



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, January 20, 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

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 Cub Scout Troop 49.
- III. **INVOCATION** led by Alderman Mayes.
- IV. **ROLL CALL** by City Recorder Travis Bishop. Absent: Alderman James Phillips
- V. **RECOGNITIONS AND PRESENTATIONS**
 1. **Human Trafficking Prevention Month** - Mayor Montgomery

VI. **COMMENT**

Mayor Montgomery invited citizens in attendance to speak. Derrick Browder commented on previous discussions from the Board of Education. Alice Page commented on the agenda item concerning data centers and cryptocurrency. The mayor then closed the public comment section.

VII. **APPOINTMENTS**

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

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

Passed: All present voting "aye."

1. **December 15, 2025 - Work Session**
2. **December 16, 2025 - Business Meeting**

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

1. **Conduct a Public Hearing and Consideration of an Ordinance to Amend the Zoning Ordinance as it Pertains to Residential Foundation Requirements (AF-17-2026)** (Ken Weems)

PUBLIC HEARING - None.

Motion made by Alderman George, Seconded by Alderman Mayes.

AN ORDINANCE AMENDING SECTION 114-131 OF THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE, PERTAINING TO FOUNDATION REQUIREMENTS FOR RESIDENTIAL DWELLINGS; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

2. **Conduct a Public Hearing and 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)

PUBLIC HEARING - None.

Motion made by Alderman Baker, Seconded by Alderman George.

AN ORDINANCE AMENDING CHAPTER 114 OF THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE, PERTAINING TO DATA CENTERS AND CRYPTOCURRENCY MINING; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

3. **Consideration of a Budget Adjustment Ordinance for the General Fund in FY26 (AF-23-2026)** (Chris McCartt)

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

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."

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X. BUSINESS MATTERS REQUIRING FINAL ADOPTION

1. **Consideration of a Budget Adjustment Ordinance for Various Funds in FY2026** (AF-343-2025) (Chris McCartt)

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

ORDINANCE NO. 7238 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, Mayor Montgomery

2. **Consideration of an Ordinance to Amend the FY 2026 General Purpose School Fund Budget and the General Project Fund Budget** (AF-333-2025) (David Frye)

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

ORDINANCE NO. 7239 AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL FUND BUDGET AND THE GENERAL PROJECTS FUND BUDGET 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, Mayor Montgomery

XI. OTHER BUSINESS

1. **Consideration of a Resolution Authorizing the Mayor to Execute an Agreement with Thompson & Litton for Phase 2 of the Architectural Services for the New Elementary School and Associated Work at the Lynn View Community Center Site** (AF-01-2026) (David Frye)

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

RESOLUTION NO. 2026-139 A RESOLUTION APPROVING AN AGREEMENT WITH THOMPSON & LITTON, INC., FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR PHASE 2 OF THE NEW ELEMENTARY SCHOOL AND ASSOCIATED WORK AT THE LYNN VIEW COMMUNITY CENTER SITE 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."

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2. Consideration of a Resolution Authorizing the Mayor to Execute an Agreement with Thompson & Litton for Renovations at Dobyns-Bennett High School (AF-02-2026) (David Frye)

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

RESOLUTION NO. 2026-140 A RESOLUTION AUTHORIZING AN AGREEMENT WITH THOMPSON & LITTON FOR RENOVATIONS AT DOBYNSBENNETT HIGH SCHOOL 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."

3. Consideration of a Resolution Authorizing the City Manager to Execute a Purchase Order to Dell Marketing LP for Laptops for Kingsport City Schools (AF-12-2026) (David Frye)

Motion made by Alderman Mayes, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-141 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO DELL MARKETING LP FOR 180 LAPTOPS FOR KINGSPOUR CITY SCHOOLS

Passed: All present voting "aye."

