

Minutes of the Regular Business Meeting of the  
Board of Mayor and Aldermen of the City of Kingsport, Tennessee  
Tuesday, February 1, 2022, 7:00 PM  
City Hall, 415 Broad Street, Boardroom

PRESENT:

Board of Mayor and Aldermen

Mayor Patrick W. Shull, Presiding

Vice Mayor Colette George

Alderman Darrell Duncan

Alderman Paul Montgomery

Alderman Tommy Olterman

Alderman James Phillips

City Administration

Chris McCartt, City Manager

J. Michael Billingsley, City Attorney

Lisa Winkle, Treasurer/City Recorder

Angie Marshall, City Clerk/Deputy City Recorder

- I. **CALL TO ORDER:** 7:00 p.m., by Mayor Patrick W. Shull.
- II.A. **PLEDGE OF ALLEGIANCE TO THE FLAG:** Planning Manager Ken Weems.
- II.B. **INVOCATION:** Associate Pastor Misti McCreary – First United Methodist.
- III.A. **ROLL CALL:** By City Recorder Winkle. Absent: Alderman Betsy Cooper.
- IV.A. **RECOGNITIONS AND PRESENTATIONS.**
  1. Black History Month Proclamation (Alderman Montgomery).
- IV.B. **APPOINTMENTS/REAPPOINTMENTS.**  
*(These items are considered under one motion.)*

Motion/Second: George/Olterman, to approve:

1. **Reappointment to the Sullivan County Board of Equalization**  
(AF: 30-2022) (Mayor Shull).

Approve:

REAPPOINTMENT OF MR. JOHN CAMPBELL TO SERVE ANOTHER TERM ON THE  
**SULLIVAN COUNTY BOARD OF EQUALIZATION** EFFECTIVE IMMEDIATELY AND  
EXPIRING ON MARCH 31, 2024.

Passed: All present voting "aye."

2. **Reappointment to the Beverage Board** (AF: 31-2022) (Mayor Shull).

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Approve:

REAPPOINTMENT OF MR. STEVE LEHAIR TO SERVE ANOTHER THREE-YEAR TERM ON THE **BEVERAGE BOARD** EFFECTIVE IMMEDIATELY AND EXPIRING ON MARCH 31, 2025.

Passed: All present voting "aye."

**V. APPROVAL OF MINUTES.**

Motion/Second: Montgomery/Phillips, to approve minutes for the following meetings:

- A. January 18, 2022 Regular Work Session
- B. January 18, 2022 Regular Business Meeting

Approved: All present voting "aye."

**VI. COMMUNITY INTEREST ITEMS.**

**A. PUBLIC HEARINGS.** None.

**PUBLIC COMMENT.** Mayor Shull invited citizens in attendance to speak about any of the remaining agenda items. There being no one coming forward to speak, the Mayor closed the public comment segment.

**B. BUSINESS MATTERS REQUIRING FIRST READING.**

- 1. **Budget Adjustment for the General Project Fund in FY22**  
(AF: 33-2022) (Chris McCartt).

Motion/Second: Duncan/George, to pass:

AN ORDINANCE TO AMEND THE GENERAL PROJECT FUND BUDGET FOR THE YEAR ENDING JUNE 30, 2022; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on first reading: All present voting "aye."

**C. BUSINESS MATTERS REQUIRING FINAL ADOPTION.**

- 1. **Amend Urban Mass Transit Capital Grant Fund Budget by Appropriating Funds Received from TDOT to FY22 Operations Grant Project**  
(AF: 7-2022) (Chris Campbell)

Motion/Second: Olterman/Montgomery, to pass:

**ORDINANCE NO. 6993**, AN ORDINANCE TO AMEND URBAN MASS TRANSIT CAPITAL/GRANT FUND BUDGET FOR THE YEAR ENDING JUNE 30, 2022; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Duncan, George, Montgomery, Olterman, Phillips and Shull voting "aye."

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**2. Budget Adjustment for Various Funds in FY22 (AF: 23-2022)**  
(Chris McCartt).

