



## **BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES**

**Monday, February 19, 2024 at 4:30 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  
Alderman James Phillips

- I. **CALL TO ORDER** 4:30 pm by Mayor Shull.
- II. **ROLL CALL** by City Recorder/Treasurer Lisa Winkle.
- III. **DISCUSSION ITEMS**

1. **Fire Dept. Update** - Chief Boyd

Chief Boyd gave a presentation highlighting the many services offered by the Fire Department including prevention, inspection and emergency medical services. He noted they are one of the only seven accredited agencies in Tennessee and have an ISO rating of 2. The Chief discussed the demographics of the employees and equipment as well as statistics regarding calls for service. Lastly, he updated the board on the Station 2 project and also the future Station 9 project. There was some discussion as he answered questions from the board.

2. **Legislative Packet**

The City Manager provided a summary on this item, noting there would be a press release forthcoming. Deputy City Manager McReynolds provided further information, noting it would be quicker than other TDOT projects because the funding was already in place. Mr. McCart provided details on property taxes and remaining in position to have the ability to raise them for projects, noting support of the comptrollers effort to modernize and streamline the property assessor's appraisal process.

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**IV. REVIEW OF BUSINESS MEETING AGENDA**

City staff gave a summary for each item on the February 20, 2024 proposed agenda. The following items were discussed at greater length or received specific questions of concerns.

**VIII.1 Consideration of an Ordinance to Establish a Historic District Overlay Applied to the 100 Block Broad Street (AF-50-2024)** Savanna Garland gave a presentation on this item, noting this is for the 100 block only and it is a request from the Kingsport Downtown Association. 16 parcels with 12 separate owners with most of the structures over 100 years old. Only one property owner was in opposition. The City Manager and the City Attorney provided further details and answered questions on this process versus not passing this item. There was considerable discussion.

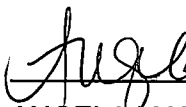
**XI.3 Consideration of a Resolution Authorizing the Mayor to Sign Agreements with BlueCross BlueShield of Tennessee Foundation and PlayCore Wisconsin, Inc. for the Development of BlueCross Healthy Place Park at Kingsport Riverwalk Park (AF-33-2024)** Mr. McCartt talked about this item, noting we were pleased to receive this donation from Blue Cross Blue Shield to fund Healthy Places project located off of Netherland Inn roundabout, noting the total amount for the project was 6.5 million and 1.3 million set aside for maintenance. He stated it was incredible to get a project of this magnitude for a city of our size. He noted it is still in design phase and there is not have a timeline yet but should move to construction phase very soon.

**V. ITEMS OF INTEREST**

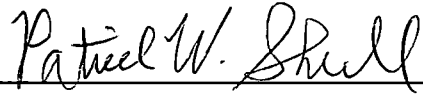
**1. Projects Status Report**

**VI. ADJOURN**

Seeing no other matters presented for discussion, Mayor Shull adjourned the meeting at 6:05 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
PATRICK W. SHULL  
Mayor



## BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, February 20, 2024 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

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 Girl Scout Troop #463
- III. **INVOCATION** led by Greg Burton, Sr. Pastor, Colonial Heights Baptist Church.
- IV. **ROLL CALL** by City Recorder/Treasurer Lisa Winkle.
- V. **RECOGNITIONS AND PRESENTATIONS** None.
- VI. **APPOINTMENTS** None.
- VII. **APPROVAL OF MINUTES** (*These items are approved under one motion.*)

Motion made by Alderman Olterman, Seconded by Alderman Cooper.

Passed: All present voting "aye."

1. **February 5, 2024 - Work Session**

2. **February 6, 2024 - Business Meeting**

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**VIII. PUBLIC HEARINGS**

- 1. Consideration of an Ordinance to Establish a Historic District Overlay Applied to the 100 Block Broad Street (AF-50-2024) (Savannah Garland)**

Vice-Mayor George clarified there were four property owners in favor, one against, one opposed. She explained why she would be voting against this regarding her situation with her property on the 300 block. The City Manager stated a lot of work was done by city staff with several meetings with the property owners. He confirmed it was another tool in the toolbox to protect and preserve these downtown properties.

Motion made by Alderman Olterman, Seconded by Alderman Montgomery.

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO ESTABLISH A HISTORIC DISTRICT OVERLAY FOR PROPERTY LOCATED ALONG THE 100 BLOCK OF BROAD STREET IN THE 11TH 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" except Vice Mayor George voting "nay."

**COMMENT**

Mayor Shull invited citizens in attendance to speak. Rhonda Morris stated concerns about the rezoning ordinance. There being no one else coming forward, the mayor closed the public comment section.

**IX. BUSINESS MATTERS REQUIRING FIRST READING**

- 1. Consideration of a Budget Adjustment Ordinance for Various Funds in FY24 (AF-62-2024) (Chris McCartt)**

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

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."

