



## BOARD OF MAYOR AND ALDERMEN BUSINESS MEETING MINUTES

Tuesday, March 07, 2023 at 7:00 PM  
City Hall, 415 Broad Street, Boardroom

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### Board of Mayor and Aldermen

Mayor Patrick W. Shull, Presiding  
Vice Mayor Colette George  
Alderman Betsy Cooper  
Alderman Darrell Duncan

Alderman Paul W. Montgomery  
Alderman Tommy Olterman  
Alderman James Phillips

### City Administration

Chris McCartt, City Manager  
Bart Rowlett, City Attorney

Lisa Winkle, City Recorder/Treasurer  
Angie Marshall, Deputy City Recorder/City Clerk

- I. **CALL TO ORDER** 7:00 p.m. by Mayor Patrick W. Shull.
- II. **PLEDGE OF ALLEGIANCE TO THE FLAG**
- III. **INVOCATION** by Rev. Jeff Wadley, Camp Bays Mountain.
- IV. **ROLL CALL** by City Recorder/Treasurer Lisa Winkle. All present.
- V. **RECOGNITIONS AND PRESENTATIONS** None.
- VI. **APPOINTMENTS**
  1. **Appointment to the Bays Mountain Park Commission (AF-52-2023) (Michael Borders)**

Motion made by Alderman Montgomery, Seconded by Vice Mayor George.  
APPOINT COMMISSIONER ARCHIE PIERCE TO THE BAYS MOUNTAIN PARK COMMISSION AS THE SULLIVAN COUNTY REPRESENTATIVE EFFECTIVE IMMEDIATELY  
Passed: All present voting "aye."

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**VII. APPROVAL OF MINUTES** *(These items are considered under one motion.)*

Motion made by Alderman Phillips, Seconded by Alderman Duncan.

- 1. Work Session - February 20, 2023**
- 2. Business Meeting - February 21, 2023**

Passed: All present voting "aye."

**VIII. PUBLIC HEARINGS**

- 1. Public Hearing and Consideration of a Resolution to Annex and Adopt a Plan of Services for the Shipp Springs Annexation and Consideration of an Ordinance to Amend Zoning (AF-50-2023) (Ken Weems)**

Mary McCrary, Louella Blair and Jerry Petzoldt came forward to comment on this item. Vice-Mayor George pointed out the only issue the board was voting on was to annex or not.

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

**RESOLUTION NO. 2023-184** A RESOLUTION TO ANNEX THAT CERTAIN TERRITORY ADJOINING THE PRESENT CORPORATE BOUNDARIES OF THE CITY OF KINGSPORT, EMBRACING THAT CERTAIN PART OF THE 11th CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AND KNOWN AS THE SHIPP SPRINGS ANNEXATION, AS HEREINAFTER DESCRIBED; TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF KINGSPORT, TENNESSEE; AND TO FIX THE EFFECTIVE DATE OF THIS RESOLUTION

Passed: All present voting "aye."

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

**RESOLUTION NO. 2023-185** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE SHIPP SPRINGS ANNEXATION OF THE CITY OF KINGSPORT, TENNESSEE

Passed: All present voting "aye."

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

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG SHIPP SPRINGS ROAD FROM THE COUNTY R-1 DISTRICT TO THE CITY R-3 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: All present voting "aye."

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2. **Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 460, Group D, Parcels 21, 22, 23, 24, 25, 25.05, and 26 Along Oak Street, E Center Street, and Myrtle Street from the R-2, Two Family Residential; B-3, Highway Oriented Business; and R-1B, Residential Districts to the R-4, Medium Density Apartment District (AF-51-2023)**  
(Ken Weems)

Motion made by Alderman Phillips, Seconded by Alderman Olterman.

AN ORDINANCE TO FURTHER AMEND THE ZONING CODE, TEXT AND MAP, TO REZONE PROPERTY LOCATED ALONG OAK STREET, E CENTER STREET, AND MYRTLE STREET FROM THE R-2, B-3, AND R-1B DISTRICTS TO THE R-4 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: All present voting "aye."

**COMMENT**

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

**IX. BUSINESS MATTERS REQUIRING FIRST READING**

1. **Budget Adjustment Ordinance (AF-54-2023)** (Chris McCartt)

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

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

Passed: All present voting "aye."

**X. BUSINESS MATTERS REQUIRING FINAL ADOPTION**

1. **Consideration of an Ordinance to Amend the FY 2023 School Special Projects Fund Budget (AF-38-2023)** (David Frye)

Motion made by Alderman Montgomery, Seconded by Alderman Cooper.

**ORDINANCE NO. 7072** AN ORDINANCE TO AMEND THE FY 2023 SCHOOL SPECIAL PROJECTS FUND BUDGET; AND, TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Alderman Cooper, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

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- 2. Consideration of an Ordinance to Amend the FY 2023 General Purpose School Fund Budget (AF-33-2023) (David Frye)**

Motion made by Alderman Montgomery, Seconded by Alderman Phillips.

**ORDINANCE NO. 7073** AN ORDINANCE TO AMEND THE GENERAL PURPOSE SCHOOL FUND BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2023; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Alderman Cooper, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

- 3. Consideration of a Budget Adjustment Ordinance to add Two Full-Time Positions in the General Fund in FY23 (AF-47-2023) (Michael Borders)**

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

**ORDINANCE NO. 7074** AN ORDINANCE TO AMEND THE GENERAL FUND BUDGET BY ADDING TWO FULL-TIME MAINTENANCE WORKER POSITIONS FOR THE FISCAL YEAR ENDING JUNE 30, 2023; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

Passed on second reading in a roll call vote: Alderman Cooper, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

- 4. Consideration of a Budget Adjustment Ordinance for Various Funds in FY23 (AF-48-2023) (Chris McCartt)**

Motion made by Alderman Cooper, Seconded by Alderman Montgomery.

