



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, August 19, 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 Paul Montgomery.

II. PLEDGE OF ALLEGIANCE TO THE FLAG led by H.O.P.E.

III. INVOCATION led by Alderman Gary Mayes

IV. ROLL CALL by City Recorder Travis Bishop.

V. RECOGNITIONS AND PRESENTATIONS

1. Keep Kingsport Beautiful Beautification Awards (Sharon Hayes)

VI. COMMENT

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

Tim Sanders commented on a rate increase by AEP.

VII. APPOINTMENTS None.

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

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

Passed: All present voting "aye."

- 1. August 5, 2025 - Work Session**
- 2. August 5, 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 Zoning of Tax Map 105, Parcel 02.04 and a Portion of Parcel 02.20 Located along Blakley Drive from the R-1B, Residential District to A-1, Agricultural District (AF-227-2025) (Jessica McMurray)**

PUBLIC HEARING: No one came forward.

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

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG BLAKLEY DRIVE FROM THE R-1B, RESIDENTIAL DISTRICT TO A-1, AGRICULTURAL DISTRICT IN THE 13TH 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. Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning Chapter 114 by Adding Religious Assembly as a Principal Use in the M-1, M-1R, and MX Zoning Districts (AF-231-2025) (Ken Weems)**

PUBLIC HEARING: No one came forward.

Motion made by Alderman Phillips, Seconded by Alderman Cooper.

AN ORDINANCE AMENDING SECTION 114-197(b)3, SECTION 114-197(c), and SECTION 114-353(4) OF CHAPTER 114 OF THE CODE OF ORDINANCES, CITY OF KINGSFORT, TENNESSEE, PERTAINING TO RELIGIOUS ASSEMBLY; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

- 3. Consideration of a Budget Adjustment Ordinance for Various Funds in FY25 (AF-232-2025) (John Morris)**

Motion made by Alderman Baker, Seconded by Alderman George.

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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."

4. Consideration of a Budget Adjustment Ordinance for the General Projects-Special Revenue Fund in FY26 (AF-233-2025) (Morris)

Motion made by Alderman George, Seconded by Alderman Mayes.

AN ORDINANCE TO AMEND THE GENERAL PROJECTS SPECIAL REVENUE FUND BUDGET FOR THE YEAR ENDING JUNE 30, 2026; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed: All present voting "aye."

5. Consideration of an Ordinance to Amend the FY 2026 School General Purpose Fund and General Projects Fund Budgets (AF-229-2025) (David Frye)

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

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: All present voting "aye."

6. Consideration of an Ordinance to Amend the FY 2026 School Special Projects Fund Budget (AF-230-2025) (David Frye)

Motion made by Alderman Phillips, Seconded by Alderman George.

AN ORDINANCE TO AMEND THE FY 2026 SCHOOL SPECIAL PROJECTS FUND BUDGET; 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 Adjustment Ordinance for Various Funds in FY2025 (AF-222-2025) (Chris McCartt)

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

ORDINANCE NO. 7220 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

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- 2. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2026 (AF-223-2025) (Chris McCartt)**

Motion made by Alderman Mayes, Seconded by Alderman Phillips.

ORDINANCE NO. 7221 AN ORDINANCE TO AMEND 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 to Authorize the Reimbursement of Materials Agreement Funds to Brickyard TN LLC, Related to the Brickyard Village Phase I Development (AF-225-2025) (Ryan McReynolds)**

Motion made by Alderman Phillips, Seconded by Alderman George.

RESOLUTION NO. 2026-038 A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO BRICKYARD TN, LLC RELATED TO THE BRICKYARD VILLAGE PHASE 1 DEVELOPMENT

Passed: All present voting "aye."

- 2. Consideration of a Resolution to Purchase One (1) Ditch Witch JT5 Horizontal Drill Utilizing Sourcewell Cooperative Purchasing Agreement (AF-215-2025) (Ryan McReynolds)**

Motion made by Alderman Baker, Seconded by Alderman George.

RESOLUTION NO. 2026-039 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO DITCH WITCH OF TENNESSEE UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 110421-CMV FOR ONE DITCH WITCH JT5 HORIZONTAL DRILL FOR USE BY PUBLIC WORKS

Passed: All present voting "aye."

- 3. Consideration of a Resolution to Approve a Contract with Esri Small Municipal and County Government Enterprise Agreement for Software Licenses (SGEA) (AF-235-2025) (Floyd Bailey)**

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

RESOLUTION NO. 2026-040 A RESOLUTION APPROVING AN ENTERPRISE AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE FOR GIS MAPPING

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SOFTWARE 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 Implement Grace AI Pilot Solution for City Customer Service by Hansen Banner, LLC (AF-236-2025) (Floyd Bailey)**

Motion made by Alderman Baker, Seconded by Alderman George.

