

Minutes of the Regular Business Meeting of the
Board of Mayor and Aldermen of the City of Kingsport, Tennessee
Tuesday, August 23, 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 Darrell Duncan

Alderman Tommy Olterman

Alderman James Phillips

City Administration

Chris McCartt, City Manager

Bart Rowlett, 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:** New Vision Youth.
- II.B. **INVOCATION:** Pastor Donna Hestor, Kingsley United Methodist Church.
- III.A. **ROLL CALL:** By City Recorder Winkle. Absent: Alderman Paul Montgomery.
- IV.A. **RECOGNITIONS AND PRESENTATIONS.**
 1. Kingsport Axmen - 2022 Appalachian League Champions – Logan Davis (Alderman Olterman)
 2. Keep Kingsport Beautiful Beautification Award – Neil Brown
 3. Citizen Commendation Certificate from the Kingsport Police Department – Chief Phipps (Robert Medley, Paul Fine, Wyatt Richard)

IV.B. APPOINTMENTS/REAPPOINTMENTS.

1. **Appointment to the Bays Mountain Park Commission (AF: 239-2022)**
(Mayor Shull).

Motion/Second: Phillips/Cooper, to approve:

APPOINTMENT OF COLETTE GEORGE TO SERVE A TWO-YEAR TERM ON THE **BAYS MOUNTAIN PARK COMMISSION** EFFECTIVE IMMEDIATELY AND EXPIRING ON JULY 31, 2024.

Passed: All present voting “aye” except George “abstaining.”

2. **Appointments/Reappointments to the Senior Advisory Council**
(AF: 247-2022) (Mayor Shull).

Minutes of the Regular Business Meeting of the Board of Mayor and Aldermen of the City of Kingsport, Tennessee, Tuesday, August 23, 2022

Motion/Second: George/Duncan, to approve:

REAPPOINTMENT OF PAT BREEDING, LAUREL MCKINNEY, BRENDA EILERS, KENN NAEGALE, RICK CURRIE, PETER SHANG AND LISA SHIPLEY AND APPOINTMENT OF XIAOLI XUE, TERRY CUNNINGHAM, LINDA FORD AND RICK VALONE TO SERVE TWO-YEAR TERMS ON THE **SENIOR ADVISORY COUNCIL**. ALL APPOINTMENTS/REAPPOINTMENTS ARE EFFECTIVE IMMEDIATELY AND EXPIRE ON SEPTEMBER 30, 2024.

Passed: All present voting "aye."

V. APPROVAL OF MINUTES.

Motion/Second: Olterman/Duncan, to approve minutes for the following meetings:

- A. August 1, 2022 Regular Work Session
- B. August 2, 2022 Regular Business Meeting

Approved: All present voting "aye."

VI. COMMUNITY INTEREST ITEMS.

A. PUBLIC HEARINGS.

1. **Public Hearing and Consideration of a Resolution to Annex and Adopt a Plan of Services for the Browder Road Annexation and Consideration of an Ordinance to Amend Zoning (AF: 237-2022) (Ken Weems).**

PUBLIC COMMENT ON ITEM VI.A.1. Ms. Teri Edwards asked for clarification on the zoning change. Mr. Weems explained the county B-3 zone would now be a city R-3 zone.

Motion/Second: George/Phillips, to pass:

Resolution No. 2023-029, A RESOLUTION TO ANNEX THAT CERTAIN TERRITORY ADJOINING THE PRESENT CORPORATE BOUNDARIES OF THE CITY OF KINGSFORT, EMBRACING THAT CERTAIN PART OF THE 7th CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AND KNOWN AS THE BROWDER ROAD ANNEXATION, AS HEREINAFTER DESCRIBED; TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF KINGSFORT, TENNESSEE; AND TO FIX THE EFFECTIVE DATE OF THIS RESOLUTION

Passed: All present voting "aye."

Motion/Second: Olterman/Cooper, to pass:

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG BROWDER ROAD FROM COUNTY B-3, GENERAL COMMERCIAL DISTRICT, TO R-3, LOW DENSITY APARTMENT DISTRICT IN THE 7TH 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."

