thanked Alderman George for an opportunity at Bays Mountain with Jamie the Fox. She also noted as a point of interest that a child born on Father's Day was named Bays. Alderman George stated Bays Mountain is looking at programs to expose more children to the animals. She thanked Chief Phipps for everything he'd done and thanked Chris for supporting the board with seven different viewpoints, pointing out they all want what is best for Kingsport. Alderman Baker congratulated Chief Phipps on his retirement and the city manager on six years and for always keeping everyone up to date. Alderman Phillips commented on new businesses and restaurants all over town. He also encouraged citizens to come to the Red, White and Boom event and provided details. He pointed out the Chief is strategically retiring just before this busy holiday, noting he will be missed and he's looking forward to working with Chief Bellamy. Vice-Mayor Duncan recognized the Chief, noting everything he has done has been with integrity. He wished Alderman Mayes a happy retirement as well after 36 years of service. The Vice Mayor also pointed out at the next meeting the BMA will be wearing Funfest shirts to follow tradition. Mayor Montgomery stated he appreciated the city manager's hard work on the budget, noting there is now relief on his forehead. He also thanked staff and the rest of the board stating the City is fortunate to have dedicated people working. Lastly the Mayor congratulated Chief Phipps.


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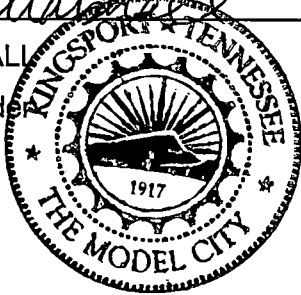
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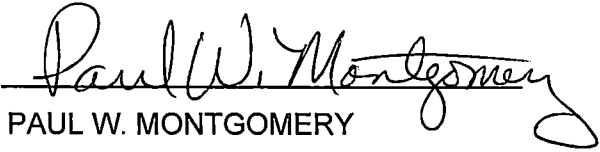
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XIV.ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:49 p.m.


ANGELA MARSHALL
Deputy City Recorder




PAUL W. MONTGOMERY
Mayor