4. Consideration of a Resolution Renewing the Award for Generator Services (AF-08-2026) (Ryan McReynolds)

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

RESOLUTION NO. 2026-142 A RESOLUTION RENEWING THE AWARD OF BID FOR GENERATOR SERVICES TO NIXON POWER SERVICES AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE RENEWAL

Passed: All present voting "aye."

5. Consideration of a Resolution to Enter into a Lease Extension Agreement with the Upper East Tennessee Human Development Agency, Inc. (AF-11-2026) (Michael T. Borders)

Motion made by Alderman George, Seconded by Alderman Baker.

RESOLUTION NO. 2026-143 A RESOLUTION APPROVING AMENDMENT 3 TO THE LEASE BETWEEN THE CITY OF KINGSPOUR AND UPPER EAST TENNESSEE HUMAN DEVELOPMENT AGENCY AND AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AMENDMENT

Passed: All present voting "aye."

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6. **Consideration of a Resolution to Amend a Lease Agreement with the United Way of Greater Kingsport** (AF-15-2026) (Michael T. Borders)

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

RESOLUTION NO. 2026-144 A RESOLUTION APPROVING AMENDMENT 3 TO THE LEASE BETWEEN THE CITY OF KINGSFORT AND THE UNITED WAY OF GREATER KINGSFORT AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME 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 Purchase Three (3) 2026 Chevrolet 1500 4WD Crew Cab with Police Package Utilizing TN State Contract** (AF-22-2026) (Ryan McReynolds)

Motion made by Alderman Baker, Seconded by Alderman George.

RESOLUTION NO. 2026-145 A RESOLUTION AUTHORIZING THE PURCHASE OF THREE 2026 CHEVROLET 1500 FOUR WHEEL DRIVE CREW CAB TRUCKS WITH POLICE PACKAGE FROM ALAN JAY FLEET SALES UTILIZING TENNESSEE STATE CONTRACT NO.: 88753; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE SAME

Passed: All present voting "aye."

8. **Consideration of a Resolution Approving Change Order One to the Boone Street Demolition Project and Ratifying the Mayor's Execution of the Same** (AF-03-2026) (Jessica Harmon)

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

RESOLUTION NO. 2026-146 A RESOLUTION APPROVING A CHANGE ORDER TO THE CONTRACT WITH ENVIRONMENTAL HOLDINGS GROUP D/B/A ALLOY GROUP FOR THE DEMOLITION OF 609-611 BOONE STREET; RATIFYING THE MAYOR'S EXECUTION OF THE SAME AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE CHANGE ORDER

Passed: All present voting "aye."

9. **Consideration of a Resolution to Purchase a Drone from Skydio for use by the Kingsport Police Department, Utilizing a Sourcewell Cooperative Agreement** (AF-04-2026) (Chief Bellamy)

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Motion made by Alderman George, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-147 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO AXON ENTERPRISES, INC. UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 101223-AXN FOR A DRONE FOR USE BY THE KINGSPORT POLICE DEPARTMENT

Passed: All present voting "aye."

10. **Consideration of a Resolution to Refund Series 2013B General Obligation Bonds and Issue General Obligation Refunding Bonds, Series 2026B, Not to Exceed \$12,500,000 (AF-18-2026)** (Travis Bishop)

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

RESOLUTION NO. 2026-148 RESOLUTION AUTHORIZING THE EXECUTION, TERMS, ISSUANCE, SALE, AND PAYMENT OF NOT TO EXCEED \$12,500,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2026B, OF THE CITY OF KINGSPORT, TENNESSEE, AND PROVIDING THE DETAILS THEREOF

Passed: All present voting "aye."

11. **Consideration of an Initial Resolution Authorizing the Issuance of Not-to-Exceed \$16,500,000 General Obligation Public Improvement Bonds, Series 2026A (AF-19-2026)** (Travis Bishop)

Motion made by Alderman George, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-149 INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$16,500,000 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2026A OF THE CITY OF KINGSPORT, TENNESSEE, TO PROVIDE FUNDING FOR CERTAIN PUBLIC WORKS PROJECTS AND TO FUND THE INCIDENTAL AND NECESSARY EXPENSES RELATED THERETO

Passed: All present voting "aye."