**Minutes of the Regular Business Meeting of the Board of Mayor and Aldermen
of the City of Kingsport, Tennessee, Tuesday, August 23, 2022**

Motion/Second: George/Olterman, to pass:

Resolution No. 2023-030, A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE BROWDER ROAD ANNEXATION OF THE CITY OF KINGSPORT, TENNESSEE

Passed: All present voting "aye."

PUBLIC COMMENT. Mayor Shull invited citizens to speak on remaining agenda items. With no one coming forward to speak, the Mayor closed the public comment segment.

B. BUSINESS MATTERS REQUIRING FIRST READING.

1. Budget Adjustment for Various Funds in FY23 (AF: 241-2022)
(Chris McCartt).

Motion/Second: Duncan/George, to pass:

AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2023; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

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

2. Amend the FY23 General Purpose School Fund Budget
(AF: 248-2022) (David Frye).

Motion/Second: Phillips/Cooper, to pass:

AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL FUND FOR THE FISCAL YEAR ENDING JUNE 30, 2023; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

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

3. Amend the FY23 School Special Projects Fund Budget
(AF: 249-2022) (David Frye).

Motion/Second: Olterman/Duncan, to pass:

AN ORDINANCE TO AMEND THE FY 2023 SCHOOL SPECIAL PROJECTS FUND BUDGET; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

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

4. Amend Sections 155 and 157 of Article IV, Chapter 66 of the Kingsport Code of Ordinances Regarding the Composition of Bays Mountain Park Commission (AF: 254-2022) (Michael Borders).

Motion/Second: Duncan/Olterman, to pass:

AN ORDINANCE TO AMEND SECTIONS 155 AND 157 OF ARTICLE IV, CHAPTER 66 OF THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE, RELATING TO THE BAYS MOUNTAIN PARK COMMISSION; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

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

**Minutes of the Regular Business Meeting of the Board of Mayor and Aldermen
of the City of Kingsport, Tennessee, Tuesday, August 23, 2022**

C. BUSINESS MATTERS REQUIRING FINAL ADOPTION.

1. Budget Adjustment Ordinance for Various Funds in FY22 (AF: 229-2022) (Chris McCartt).

Motion/Second: George/Phillips, to pass:

ORDINANCE NO. 7035, 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, Duncan, George, Olterman, Phillips and Shull voting "aye."

2. Budget Adjustment Ordinance for Various Funds in FY23 (AF: 230-2022) (Chris McCartt).

Motion/Second: George/Duncan, to pass:

ORDINANCE NO. 7036, AN ORDINANCE TO AMEND VARIOUS FUND BUDGETS FOR THE YEAR ENDING JUNE 30, 2023; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

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

D. OTHER BUSINESS.

1. Authorize the Purchase of One (1) T870 Bobcat Track Loader Utilizing Sourcewell Cooperative Purchasing Agreement (AF: 240-2022) (Ryan McReynolds).

Motion/Second: Olterman/George, to pass:

Resolution No. 2023-031, A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO BOBCAT OF THE MOUNTAIN EMPIRE UTILIZING SOURCEWELL COOPERATIVE PURCHASING AGREEMENT NO. 040319-CEC FOR A BOBCAT TRACK LOADER FOR USE BY THE STREETS MAINTENANCE DEPARTMENT

Passed: All present voting "aye."

2. Purchase Ammunition for the Kingsport Police Department from the Tennessee State Contract (AF: 246-2022) (Chief Phipps)

Motion/Second: George/Olterman, to pass:

Resolution No. 2023-032, A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR AMMUNITION FROM GULF STATES DISTRIBUTORS UTILIZING TENNESSEE STATE CONTRACT SWC331/55311 FOR THE KINGSPORT POLICE DEPARTMENT

Passed: All present voting "aye."