**X. BUSINESS MATTERS REQUIRING FINAL ADOPTION**

- 1. Consideration of an Ordinance to Amend Chapter 22 Buildings and Building Regulations Article III Section 22-96 as it Relates to Adopted Codes (AF-6-2024) (Jessica Harmon)**

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

**ORDINANCE NO. 7136** AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF KINGSFORT, TENNESSEE, CHAPTER 22, ARTICLE III, SECTION 22-96 RELATING TO CODES ADOPTED BY REFERENCE; 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 a Budget Adjustment Ordinance for Various Funds in FY24 (AF-25-2024) (Chris McCartt)**

At the request of the City Recorder, the City Manager stated this item will establish a special revenue fund for the Public Art Commission, noting typically this would be called out in a separate budget ordinance..

Motion made by Alderman Olterman, Seconded by Alderman Phillips.

**ORDINANCE NO. 7137** 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

**3. Consideration of an Ordinance to Amend Zoning of Tax Map 061D, Group E, Parcel 023.10 Located Along N Eastman Road from the R-1C, Residential District, to the P-1, Professional Offices District (AF-35-2024) (Ken Weems)**

Vice-Mayor George clarified the city doesn't own this lot so the owner would have to request any change in the zoning. Phillips clarified that the vote tonight is just to rezone and not the cell tower and the better use is that it is not residential.

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

**ORDINANCE NO. 7138** AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG N EASTMAN ROAD FROM THE R-1C, RESIDENTIAL DISTRICT TO THE P-1, PROFESSIONAL OFFICES DISTRICT IN THE 11<sup>TH</sup> 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 Duncan, Vice Mayor George, Alderman Olterman, Alderman Phillips and Mayor Shull voting "aye;" Alderman Cooper and Alderman Montgomery voting "nay."

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

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XI. OTHER BUSINESS

1. **Consideration of a Resolution to Enter into a Professional Services Agreement with Cain Rash West Architects (CRW) for the Kingsport Sanitation Facility Design and Authorizing the Mayor to Sign All Applicable Documents (AF-43-2024) (Ryan McReynolds)**

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

**RESOLUTION NO. 2024-187** A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH CAIN RASH WEST ARCHITECTS FOR THE KINGSFORT SANITATION FACILITY DESIGN 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 Awarding the Bids for the Purchase of Various Water and Sewer Maintenance Items (AF-56-2024) (Ryan McReynolds)**

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

**RESOLUTION NO. 2024-188** A RESOLUTION AWARDDING THE BID FOR THE PURCHASE OF VARIOUS WATER AND SEWER MAINTENANCE ITEMS TO FERGUSON ENTERPRISE, CONSOLIDATED PIPE & SUPPLY, INC., CORE & MAIN, INC., CITCO WATER, WALTER A. WOOD SUPPLY COMPANY AND JABO SUPPLY CORPORATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE SAME

Passed: All present voting "aye."

3. **Consideration of a Resolution Authorizing the Mayor to Sign Agreements with BlueCross BlueShield of Tennessee Foundation and PlayCore Wisconsin, Inc. for the Development of BlueCross Healthy Place Park at Kingsport Riverwalk Park (AF-33-2024) (Michael Borders)**

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

**RESOLUTION NO. 2024-189** A RESOLUTION APPROVING VARIOUS AGREEMENTS WITH BLUECROSS BLUE SHIELD OF TENNESSEE FOUNDATION AND PLAYCORE WISCONSIN, INC., AS PART OF A HEALTHY PLACE GRANT FOR THE DEVELOPMENT OF BLUECROSS HEALTHY PLACE AT KINGSFORT RIVERWALK AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENTS AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

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- 4. Consideration of a Resolution for Acceptance of Weigel Foundation Gift (AF-49-2024)**  
(Scott Boyd)

Motion made by Alderman Montgomery, Seconded by Alderman Cooper.

**RESOLUTION NO. 2024-190** A RESOLUTION APPROVING VARIOUS AGREEMENTS WITH BLUECROSS BLUE SHIELD OF TENNESSEE FOUNDATION AND PLAYCORE WISCONSIN, INC., AS PART OF A HEALTHY PLACE GRANT FOR THE DEVELOPMENT OF BLUECROSS HEALTHY PLACE AT KINGSFORT RIVERWALK AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENTS AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

- 5. Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary to Apply for and Accept an American Rescue Plan (ARP) Grant from the Federal Transit Administration and U.S. Department of Transportation (AF-53-2024)**  
(Candace Sherer)

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

**RESOLUTION NO. 2024-191** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE AN AMERICAN RESCUE PLAN GRANT FROM THE FEDERAL TRANSIT ADMINISTRATION AND THE UNITED STATES DEPARTMENT OF TRANSPORTATION

Passed: All present voting "aye."

- 6. Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary to Apply and Accept a Section 5307 Capital Grant from FTA for Transit Vehicles from the U.S. Department of Transportation (AF-54-2024)** (Candace Sherer)

Motion made by Alderman Duncan, Seconded by Alderman Montgomery.

**RESOLUTION NO. 2024-192** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE A SECTION 5307 CAPITAL GRANT FROM THE FEDERAL TRANSIT ADMINISTRATION FOR TRANSIT VEHICLES FROM THE UNITED STATES DEPARTMENT OF TRANSPORTATION

Passed: All present voting "aye."