RESOLUTION NO. 2026-041 A RESOLUTION APPROVING A STATEMENT OF WORK TO THE CONTRACT WITH HANSEN BANNER, LLC FOR THE HANSEN CUSTOMER INFORMATION SYSTEM GRACEAI PILOT PROGRAM AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE CHANGE ORDER

Passed: All present voting "aye."

- 5. Consideration of a Resolution to Amend the Scope of Work and Cost for the Hansen CIS Implementation Contract (AF-237-2025) (Floyd Bailey)**

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

RESOLUTION NO. 2026-042 A RESOLUTION APPROVING CHANGE ORDER NUMBER 3 TO THE CONTRACT WITH HANSEN BANNER, LLC FOR THE HANSEN CUSTOMER INFORMATION SYSTEM AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE CHANGE ORDER

Passed: All present voting "aye."

- 6. Consideration of a Resolution to Rename "Riverview Park" to "Jack Pierce, Sr. Park at Riverview" (AF-240-2025) (Michael T. Borders)**

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

RESOLUTION NO. 2026-043 A RESOLUTION APPROVING THE RENAMING OF RIVERVIEW PARK TO THE JACK PIERCE SR. PARK AT RIVERVIEW

Passed: All present voting "aye."

- 7. Consideration of a Resolution to Reject All Bids for the Irrigation Pump Upgrades for Cattails at MeadowView (AF-238-2025) (Michael T. Borders)**

Motion made by Alderman George, Seconded by Alderman Mayes.

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RESOLUTION NO. 2026-044 A RESOLUTION REJECTING ALL BIDS RELATED TO THE IRRIGATION PUMP UPGRADES FOR CATTAILS AT MEADOWVIEW

Passed: All present voting "aye."

- 8. Consideration of a Resolution to Approve the Rotary Sculpture *Unselfish Service Above All* as Public Art and to Accept the Donation of the Sculpture** (AF-195-2025) (Michael T. Borders)

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

RESOLUTION NO. 2026-045 A RESOLUTION ACCEPTING THE DONATION OF THE ROTARY SCULPTURE UNSELFISH SERVICE ABOVE ALL AND APPROVING THE SCULPTURE AS PUBLIC ART

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, Alderman Phillips, Mayor Montgomery

- 1. Consideration of a Resolution to Apply for and Accept Funding from a Tennessee State Museum Grant** (AF-226-2025) (Michael T. Borders)

RESOLUTION NO. 2026-046 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE A TENNESSEE STATE MUSEUM CAPITAL MAINTENANCE AND IMPROVEMENT GRANT FOR IMPROVEMENTS AT THE ALLANDALE ESTATE

- 2. Consideration of a Resolution to Approve the Instillation of Five Storm Drain Art Murals from the 8th Annual Storm Drain Art Contest** (AF-228-2025) (Michael T. Borders)

RESOLUTION NO. 2026-047 A RESOLUTION APPROVING FIVE STORM DRAIN ART MURALS FOR THE 8TH ANNUAL STORM DRAIN ART CONTEST

- 3. Consideration of a Resolution to Approve a Right-of-Way Easement with Kingsport Power Company** (AF-216-2025) (Bart Rowlett)

RESOLUTION NO. 2026-048 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A RIGHT-OF-WAY EASEMENT WITH KINGSFORT POWER COMPANY

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XIII. COMMUNICATIONS

1. City Manager

Mr. McCartt stated at 11:00 tomorrow morning will be the groundbreaking for IMAX at the Mall, noting this is very exciting for Kingsport and the region. He also mentioned there will only be one meeting in September due to the Labor Day holiday.

2. Mayor and Board Members

Alderman Mayes commented on the IMAX groundbreaking, pointing out many people have been working on this project a long time and it will make Kingsport unique. He commended KCS board members and administration for working hard to get the school year off to a great start. Alderman Cooper noted DB football starts their season this weekend at an away game and the first home game is the 29th. Alderman Baker mentioned the last item on the agenda, noting he has seen the plans and is excited for the work to start as it is a great addition to the city. He also commented on the presentation from Domtar yesterday at the work session, stating they will be working to keep the citizens updated on the progress. Alderman Phillips congratulated Vanessa Bennett for being named Chamber Executive professional of the year. He commented on football season and wished his dad a happy birthday. Vice-Mayor Duncan stated this Saturday kicks off the first fall cleanup for Keep Kingsport Beautiful. He also commented on HOPE and the work Stella Robinette does with that organization.

XIV. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 7:53 p.m.


ANGELA MARSHALL
Deputy City Recorder




PAUL W. MONTGOMERY
Mayor