**Minutes of the Regular Business Meeting of the Board of Mayor and Aldermen
of the City of Kingsport, Tennessee, Tuesday, August 23, 2022**

**3. Bid Award for the Jefferson Elementary School HVAC Project to
S.B. White Company, Inc. (AF: 252-2022) (David Frye).**

Motion/Second: Duncan/Olterman, to pass:

Resolution No. 2023-033, A RESOLUTION AWARDING THE BID FOR THE JEFFERSON ELEMENTARY SCHOOL HVAC REPLACEMENT PROJECT TO S.B. WHITE 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."

**4. Approve a Facilities Use Agreement with TNT Sportsplex for
Kingsport City Schools and Authorize the Mayor to Execute the Agreement (AF:
244-2022) (David Frye).**

Motion/Second: George/Cooper, to pass:

Resolution No. 2023-034, A RESOLUTION TO APPROVE A FACILITY USE AGREEMENT WITH TNT PROPERTIES, LLC D/B/A TNT SPORTSPLEX FOR KINGSFORT CITY SCHOOLS AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ANY OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

**5. Amendment to the Central Technologies Agreement for the KCS
Surveillance Camera Project (AF: 243-2022) (David Frye).**

Motion/Second: Phillips/Cooper, to pass:

Resolution No. 2023-035, A RESOLUTION TO AMEND THE AGREEMENT WITH CENTRAL TECHNOLOGIES, INC., FOR THE KINGSFORT CITY SCHOOLS SURVEILLANCE CAMERA SYSTEM UPDATE PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS

Passed: All present voting "aye."

**6. Approve Agreement with Environmental Systems Research
Institute (ESRI) for GIS Mapping Software (AF: 250-2022) (Ryan McReynolds).**

Motion/Second: Duncan/George, to pass:

Resolution No. 2023-036, A RESOLUTION APPROVING AN AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE FOR GIS MAPPING 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."

**Minutes of the Regular Business Meeting of the Board of Mayor and Aldermen
of the City of Kingsport, Tennessee, Tuesday, August 23, 2022**

7. Bid Award for Purchase of Road Salt for FY23 (AF: 251-2022)
(Ryan McReynolds).

Motion/Second: George/Phillips, to pass:

Resolution No. 2023-037, A RESOLUTION AWARDED THE BID FOR THE PURCHASE OF ROAD SALT TO COMPASS MINERALS AMERICA, INC., AS A PRIMARY SOURCE AND FROM THE STATE CONTRACT VENDOR, AS A SECONDARY SOURCE; AND AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE SAME

Passed: All present voting "aye."

8. Approve a Tax Increment Financing Amendment for the Downtown Kingsport Development District – Brickyard Village (AF: 256-2022) (Chris McCartt). The City Manager gave a presentation on this and the following item. Some discussion followed.

Motion/Second: Phillips/George, to pass:

Resolution No. 2023-038, A RESOLUTION APPROVING A TAX INCREMENT FINANCING AMENDMENT FOR THE DOWNTOWN KINGSFORT REDEVELOPMENT DISTRICT – BRICKYARD VILLAGE PROJECT

Passed: All present voting "aye."

9. Approve a Tax Increment Financing Amendment for the Downtown Kingsport Development District – Centennial Project (AF: 257-2022) (Chris McCartt).

Motion/Second: Olterman/Duncan, to pass:

Resolution No. 2023-039, A RESOLUTION APPROVING A TAX INCREMENT FINANCING AGREEMENT AMENDMENT FOR THE DOWNTOWN KINGSFORT REDEVELOPMENT DISTRICT- CENTENNIAL ROW PROJECT

Passed: All present voting "aye."

10. Authorize City Manager to Purchase Six Trane HVAC Units Utilizing the OMNIA Partners Trane Contract (AF: 260-2022) (David Frye).

Motion/Second: Olterman/Duncan, to pass:

Resolution No. 2023-040, A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER WITH TRANE FOR SIX HVAC UNITS

Passed: All present voting "aye."

VII. CONSENT AGENDA.

(These items are generally considered under one motion. Vice-Mayor George asked for Item VII.1 to be pulled from the consent for further discussion before a separate vote was taken.)