- 7. Consideration of a Resolution Awarding the Sole Bid for City Owned Surplus Real Property Located at 2004 Louita Avenue (AF-58-2024)** (Lisa Winkle)

Motion made by Alderman Montgomery, Seconded by Alderman Phillips.

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**RESOLUTION NO. 2024-193** A RESOLUTION APPROVING THE SALE OF SURPLUS REAL PROPERTY LOCATED AT 2004 LOUITA AVENUE 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."

- 8. Consideration of a Resolution Awarding the High Bid for City Owned Surplus Real Property Located at 185 Rock Springs Road (AF-60-2024) (Lisa Winkle)**

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

**RESOLUTION NO. 2024-194** A RESOLUTION APPROVING THE SALE OF SURPLUS REAL PROPERTY LOCATED AT 185 ROCK SPRINGS ROAD AND AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT FOR THE SAME AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT AND THIS RESOLUTION

Passed: All present voting "aye."

- 9. Consideration of a Resolution Awarding the High Bid for City Owned Surplus Real Property Located at 721 Fairview Avenue (AF-59-2024) (Lisa Winkle)?**

Motion made by Alderman Duncan, Seconded by Alderman Phillips.

**RESOLUTION NO. 2024-195** A RESOLUTION APPROVING THE SALE OF SURPLUS REAL PROPERTY LOCATED AT 721 FAIRVIEW AVENUE AND AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT FOR THE SAME AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT AND THIS RESOLUTION

Passed: All present voting "aye."

- 10. Consideration of a Resolution Authorizing the Mayor to Execute an Agreement for e-Rate Category Two Network Equipment for FY 2024-2025 (AF-51-2024) (David Frye)?**

Motion made by Alderman Olterman, Seconded by Alderman Cooper.

**RESOLUTION NO. 2024-196** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF E-RATE CATEGORY TWO NETWORK EQUIPMENT AND SERVICES THROUGH THE TENNESSEE EDUCATION BROADBAND CONSORTIUM FOR FISCAL YEAR 2024-2025 WITH PERSONAL COMPUTERS SYSTEMS, INC., FOR KINGSPOINT CITY SCHOOL'S USE

Passed: All present voting "aye."

- 11. Consideration to Approve the Issuance of a Certificate of Compliance for a Retail Food Store to Sell Wine (AF-57-2024) (Angie Marshall)**



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

Passed: All present voting "aye."

- 12. Consideration of a Resolution Cancelling the March 4, 2024, Work Session and the March 5, 2024, Business Meeting of the Board of Mayor and Aldermen (AF-70-2024) (Chris McCartt)**

Motion made by Alderman Olterman, Seconded by Alderman Cooper.

**RESOLUTION NO. 2024-197** A RESOLUTION CANCELLING THE MARCH 4, 2024, WORK SESSION AND THE MARCH 5, 2024, REGULAR MEETING OF THE BOARD OF MAYOR AND ALDERMEN IN ACCORDANCE WITH ARTICLE III, SEC. 7 OF THE CHARTER OF THE CITY OF KINGSFORT, TENNESSEE

Passed: All present voting "aye."

**XII. CONSENT AGENDA** None.

**XIII. COMMUNICATIONS**

**1. City Manager**

Mr. McCartt had no comments.

**2. Mayor and Board Members**

Alderman Duncan stated Keep Kingsport Beautiful recently won a national award in San Diego for pollinated gardens and mentioned the next outdoor cleaning is April 4th. Alderman Cooper commented on the goats around town also won an award first place for making art active. Alderman Montgomery thanked BCBS and Weigel's for their contribution. He stated there will be a classical concert at Robinson Middle School for black history month and they will have it in JC and Bristol also. Alderman Phillips reminded everyone of the governors visit and tour of the dental school for support and thanking the partnerships for making this happen. He indicated March 8-10 is the 50th anniversary for the Kingsport Home Show at Meadowview and there will be a major partnership announcement on Friday when it begins. Alderman Olterman thanked the board members and citizens of Kingsport to being able to serve for nine years. Vice-Mayor George remarked it's the fourth weekend of swimming competition as well as other conventions. She pointed out early voting for the school-board elections has started and this will be the deciding vote for who the school representatives will be for Kingsport. She also commented on the new pickleball courts. Mayor Shull commented on the range of types of items voted on from buying, selling, zoning and grants, stating all business is serious and the board takes it very seriously.

**BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES**

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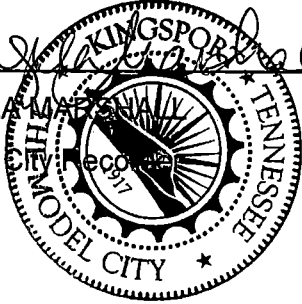
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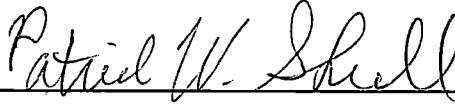
**XIV.ADJOURN**

Seeing no other matters presented for discussion, Mayor Shull adjourned the meeting at 8:02 p.m.

  
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ANGELA MAFFEY  
Deputy



  
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PATRICK W. SHULL  
Mayor