**ORDINANCE NO. 7075** 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: Alderman Cooper, Alderman Duncan, Vice Mayor George, Alderman Montgomery, Alderman Olterman, Alderman Phillips, Mayor Shull

**XI. OTHER BUSINESS**

- 1. Consideration of a Resolution to Purchase Eleven (11) Ford Police Interceptors from the Tennessee State Contract (AF-56-2023) (D. Phipps / S. Leonard)**

Motion made by Alderman Olterman, Seconded by Alderman Cooper.

**RESOLUTION NO. 2023-186** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER TO LONNIE COBB FORD UTILIZING TENNESSEE STATE

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CONTRACT #75347 FOR ELEVEN FORD POLICE INTERCEPTORS FOR THE KINGSPORT POLICE DEPARTMENT

Passed: All present voting "aye."

- 2. Consideration of a Resolution to Approve Amendment Three to the Riverbend Park Redevelopment Agreement with KHRA for Development of Riverbend Park (AF-55-2023) (Michael Borders)**

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

**RESOLUTION NO. 2023-187** A RESOLUTION APPROVING AMENDMENT THREE TO THE REDEVELOPMENT AGREEMENT WITH THE KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY TO EXTEND THE DATE OF COMPLETION OF THE RIVERBEND REDEVELOPMENT DISTRICT PARK; 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."

- 3. Consideration of a Resolution to Donate Bays Mountain Park Exhibits to the Bays Mountain Park Association (AF-27-2023) (Michael T. Borders)**

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

**RESOLUTION NO. 2023-188** A RESOLUTION WAIVING THE REQUIREMENTS FOR THE DISPOSAL OF SURPLUS PERSONAL PROPERTY PURSUANT TO KINGSPORT CODE OF ORDINANCES SECTION 2-571; AUTHORIZING THE SALE OF OUTDATED EXHIBIT ITEMS; AND AUTHORIZING THE MAYOR TO SIGN A SALE AGREEMENT AND ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE AGREEMENT

Passed: All present voting "aye."

- 4. Consideration of a Resolution Approving a Property Damage Release with Nationwide Property and Casualty Insurance Company (AF-53-2023) (Bart Rowlett)**

Motion made by Alderman Montgomery, Seconded by Alderman Olterman.

**RESOLUTION NO. 2023-189** A RESOLUTION APPROVING A PROPERTY DAMAGE RELEASE WITH NATIONWIDE PROPERTY AND CASUALTY INSURANCE COMPANY AND AUTHORIZING THE MAYOR TO EXECUTE THE RELEASE AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

Passed: All present voting "aye."

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

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

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

- 1. Consideration of a Resolution Ratifying the Mayor's Signature on the Certification of Local Government Approval for the 2023 Emergency Solutions Grant Application (AF-49-2023) (Michael Price)**

**RESOLUTION NO. 2023-190** A RESOLUTION TO RATIFY THE MAYOR'S SIGNATURE ON A TENNESSEE HOUSING DEVELOPMENT AGENCY HOME-ARP SUPPORTIVE SERVICES GRANT APPLICATION, THE CERTIFICATION OF LOCAL GOVERNMENT APPROVAL FOR THE SALVATION ARMY OF KINGSFORT, FAMILY PROMISE OF GREATER KINGSFORT AND THE GREATER KINGSFORT ALLIANCE FOR DEVELOPMENT AND ALL OTHER DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THE HOME-ARP GRANT APPLICATION AND THIS RESOLUTION

- 2. Consideration of a Resolution to Apply for and Accept Funding through THDA's Emergency Solutions Grant (AF-22-2023) (Michael Price)**

**RESOLUTION NO. 2023-191** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO APPLY FOR AND RECEIVE FUNDING THROUGH THE TENNESSEE HOUSING DEVELOPMENT AGENCY'S EMERGENCY SOLUTIONS GRANT

**XIII. COMMUNICATIONS**

- 1. City Manager**

Mr. McCartt commented on the projects presented yesterday at the work session by John Rose, noting KEDB granted the authority to sign the lease on the Dobyys-Taylor building. He also thanked the BMA for their support of the residential development project and making hard decisions when needed.

- 2. Mayor and Board Members**

Alderman Duncan noted it was good to have the city manager back and stated his appreciation for the presentation by John Rose at the work session yesterday. Alderman Cooper commented on the exciting game last night, noting they will play next week at state. She also mentioned the

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beauty of downtown and the upcoming G.O.A.T. Festival. Alderman Montgomery said he was thankful Mr. McCartt was back and also congratulated Coach Poore and the Tribe. He stated he was thankful for staff working on the policy for public building infrastructure. Alderman Phillips remarked the Home Show was well attended, noting it is the only one in the region. He stated HOPE would be having an open house on March 15 and mentioned the joint county and city meeting last week. Alderman Olterman rooted the TRIBE on and encouraged citizens to buy tickets to support the upcoming baseball season. Vice-Mayor George commented on the successful swimming and volleyball events during February made possible by Visit Kingsport. She asked Deputy City Manager McReynolds to provide information for the public works spring cleanup schedule and what the city will pick up. He also noted March 27 would be the last time for leaf pickup until the fall. Mayor Shull commented on ARPA funding and low cost loans, noting the BMA strives to be both citizen and business friendly.

**3. Visitors**


Aubrey West commented on PETWORKS. Calvin Clifton commended the BMA and staff for their efforts.

**XIV.ADJOURN**

Seeing no other business for consideration, Mayor Shull adjourned the meeting at 8:15 p.m.

  
ANGELA MARSHALL

Deputy City Recorder



PATRICK W. SHULL

Mayor