



BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 16, 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 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/CFO

Angie Marshall, City Clerk/Deputy City Recorder

I. **CALL TO ORDER** 7:00 pm by Mayor Paul Montgomery. Absent: Alderman Morris Baker

II. **PLEDGE OF ALLEGIANCE TO THE FLAG**

III. **INVOCATION** led by Alderman Betsy Cooper.

IV. **ROLL CALL** by City Recorder/CFO Travis Bishop.

V. **RECOGNITIONS AND PRESENTATIONS**

1. **Keep Kingsport Beautiful Beautification Awards** (Sharon Hayes)

2. **Public Relations Society of America Awards** (Mayor Montgomery)

VI. **COMMENT**

Mayor Montgomery invited citizens in attendance to speak. There being no one coming forward, the mayor closed the public comment section.

VII. **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. **June 1, 2026 - Work Session**

2. **June 2, 2026 - Business Meeting**

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 16, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

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

1. **Consideration of a Budget Adjustment Ordinance for Various Funds in FY2026** (AF-192-2026) (Chris McCartt)

Motion made by Alderman George, Seconded by Alderman Cooper,

AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE AMENDING THE 2025-2026 FISCAL YEAR BUDGET

Passed: All present voting "aye."

IX. BUSINESS MATTERS REQUIRING FINAL ADOPTION

1. **Conduct a Public Hearing and Consideration of an Ordinance to Adopt the FY 2026-2027 Community Development Block Grant Fund Budget** (AF-182-2026) (Chris McCartt)

PUBLIC HEARING: No one came forward.

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

ORDINANCE NO. 7265 AN ORDINANCE TO APPROPRIATE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE FISCAL YEAR ENDING JUNE 30, 2027; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

2. **Conduct a Public Hearing and Consideration of an Ordinance to Adopt the FY 2026-2027 Utility Enterprise Funds Budgets** (AF-181-2026) (Chris McCartt)

PUBLIC HEARING: No one came forward.

Motion made by Alderman Phillips, Seconded by Vice Mayor Duncan,

ORDINANCE NO. 7266 AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE ADOPTING THE ANNUAL BUDGET FOR THE FOLLOWING PROPRIETARY FUNDS WATER FUND SEWER FUND STORMWATER FUND FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027

Passed on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

3. **Conduct a Public Hearing and Consideration of an Ordinance to Adopt the FY 2026-2027 Budget** (AF-180-2026) (Chris McCartt)

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 16, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

PUBLIC HEARING: No one came forward.

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

ORDINANCE NO. 7267 AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027

Passed on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

4. Consideration of an Ordinance Adopting Water, Sewer, and Stormwater Rates Beginning July 1, 2026 (AF-170-2026) (Ryan McReynolds)

Motion made by Alderman George, Seconded by Alderman Phillips.

ORDINANCE NO. 7268 AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE ADOPTING WATER, SEWER, AND STORMWATER RATES BEGINNING JULY 1, 2026

Passed on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

5. Consideration of a Budget Adjustment Ordinance for Various Funds in FY2026 (AF-175-2026) (Chris McCartt)

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

ORDINANCE NO. 7269 AN ORDINANCE OF THE CITY OF KINGSPORT, TENNESSEE AMENDING THE 2025-2026 FISCAL YEAR BUDGET

Passed on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

6. Consideration of an Ordinance to Amend Zoning of Tax Map 0460, Group J, Parcels 17.00, 18.00, 19.00, Located along E. Sevier Avenue from the R-1B, Residential District to R-3, Low Density Apartment District (AF-171-2026) (Jessica McMurray)

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

ORDINANCE NO. 7270 AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG EAST SEVIER AVENUE FROM THE R-1B, RESIDENTIAL DISTRICT TO R-3, LOW DENSITY APARTMENT DISTRICT 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 on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 16, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

7. **Consideration of an Ordinance to Amend Zoning of Tax Map 062P, Group C, Parcel 01.00, Located along Fort Henry Drive from R-1B, Residential District to R-3, Low Density Apartment District (AF-172-2026) (Jessica McMurray)**

Motion made by Alderman George, Seconded by Alderman Phillips.

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG FORT HENRY DRIVE FROM THE R-1B, RESIDENTIAL DISTRICT TO R-3, LOW DENSITY APARTMENT DISTRICT 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 on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

8. **Consideration of an Ordinance to Amend Zoning of Tax Map 062P, Group C, Parcel 02.00, Located along Fort Henry Drive from the R-1B, Residential District to B-3, Highway-Oriented Business District (AF-173-2026) (Jessica McMurray)**

Motion made by Alderman George, Seconded by Alderman Mayes.

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG FORT HENRY DRIVE FROM THE R-1B, RESIDENTIAL DISTRICT TO B-3, HIGHWAY-ORIENTED BUSINESS DISTRICT 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 on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Alderman Phillips, Mayor Montgomery

At this time, Alderman Phillips notified the City Attorney that he meant to abstain from voting on the previous two agenda items. Upon the recommendation of Mr. Rowlett, Vice Mayor Duncan made a motion to suspend the rules for action forms 172 and 173 in order to vote on those items again. Alderman George seconded the motion with all present voting "aye" to suspend the regular rules and bring Items IX.7 and IX.8 back for reconsideration.

