

Minutes of the Regular Business Meeting of the  
Board of Mayor and Aldermen of the City of Kingsport, Tennessee  
Tuesday, May 3, 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 Betsy Cooper

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:** Nia Ailshie.

II.B. **INVOCATION:** Paul Montgomery, Alderman.

III.A. **ROLL CALL:** By City Recorder Winkle. Absent: Darrell Duncan.

IV.A. **RECOGNITIONS AND PRESENTATIONS.**

1. National Drinking Water Week Proclamation (Alderman Montgomery)
2. Donald E. Hunter Excellence in Economic Development Award for Brickyard/Cement Hill Project (Vice Mayor George)

IV.B. **APPOINTMENTS/REAPPOINTMENTS.** None.

V. **APPROVAL OF MINUTES.**

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

A. April 18, 2022 Regular Work Session

B. April 19, 2022 Regular Business Meeting

Approved: All present voting "aye."

VI. **COMMUNITY INTEREST ITEMS.**

A. **PUBLIC HEARINGS.**

1. **Vacate a Portion of Legion Drive & Midland Drive Right-of-Way**  
(AF: 98-2022) (Savannah Garland).

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**PUBLIC COMMENT ON ITEM VI.A.1. None.**

Motion/Second: George/Cooper, to pass:

AN ORDINANCE TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY ALONG LEGION DRIVE AND MIDLAND DRIVE SITUATED IN THE CITY OF KINGSFORT, ELEVENTH CIVIL DISTRICT OF SULLIVAN COUNTY; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

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

**2. Amend Zoning of Sullivan County Tax Parcel ID 076 001.00 Located Off Princeton Road, New Moore Road and Sullivan Gardens Parkway from B-4P (Planned Business District) to MX (Mixed-Use District) (AF: 116-2022) (Ken Weems).**

**PUBLIC COMMENT ON ITEM VI.A.2.** Several citizens from Sherry Street spoke in opposition of this item, citing concerns this development might have on their property. These citizens included Debra Frazier, Amy Boone, Hedy Teague, Fred Hite and Sherry Carver. Jerry Petzoldt spoke in favor.

Motion/Second: Phillips/George, to pass:

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG PRINCETON ROAD, NEW MOORE ROAD, AND SULLIVAN GARDENS PARKWAY FROM B-4P, PLANNED BUSINESS DISTRICT TO MX, MIXED-USE 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 on first reading: All present voting "aye" except Olterman voting "nay."

**3. Amend Zoning of Parcels 2, 3, 4, 5, 6, 7, 21 and a Portion of Parcel 2.10 Located Off Beartown Road and Deneen Lane from A-1 (Agricultural District), P-1 (Professional Offices District), R-3 (Low Density Apartment District) and R-1B (Residential District) to M-2 (General Manufacturing District) (AF: 117-2022) (Ken Weems).**

**PUBLIC COMMENT ON ITEM VI.A.3.** Brian Williamson spoke in favor of this item.

Motion/Second: Montgomery/Olterman, to pass:

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG BEARTOWN ROAD AND DENEEN LANE FROM THE R-1B, P-1, A-1, AND R-3 DISTRICTS TO THE M-2, GENERAL MANUFACTURING DISTRICT IN THE 12TH 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 first reading: All present voting "aye."

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**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.** None.

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

**1. Budget Adjustment for Various Funds in FY22 (AF: 102-2022)**  
(Chris McCartt).

Motion/Second: George/Phillips, to pass:

**ORDINANCE NO. 7009**, 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: Cooper, George, Montgomery, Olterman, Phillips and Shull voting "aye."

**D. OTHER BUSINESS.**

**1. Bid Award for Construction of Riverbend Park Phase 1 (AF: 111-2022)** (Michael Borders/Kitty Frazier).

Motion/Second: Phillips/Montgomery, to pass:

**Resolution No. 2022-223**, A RESOLUTION AWARDED THE BID FOR THE RIVERBEND PARK CONSTRUCTION PROJECT PHASE I, TO KING GENERAL CONTRACTORS, 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."

**2. Authorize Reimbursement of Materials Agreement Funds to Orth Construction Related to Hunts Crossing Phase 1 Development (AF: 113-2022)**  
(Ryan McReynolds)

Motion/Second: George/Olterman, to pass:

**Resolution No. 2022-224**, A RESOLUTION AUTHORIZING REIMBURSEMENT OF MATERIALS AGREEMENT FUNDS TO ORTH CONSTRUCTION FOR THE HUNTS CROSSING PHASE 1 DEVELOPMENT

Passed: All present voting "aye."

**3. Blanket Order for Purchase of Copy Paper for FY23 from American Paper & Twine Pursuant to Tennessee State Contract (AF: 114-2022)**  
(Chris McCartt).

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Motion/Second: Olterman/Cooper, to pass:

**Resolution No. 2022-225**, A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A BLANKET ORDER FOR THE PURCHASE OF COPY PAPER TO AMERICAN PAPER AND TWINE UTILIZING TENNESSEE STATE CONTRACT NO. 56924 FOR USE BY VARIOUS CITY AND SCHOOL DEPARTMENTS

Passed: All present voting "aye."

