



## BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES

Monday, February 02, 2026 at 4:30 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

Alderman James Phillips

I. **CALL TO ORDER** 4:30 pm by Mayor Montgomery.

II. **ROLL CALL** by City Recorder Travis Bishop.

### III. **DISCUSSION ITEMS**

#### 1. **Create Appalachia** - Davin Brown

Mr. Brown, President of the Board of Directors, gave a presentation on this item and recognized those who were in attendance with him. He gave details on the history, mission and vision of this organization as well as the significant regional economic impact. He also discussed the many programs and services offered to entrepreneurs as well as to the community. Mr. Brown pointed out that this a volunteer-based organization and introduced Vice President Barbara Raymond who stepped into the role the Interim Executive Director in December. Lastly, he talked about investment opportunities and ways for the community to provide support.

#### 2. **Projects Status Report** - Ryan McReynolds

Deputy City Manager McReynolds provided details regarding projects city-wide. Assistant City Manager Michael Borders and Public Works Director Michael Thompson also provided further information on specific projects. There was some discussion throughout the presentation. The City Manager reminded everyone these projects could be found on the website.

### IV. **REVIEW OF BUSINESS MEETING AGENDA**

City staff gave a summary for each item on the February 3, 2026 proposed agenda. The following items were discussed at greater length or received specific questions or concerns.

BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES

Monday, February 2, 2026, at 4:30 PM

Kingsport City Hall, 415 Broad Street, Boardroom

**IX.1 Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 032, a Portion of Parcel 015.20, Located along Bancroft Chapel Road from the M-1, Light Manufacturing District to PD, Planned Development District (AF-32-2026)** City Planner Jessica McMurray presented details on this owner requested zone change from Light Manufacturing District to Planned Development District in order to accommodate new housing. She pointed out the new zoning is compatible with adjacent city and county zoning and the Planning Commission has voted to send a positive recommendation in support of this action.

City Manager Chris McCartt introduced the new Budget Director Rebecca Wilson. He also provided details on the City's snow removal guidelines, noting these can be found on the website. He pointed out that every snowstorm is different and the response to them is dependent on the weather. Deputy City Manager Ryan McReynolds provided further details on garbage pickup updates because of the weather, and he encouraged citizens to look at the Kingsport Alerts page for information. Mr. McCartt thanked city employees for their all the work they have put in.

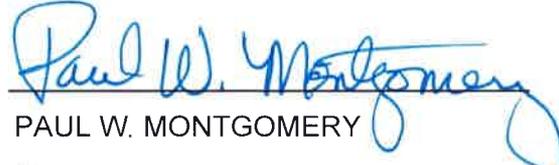
Alderman Cooper mentioned the weather had also affected local businesses and encouraged everyone to show support for them once it clears up. Alderman Mayes commented on the record low temperatures after the snow and expressed his appreciation for the employees out working in it. He also remarked on the sewer fees, pointing out the benefits of using the cash flow instead of bond money for projects and recognized previous boards for putting the city in good fiscal condition. Alderman Baker commended staff working in the weather.

**V. ITEMS OF INTEREST**

**VI. ADJOURN**

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 5:40 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder

  
PAUL W. MONTGOMERY  
Mayor