7. **Consideration of an Ordinance to Amend Zoning of Tax Map 062P, Group C, Parcel 01.00, Located along Fort Henry Drive from R-1B, Residential District to R-3, Low Density Apartment District (AF-172-2026) (Jessica McMurray)**

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 16, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

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

ORDINANCE NO. 7271 AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG FORT HENRY DRIVE FROM THE R-1B, RESIDENTIAL DISTRICT TO R-3, LOW DENSITY APARTMENT DISTRICT 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 on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Mayor Montgomery with Alderman Phillips abstaining.

8. **Consideration of an Ordinance to Amend Zoning of Tax Map 062P, Group C, Parcel 02.00, Located along Fort Henry Drive from the R-1B, Residential District to B-3, Highway-Oriented Business District (AF-173-2026) (Jessica McMurray)**

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

ORDINANCE NO. 7272 AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG FORT HENRY DRIVE FROM THE R-1B, RESIDENTIAL DISTRICT TO B-3, HIGHWAY-ORIENTED BUSINESS DISTRICT 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 on second reading with a roll call vote: Alderman Cooper, Vice Mayor Duncan, Alderman George, Alderman Mayes, Mayor Montgomery with Alderman Phillips abstaining.

X. OTHER BUSINESS

1. **Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Enter into a Materials Agreement with Integrity Building Group, LLC Related to the Fieldcrest Phase 3 Development (AF-188-2026) (Ryan McReynolds)**

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

RESOLUTION NO. 2026-266 A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A MATERIALS AGREEMENT WITH INTEGRITY BUILDING GROUP, LLC RELATED TO THE FIELDCREST PHASE 3 DEVELOPMENT AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 16, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

2. **Consideration of a Resolution to Award the Bid to Thomas Construction Company, Inc. for the Fordtown Road Bridge Remediation Project, and Authorize the Mayor to Sign All Applicable Documents** (AF-176-2026) (Ryan McReynolds)

Motion made by Alderman Phillips, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-267 A RESOLUTION AWARDING THE BID FOR THE FORDTOWN ROAD BRIDGE REMEDIATION PROJECT TO THOMAS CONSTRUCTION COMPANY, INC., 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."

3. **Consideration of a Resolution to Amend the Agreement with Mattern & Craig for the Fordtown Road Bridge Remediation Project, and Authorize the Mayor to Sign All Applicable Documents** (AF-179-2026) (Ryan McReynolds)

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

RESOLUTION NO. 2026-268 A RESOLUTION APPROVING AN AMENDMENT WITH MATTERN & CRAIG TO EXTEND THE SCOPE OF SERVICES FOR THE FORDTOWN ROAD BRIDGE REMEDIATION PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AMENDMENT

Passed: All present voting "aye."

4. **Consideration of a Resolution Authorizing the City Manager to Purchase Student Transportation Software and Related Hardware for Bus Routing from Tyler Technologies and Authorizing the Mayor to Sign All Necessary Documents** (AF-186-2026) (David Frye)

Motion made by Alderman Cooper, Seconded by Alderman Mayes.

RESOLUTION NO. 2026-269 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A QUOTE WITH TYLER TECHNOLOGIES FOR STUDENT TRANSPORTATION SOFTWARE AND RELATED HARDWARE FOR KINGSPOK CITY SCHOOLS AND AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 16, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

5. **Consideration of a Resolution to Ratify the Emergency Procurement of Contractual Services with Blue Tank and Pump Rental for Sewer Pump and Storage Services to Serve the Fieldcrest Annexation Area** (AF-191-2026) (Ryan McReynolds)

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

RESOLUTION NO. 2026-270 A RESOLUTION TO RATIFY THE EMERGENCY REPAIR CONTRACT WITH BLUE TANK AND PUMP RENTAL FOR THE SEWER PUMPING AND STORAGE SERVICES RELATED TO THE FIELDCREST ANNEXATION AREA, 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 Authorize the Reimbursement of Materials Agreement Funds to Integrity Building Group, LLC, Related to the Fieldcrest Phase 2 Development** (AF-187-2026) (Ryan McReynolds)

Motion made by Alderman George, Seconded by Alderman Phillips.

RESOLUTION NO. 2026-271 A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO INTEGRITY BUILDING GROUP, LLC FOR FIELDCREST PHASE 2 DEVELOPMENT

Passed: All present voting "aye."

7. **Consideration to Amend the Fee Resolution for FY 2027 Fees and Charges Provided for in the City Code** (AF-183-2026) (Travis Bishop)

Motion made by Alderman George, Seconded by Alderman Cooper.

RESOLUTION NO. 2026-272 A RESOLUTION SETTING THE RATES, FEES AND CHARGES AS PROVIDED BY THE CITY OF KINGSFORT CODE OF ORDINANCES

Passed: All present voting "aye."