12. **Consideration of a Resolution Authorizing the Execution, Sale, and Issuance of Not-to-Exceed \$16,500,000 General Obligation Public Improvement Bonds, Series 2026A (AF-20-2026)** (Travis Bishop)

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

RESOLUTION NO. 2026-150 RESOLUTION AUTHORIZING THE EXECUTION, TERMS, ISSUANCE, SALE, AND PAYMENT OF NOT TO EXCEED \$16,500,000 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2026A, OF THE CITY OF KINGSFORT, TENNESSEE, AND PROVIDING THE DETAILS THEREOF

Passed: All present voting "aye."

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

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

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

1. Consideration of a Resolution to Approve the Permanent Installation of two Public Art Pieces (AF-06-2026) (Michael T. Borders)

RESOLUTION NO. 2026-151 A RESOLUTION APPROVING THE PERMANENT INSTALLATION OF "PORTAL" AT THE KINGSFORT AREA TRANSIT SERVICE PROPERTY AND THE FOX DEN PLAYGROUND SCULPTURE AT BAYS MOUNTAIN PARK, AND APPROVING THE SCULPTURE AS PUBLIC ART

2. Consideration of a Resolution of Formal Acceptance of Deeds and Deeds of Easement (AF-21-2026) (Rowlett)

RESOLUTION NO. 2026-152 A RESOLUTION TO ACCEPT DEEDS, DEEDS OF EASEMENT, AND OTHER MUNIMENT OF TITLE FROM THE VARIOUS PROPERTY OWNERS AND OTHERS HAVING AN INTEREST IN PROPERTY AS HEREINAFTER SET OUT, CONVEYING TO THE CITY OF KINGSFORT, A MUNICIPAL CORPORATION OF THE STATE OF TENNESSEE, TITLE TO THE PROPERTY DESCRIBED IN SUCH DEEDS, DEEDS OF EASEMENT, AND OTHER MUNIMENT OF TITLE, LOCATED IN THE 7 TH, 10TH, 11TH, 12TH AND 18 TH CIVIL DISTRICTS OF SULLIVAN COUNTY, TENNESSEE. AND THE 6TH CIVIL DISTRICT OF HAWKINS COUNTY, TENNESSEE

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XIII. COMMUNICATIONS

1. City Manager

Mr. McCartt commented on all the work that has been done by everyone regarding the Lee Property project and how it will be beneficial to Kingsport. He remarked on the good presentation regarding capital projects at the work session and talked about the timeline for the work to be done. He offered his thanks to Raymond James for their guidance with helping the bond items to become a reality. He mentioned the Data Center and Cryptocurrency item is not a one size fits all solution, but the action tonight makes Kingsport a leader in the region. Lastly, he noted we are watching the weather for possible snow this weekend and the city will be prepared to manage it.

2. Mayor and Board Members

Alderman Mayes mentioned the upcoming weather event and thanked the police, fire and public works employees who are always out working in it. Alderman Cooper was appreciative of the presentations at the work session, noting she has encouraged citizens to attend the work sessions to hear what's going on, pointing out there is more information presented and discuss at those meetings than the actual business meetings. Alderman George agreed with Alderman Cooper about the housing presentation at the work session and how that project will be providing hope for that property. She also recognized all the city workers who will be out in the cold next week. Lastly, she noted it was election time for local officials and hoped people would consider running for the County Commission or the BMA as her seat would be open. Vice-Mayor Duncan thanked those who organized and participated in the MLK parade yesterday. He also pointed out that In 2025 there were 591 families who chose to live in Kingsport and encouraged citizens to welcome them. Mayor Montgomery also gave a shoutout to KHRA for their efforts.

XIV. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:16 p.m.


ANGELA MARSHALL
Deputy City Recorder
PAUL W. MONTGOMERY
Mayor