



## BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, October 07, 2025 at 7:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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### **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

Angie Marshall, City Clerk/Deputy City Recorder

- I. **CALL TO ORDER** 7:00 pm by Mayor Montgomery.
- II. **PLEDGE OF ALLEGIANCE TO THE FLAG** III. **INVOCATION** led by Asst. Fire Marshall Barry Carr.
- IV. **ROLL CALL** by Deputy City Recorder Angie Marshall. Absent: Alderman James Phillips.
- V. **RECOGNITIONS AND PRESENTATIONS**
  - 1. **Proclamation: Domestic Violence Awareness Month - Kristen Hall, Community Response Coordinator** (Alderman Cooper)

### **VI. COMMENT**

Mayor Montgomery invited citizens in attendance to speak. Tim Sanders commented on duplicate tax bills and then the mayor closed the public comment section.

### **VII. APPOINTMENTS** None.

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

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

Passed: All present voting "aye."

- 1. **September 15, 2025 - Work Session**
- 2. **September 16, 2025 - 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 045E, Parcels 01.00, 00.26 and 00.27 Located along Fairview Avenue from the R-1C, Residential District to B-3, Highway-Oriented Business District (AF-271-2025) (Jessica McMurray)~~ *This item was pulled from the agenda.*
2. **Consideration of an Ordinance to Establish a Local Jurisdiction Property Tax Relief Program and to Set the Amount of Property Tax Relief for Tax Roll Year 2025 (AF-257-2025) (Chris McCartt)**

Motion made by Alderman Mayes, Seconded by Alderman Baker.

AN ORDINANCE TO ESTABLISH A LOCAL JURISDICTION PROPERTY TAX RELIEF PROGRAM TO BENEFIT THE ELDERLY LOW INCOME TAXPAYERS, TOTALLY AND PERMANENTLY DISABLED TAXPAYERS, DISABLED VETERAN TAXPAYERS AND WIDOWERS OF DISABLED VETERAN TAXPAYERS AND TO SET A FIXED AMOUNT FOR TAX ROLL YEAR 2025

Passed: All present voting "aye."

3. **Consideration of a Budget Adjustment Ordinance for Various Funds in FY26 (AF-260-2025) (Chris McCartt)**

Motion made by Vice Mayor Duncan, 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 FY 2026 School General Purpose Fund Budget (AF-265-2025) (David Frye)**

Motion made by Alderman Cooper, Seconded by Alderman Mayes.

**ORDINANCE NO. 7228** AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL 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



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- 2. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2026 (AF-261-2025) (John Morris)**

Motion made by Alderman George, Seconded by Alderman Baker.

**ORDINANCE NO. 7229** 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

- 3. Consideration of a Zoning Ordinance for the Bancroft Chapel Annexation (AF-262-2025) (Ken Weems, Ryan McReynolds)**

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

**ORDINANCE NO. 7230** AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED BANCROFT CHAPEL ROAD FROM COUNTY R-1, LOW DENSITY/SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-1C, RESIDENTIAL DISTRICT IN THE 10 TH 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 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 to Enter Into an Agreement with CainRashWest Architects for Architectural & Engineering Services for the Nature Center Renovation Phase 2, Entry Walk, and Event Terrace (AF-278-2025) (Michael T. Borders)**

Motion made by Alderman George, Seconded by Alderman Mayes.

**RESOLUTION NO. 2026-073** A RESOLUTION APPROVING AN AGREEMENT WITH CAINRASHWEST ARCHITECTS FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE NATURE CENTER RENOVATION PHASE 2, 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 City Manager to Execute Purchase Orders for Mowing of Various Locations (AF-246-2025) (Ryan McReynolds)**

Motion made by Alderman Baker, Seconded by Alderman George.

**RESOLUTION NO. 2026-074** 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 PURCHASE ORDERS FOR THE SAME

Passed: All present voting "aye."

**3. Consideration of a Resolution to Purchase Equipment to Replace Lift Station 301 – Airport Parkway from Southern Sales and Authorize the Mayor to Sign All Applicable Documents (AF-133-2025) (Ryan McReynolds)**

Motion made by Alderman George, Seconded by Alderman Cooper.

**RESOLUTION NO. 2026-075** A RESOLUTION AWARDDING THE BID FOR THE LIFT STATION 301- AIRPORT PARKWAY REPLACEMENT PROJECT TO SOUTHERN SALES 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."

**4. Consideration of a Resolution Renewing the Agreement for the Rental of a Caterpillar PM312 Cold Planer Roadway Milling Machine and Laymor Sweeper Closed Cab SM450 from Stowers Machinery and Authorizing the City Manager to Execute the Purchase Orders for the Same (AF-274-2025) (Ryan McReynolds)**

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

**RESOLUTION NO. 2026-076** A RESOLUTION APPROVING THE RENEWAL OF AN AGREEMENT FOR THE RENTAL OF A CATERPILLAR PM312 COLD PLANER ROADWAY MILLING MACHINE AND A LAYMOR SWEEPER CLOSED CAB SM450 TO STOWERS MACHINERY CORPORATION AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME

Passed: All present voting "aye."

**5. Consideration of a Resolution to Enter into an Agreement with AECOM for Development of the Kingsport Area Long Range Transportation Plan (AF-241-2025) (Ryan McReynolds)**



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Motion made by Alderman Baker, Seconded by Alderman Cooper.