**4. Bid Award for Unleaded Gasoline and Ultra-Low Sulfur Diesel** (AF: 115-2022) (Ryan McReynolds).

Motion/Second: Montgomery/Olterman, to pass:

**Resolution No. 2022-226**, A RESOLUTION AWARDED THE BID FOR PURCHASE OF UNLEADED GASOLINE FOR USE IN CITY EQUIPMENT AND VEHICLES TO PETROLEUM TRADERS CORPORATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE SAME

Passed: All present voting "aye."

Motion/Second: George/Montgomery, to pass:

**Resolution No. 2022-227**, A RESOLUTION AWARDED THE BID FOR PURCHASE OF ULTRA - LOW SULFUR DIESEL FOR USE IN CITY EQUIPMENT AND VEHICLES TO PETROLEUM TRADERS CORPORATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE SAME

Passed: All present voting "aye."

**5. Award Request for Proposals to Mark III Brokerage** (AF: 119-2022) (Tyra Copas).

Motion/Second: Montgomery/Cooper, to pass:

**Resolution No. 2022-228**, A RESOLUTION AWARDED THE REQUEST FOR PROPOSALS TO MARK III BROKERAGE, INC., FOR EMPLOYEE BENEFITS CONSULTANT SERVICES AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT AND THIS RESOLUTION

Passed: All present voting "aye."

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

Motion/Second: George/Cooper, to adopt:

**1. Reject Bid for Renovation of Former Sullivan North High School to Sevier Middle School** (AF: 105-2022) (David Frye).

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Pass:

**Resolution No. 2022-229**, A RESOLUTION REJECTING ALL BIDS RELATED TO THE RENOVATION OF SULLIVAN NORTH HIGH SCHOOL TO SEVIER MIDDLE SCHOOL PROJECT

Passed in a roll call vote: Cooper, George, Montgomery, Olterman, Phillips and Shull voting "aye."

**2. Approve Sublease Agreement for Renaissance Center Space**  
(AF: 112-2022) (Michael Borders).

Pass:

**Resolution No. 2022-230**, A RESOLUTION APPROVING A SUBLEASE AGREEMENT BETWEEN SERENITY IMPROVEMENT AND AL-ANON FAMILY GROUP D/B/A VOICES WITH CHOICES FOR USE OF SPACE AT THE RENAISSANCE CENTER AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed in a roll call vote: Cooper, George, Montgomery, Olterman, Phillips and Shull voting "aye."

**3. Approve Agreement Allowing Kingsport Fire Department as an In-House Repair Center for Self-Contained Breathing Apparatuses** (AF: 100-2022) (Chief Boyd).

Pass:

**Resolution No. 2022-231**, A RESOLUTION APPROVING AN AGREEMENT WITH SCOTT TECHNOLOGIES, INC., FOR THE KINGSFORT FIRE DEPARTMENT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed in a roll call vote: Cooper, George, Montgomery, Olterman, Phillips and Shull voting "aye."

**4. Ratify Mayor's Signature for the National Wildlife Federation's Mayors' Monarch Pledge** (AF: 123-2022) (Michael Borders).

Pass:

**Resolution No. 2022-232**, A RESOLUTION RATIFYING THE MAYOR'S SIGNATURE FOR THE NATIONAL WILDLIFE FOUNDATION'S MAYOR'S MONARCH PLEDGE AND AUTHORIZING THE EXECUTION OF ANY OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION


Passed in a roll call vote: Cooper, George, Montgomery, Olterman, Phillips and Shull voting "aye."

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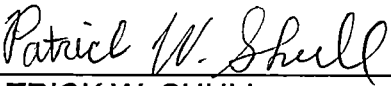
**VIII. COMMUNICATIONS.**

- A. CITY MANAGER.** Mr. McCartt echoed the previous comments of the Vice-Mayor regarding the Economic Development award for Brickyard Park, pointing out the significance of this national recognition. He discussed the next steps for the Brickyard project and an upcoming TIF discussion with the developer that would be presented to the BMA and the Sullivan County Commission for approval.
- B. MAYOR AND BOARD MEMBERS.** Alderman Montgomery commented favorably on the momentum of the city, noting recent awards and projects. Alderman Phillips pointed out there were some big meetings coming up regarding the budget. He expressed his appreciation for Ken Weems and the planning department for preparing the Planning Commission when tough decisions have to be made, pointing out the public only sees the few times when there is opposition, but not the situations where planning resolves issues beforehand. Lastly he recognized this being Municipal Clerks Week. Alderman Olterman stated he was proud his oldest grandson would be running track for West Ridge. Alderman Cooper commented on the rezoning discussion, noting the BMA doesn't drive economic development and can't interfere with a private business transaction. She stated she understood the issues of the residents, but if the property meets the requirements then they can't stop it. Vice-Mayor George stated early voting results were starting to come in and thanked the candidates for running. She also mentioned she was glad the goats were coming back to Cement Hill. Mayor Shull commented on the inflation of gas and groceries, noting this issue would impact the budget hearings next week.
- C. VISITORS.** None.

**IX. ADJOURN.** Seeing no other business for consideration at this meeting, Mayor Shull adjourned the meeting at 8:25 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
PATRICK W. SHULL  
Mayor