Motion/Second: George/Phillips, to pass:

**ORDINANCE NO. 6994**, AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2022; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Duncan, George, Montgomery, Olterman, Phillips and Shull voting "aye."

**3. Amend Zoning of a Portion of Parcel 3, Tax Map 120 Located off Breckenridge Trace from R-1B (Residential District) to PD (Planned Development District) (AF: 9-2022) (Ken Weems).**

Motion/Second: Duncan/Olterman, to pass:

**ORDINANCE NO. 6995**, AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG BRECKENRIDGE TRACE FROM R-1B, RESIDENTIAL DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT IN THE 14TH 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 in a roll call vote: Duncan, George, Montgomery, Olterman, Phillips and Shull voting "aye."

**D. OTHER BUSINESS.**

**1. Authorize Reimbursement of Materials Agreement Funds to Integrity Building Group, LLC for the Miller Parke Phase 1 Development (AF: 26-2022) (Ryan McReynolds).**

Motion/Second: George/Montgomery, to pass:

**Resolution No. 2022-154**, A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO THE INTEGRITY BUILDING GROUP, LLC FOR THE MILLER PARKE PHASE 1 DEVELOPMENT

Passed: All present voting "aye."

**2. Authorize Reimbursement of Materials Agreement Funds to Landstar, LLC A/K/A Land Star Partners, LLC for the West Gate Phase 2 Development (AF: 27-2022) (Ryan McReynolds)**

Motion/Second: Duncan/Phillips, to pass:

**Resolution No. 2022-155**, A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO THE LAND STAR, LLC ALSO KNOWN AS LAND STAR PARTNERS, LLC FOR THE WEST GATE PHASE 2 DEVELOPMENT

Passed: All present voting "aye."

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**3. Authorize Reimbursement of Materials Agreement Funds to Landstar, LLC A/K/A Land Star Partners, LLC for the West Gate Phase 3 Development (AF: 28-2022) (Ryan McReynolds).**

Motion/Second: George/Olterman/, to pass:

**Resolution No. 2022-156, A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO THE LAND STAR, LLC ALSO KNOWN AS LAND STAR PARTNERS, LLC FOR THE WEST GATE PHASE 3 DEVELOPMENT**

Passed: All present voting "aye."

**4. Award Blanket Order for Generator Services (AF: 32-2022) (Ryan McReynolds).**

Motion/Second: Duncan/George, to pass:

**Resolution No. 2022-157, A RESOLUTION AWARDING A BLANKET ORDER FOR GENERATOR MAINTENANCE AND REPAIR SERVICES TO NIXON POWER SERVICES, L.L.C. AND AUTHORIZING THE CITY MANAGER TO EXECUTE A BLANKET ORDER FOR THE SAME**

Passed: All present voting "aye."

**VII. CONSENT AGENDA.** None.

**VIII. COMMUNICATIONS.**

**A. CITY MANAGER.** None.


**B. MAYOR AND BOARD MEMBERS.** Alderman Montgomery reminded everyone that Saturday was the rescheduled MLK parade. He mentioned February was Black History Month and thanked city staff for the historical display on the second floor of city hall. Lastly, he mentioned MTPO would be having an open house on Thursday to discuss the Center Street corridor. Alderman Phillips commented on the upcoming Chamber dinner on Friday night. Alderman Olterman mentioned the high school basketball playoffs. Alderman Duncan commented on the progress that has been made in the West Gate development, noting it would be an asset to the city. He invited citizens to the Valentine's Day Hop and Shop this Thursday evening downtown. Lastly, he mentioned the need for blood donors in the area as well as nationally. Mayor Shull also recognized Black History Month, pointing out it was a privilege to serve in the army ~~under several commanding officers who were black but were only seen as soldiers.~~ *with many soldiers*


**C. VISITORS.** None.

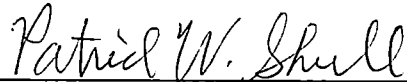
*P. Shull*

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**IX. ADJOURN.** Seeing no other business for consideration at this meeting, Mayor Shull adjourned the meeting at 7:29 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
PATRICK W. SHULL  
Mayor