**RESOLUTION NO. 2026-077** A RESOLUTION APPROVING AN AGREEMENT WITH AECOM TECHNICAL SERVICES, INC. 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."

**6. Consideration of a Resolution to Adopt the Sullivan County, Tennessee Multi-Hazard Mitigation Plan (AF-272-2025) (Jerry DeBerry)**

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

**RESOLUTION NO. 2026-078** A RESOLUTION TO ADOPT THE SULLIVAN COUNTY, TENNESSEE MULTI-HAZARD MITIGATION PLAN AND AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECUTATE THE ADOPTION OF THE PLAN OR THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

**7. Consideration of a Resolution Authorizing the Industrial Development Board of the City of Kingsport, Tennessee to Execute a Payment in Lieu of Tax (PILOT) Agreement with Maple Oak Apartments LP (AF-270-2025) (Jessica Harmon)**

Motion made by Alderman George, Seconded by Alderman Baker.

**RESOLUTION NO. 2026-079** A RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE TO NEGOTIATE AND ACCEPT FROM MAPLE OAK APARTMENTS LP IN LIEU OF AD VALOREM TAX WITH RESPECT TO A LOW AND MODERATE-INCOME MULTIFAMILY HOUSING PROJECT IN THE CITY OF KINGSPORT, TENNESSEE, AND FINDING THAT SUCH 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."

**8. Consideration of a Resolution to Donate Funds to the K-Play Sports Council Inc. for a Waterline Relocation at Riverwalk Park (AF-267-2025) (Michael T. Borders)**

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

**RESOLUTION NO. 2026-080** A RESOLUTION APPROVING A DONATION OF FUNDS TO KPLAY SPORTS COUNCIL, INC., IN SUPPORT OF THE RIVERWALK PARK DEVELOPMENT

Passed: All present voting "aye."

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- 9. Consideration of a Resolution to Purchase One (1) 2025 Pierce Enforcer Pumper Truck Utilizing Sourcewell Cooperative Purchasing Agreement (AF-264-2025) (Ryan McReynolds)**

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

**RESOLUTION NO. 2026-081** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO SIDDONS MARTIN EMERGENCY GROUP, LLC UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 113021-OKC FOR ONE 2025 PIERCE PUMPER TRUCK

Passed: All present voting "aye."

**XII. CONSENT AGENDA** *(These items are considered 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 Accept a Donation from the Friends of the Kingsport Archives for Restoration of J. Fred Johnson's Desk (AF-277-2025) (Michael T. Borders)**

**RESOLUTION NO. 2026-082** A RESOLUTION ACCEPTING A MONETARY DONATION FROM THE FRIENDS OF THE KINGSFORT ARCHIVES FOR RESTORATION OF J. FRED JOHNSON'S DESK

- 2. Consideration of a Resolution to Approve Right-of-Way Easements with Kingsport Power Company (AF-273-2025) (Michael Borders)**

**RESOLUTION NO. 2026-083** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE RIGHT-OF-WAY EASEMENTS WITH KINGSFORT POWER COMPANY

- 3. Consideration of a Resolution Approving an Application by the Kingsport Police Department for Membership in the Tennessee Law Enforcement Accreditation Program (AF-276-2025) (Chief Jason Bellamy)**

**RESOLUTION NO. 2026-084** A RESOLUTION APPROVING AN APPLICATION TO THE TENNESSEE ASSOCIATION OF CHIEFS OF POLICE LAW ENFORCEMENT ACCREDITATION PROGRAM AND AUTHORIZING THE MAYOR TO EXECUTE THE APPLICATION AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION



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### XIII. COMMUNICATIONS

#### 1. City Manager

Mr. McCartt commented on the duplicate tax bills recently sent out. He apologized for the inconvenience and noted that staff is working to prevent future billing errors. He restated the city's mission of accuracy, accountability and the highest level of customer service pointing out the recent purchase of new software that will make adjustments to improve the process.

#### 2. Mayor and Board Members

Alderman Baker offered congratulations to the DB band for being chosen to participate in the 100th Macy Day parade next year. Alderman Mayes had the city manager explain what steps would be taken for citizens to avoid paying their tax bill twice. Mr. Mayes also congratulated the band and commented on the milk dispensary at Robinson Middle School, noting it has been well received and one of the first schools in the state to adopt. Lastly, he pointed out the city is among the top schools in the region for standardized testing and commended the BOE, teachers and students. Alderman Cooper mentioned the DB football game is Thursday this week instead of Friday. She also commented on the trick or treat on the street event on October 25th which has drawn thousands in attendance. Vice Mayor Duncan stated leaf collection starts October 13th. He also commented on the band going to the Macy Day parade. The vice mayor stated former Alderman Olterman's celebration of life was very well done and he would have been proud, offering prayers to his family. The Mayor congratulated the DB band on their accomplishments. He also stated he was thankful to KEDB for facilitating the PILOT. He noted next Friday is the State of the City at Meadowview and encouraged everyone to come out. Lastly he mentioned the November 3rd work session with the BOE.

### XIV. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:01 p.m.

  
ANGELA MARSHALL

Deputy City Recorder

  
PAUL W. MONTGOMERY

Mayor