**Minutes of the Regular Business Meeting of the Board of Mayor and Aldermen
of the City of Kingsport, Tennessee, Tuesday, August 23, 2022**

1. Approve the Kingsport Regional Planning Commission's Delegation of Authority to City Planning Staff for Certain Final Subdivision Plat Approval (AF: 236-2022) (Ken Weems).

Motion/Second: Olterman/Duncan, to adopt:

Resolution No. 2023-041, A RESOLUTION APPROVING THE DELEGATION OF AUTHORITY BY THE KINGSPORT REGIONAL PLANNING COMMISSION TO CITY PLANNING STAFF FOR CERTAIN FINAL SUBDIVISION PLAT APPROVAL

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

(NOTE: The following three items were considered under one motion.)

Motion/Second: George/Olterman, to adopt:

2. Approve Submittal of a BlueCross BlueShield Healthy Place Grant Application (AF: 233-2022) (Michael Borders).

Resolution No. 2023-042, A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR A BLUECROSS BLUESHIELD HEALTHY PLACE GRANT FROM THE BLUECROSS BLUESHIELD OF TENNESSEE FOUNDATION

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

3. Enter into a Lease with the Kingsport Theatre Guild (AF: 255-2022) (Michael Borders).

Resolution No. 2023-043, A RESOLUTION APPROVING A LEASE AGREEMENT WITH THE KINGSPORT THEATER GUILD FOR 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, Duncan, George, Olterman, Phillips and Shull voting "aye."

4. Rescind the Award of Mowing & Trimming of Various Locations to Phillips Landscaping (AF: 245-2022) (Ryan McReynolds).

Resolution No. 2023-044, A RESOLUTION RESCINDING THE AWARD OF BID FOR THE MOWING AND TRIMMING OF VARIOUS LOCATIONS THAT WAS AWARDED TO PHILLIPS LANDSCAPING

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

Minutes of the Regular Business Meeting of the Board of Mayor and Aldermen of the City of Kingsport, Tennessee, Tuesday, August 23, 2022


VIII. COMMUNICATIONS.


A. CITY MANAGER. Mr. McCartt commented on the great event at the Netherland Inn last Saturday as well as the good turnout to view the Braves trophy at the Farmers Market. He also remarked on the downtown enhancements as well as the Main Street rebuild representing 25 years of growth and its impact. He stated his appreciation for the work of the BMA.

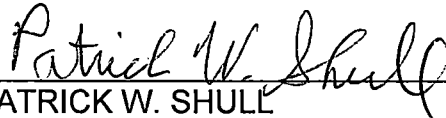
B. MAYOR AND BOARD MEMBERS. Alderman Phillips agreed with the City Manager's comments, noting he was excited about the projects and that some of it is being completed by local businesses. Alderman Olterman commented on the DB football game, noting he had already congratulated Coach Christian earlier today. Alderman Duncan congratulated Alderman Phillips on his new apartment complex. He also mentioned Jeff Fleming's presentation at the work session yesterday that depicted steady growth as well as the changes that will result from the two TIF's that were passed. Lastly, he talked about upcoming shows at Lamplight Theatre. Alderman Cooper mentioned the football game, pointing out she spoke with Dr. Hampton who asked her to thank staff for stepping up in light of the recent dome closing to reschedule events at the civic to allow the school to use that facility. She also commented on the theatre and encouraged everyone to visit. She also pointed out she met with the DKA earlier today, stating there were many things happening and listed upcoming events through the Christmas season. Lastly, she recognized the fire department for saving a dog involved in a car wreck and other non-traditional rescue duties they perform. Vice-Mayor George commented on the many projects that began in February of 2020 that were held up by the pandemic that are now making progress again. Mayor Shull thanked Chief Phipps and the Times News for providing a forum on crime. He mentioned the bicentennial event thanking staff and volunteers who coordinated it. He also provided details on the city's vibrant history involving two charters. He pointed out upcoming events at the Exchange Place and the downtown Folk Festival.

C. VISITORS. None.

IX. ADJOURN. Seeing no other business for consideration at this meeting, Mayor Shull adjourned the meeting at 8:30 p.m.


ANGELA MARSHALL
Deputy City Recorder




PATRICK W. SHULL
Mayor