8. **Consideration of a Resolution to Approve an Amendment with Cain Rash West Architects for Architectural and Engineering Services for the Nature Center Renovation Phase 2, Entry Walk, and Event Terrace** (AF-194-2026) (Michael T. Borders)

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

RESOLUTION NO. 2026-273 A RESOLUTION APPROVING AN AGREEMENT WITH CAIN RASH WEST ARCHITECTS TO EXTEND THE SCOPE OF SERVICES FOR THE BAYS MOUNTAIN NATURE CENTER RENOVATION PHASE 2, ENTRY WALK AND EVENT TERRACE PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 16, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

9. **Consideration of a Resolution Authorizing the Mayor to Execute Agreements with Various Agencies and Organizations for Services in Fiscal Year 2026-2027 Benefiting the General Welfare of Kingsport Residents** (AF-195-2026) (Chris McCartt)

Motion made by Alderman George, Seconded by Alderman Phillips.

RESOLUTION NO. 2026-274 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS WITH VARIOUS AGENCIES AND ORGANIZATIONS FOR SERVICES IN FISCAL YEAR 2026-2027 BENEFITING THE GENERAL WELFARE OF KINGSPORT RESIDENTS

Passed: All present voting "aye."

XI. CONSENT AGENDA *(These items are considered under one motion.)*

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

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

1. **Consideration of a Resolution Authorizing the Mayor's Signature on the Certification of Local Official, Determining that KHRA's Agency Plan is Consistent with the Consolidated Plan** (AF-193-2026) (Jessica Harmon)

RESOLUTION NO. 2026-275 A RESOLUTION TO AUTHORIZE THE MAYOR'S SIGNATURE ON THE CERTIFICATION BY STATE OR LOCAL OFFICIAL OF THE PUBLIC HOUSING AUTHORITY'S PLANS CONSISTENCY WITH THE CONSOLIDATED PLAN DOCUMENT AND ANY AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

2. **Consideration of a Resolution to Apply and Receive the Assistance to Firefighters Grant to Purchase a Mini-Pumper** (AF-189-2026) (Jerry DeBerry)

RESOLUTION NO. 2026-276 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE AN ASSISTANCE TO FIREFIGHTER'S GRANT THROUGH THE UNITED STATES FEDERAL ADMINISTRATION OF THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION, DEPARTMENT OF HOMELAND SECURITY

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 16, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

3. **Consideration of a Resolution to Apply and Receive the Assistance to Firefighters Grant (AF-190-2026)** (Jerry DeBerry)

RESOLUTION NO. 2026-277 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE AN ASSISTANCE TO FIREFIGHTER'S GRANT THROUGH THE UNITED STATES FEDERAL ADMINISTRATION OF THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION, DEPARTMENT OF HOMELAND SECURITY

4. **Consideration of a Resolution to Ratify the Emergency Procurement of Contractual Services with S&W Services for the Repair of High Service Pump No. 2 (AF-185-2026)** (Ryan McReynolds)

RESOLUTION NO. 2026-278 A RESOLUTION TO RATIFY THE MAYOR'S SIGNATURE APPROVING AN EMERGENCY REPAIR CONTRACT WITH S&W SERVICES, INC., FOR THE REPAIR OF HIGH SERVICE PUMP NO. 2, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

XII. COMMUNICATIONS

1. City Manager

Mr. McCartt pointed out that tonight will conclude the business meetings for FY26, stating he looked forward to the upcoming fiscal year. He expressed appreciation to staff for their work on the budget, noting they work on it all year long. He also remarked that he appreciated Tyra Copas as Human Resources Director and for all her efforts representing employees. Lastly, he thanked the board for their support and time.

2. Mayor and Board Members

Alderman Mayes complimented the communications department, stating he was proud of the city for investing. He mentioned citizens can access services on an app with city meetings available online as well. He commented on the efficiency of budget, noting it never stops even though a document was approved tonight. Alderman Cooper echoed comments regarding the budget, noting it is fluid process that ebbs and flows throughout the year. She also listed many upcoming events happening this summer. Alderman George pointed out it was her last budget to approve, stating she will miss all the meetings and expressed her appreciation to staff, noting she has learned a lot in 13 years. She remarked Kingsport is transparent and information is pushed out to citizens in addition to being on the website. Alderman Phillips echoed previous

BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, June 16, 2026 at 7:00 PM

Kingsport City Hall, 415 Broad Street, Boardroom

comments, noting the budget passed with no tax increase even though many cities in the region did have one. Vice Mayor Duncan congratulated Adrienne Batara and the communications department. He stated the budget is looked at on a regular basis all year long. He pointed out the Funfest store opens June 17 with Funfest being only 30 days away. Mayor Montgomery also congratulated the communications team. He stated July 4th is coming up and asked the BMA who can walk in the parade to participate. The mayor mentioned early voting also starts next month and the IMAX theatre will also open. Lastly, he thanked those in attendance.

XIII. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 8:29 p.m.



ANGELA MARSHALL
Deputy City Recorder



PAUL W. MONTGOMERY
Mayor