



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, November 03, 2025 at 4:30 PM

City Hall, 415 Broad Street, Montgomery - Watterson Boardroom

Board of Mayor and Aldermen

Mayor Paul W. Montgomery, Presiding
Vice Mayor Darrell Duncan
Alderman Morris Baker
Alderman Betsy Cooper

Alderman Colette George
Alderman Gary Mayes
Alderman James Phillips

Leadership Team

Chris McCartt, City Manager
Michael Borders, Assistant City Manager
Bart Rowlett, City Attorney
Travis Bishop, City Recorder
John Morris, Budget Director
Jerry DeBerry, Fire Chief

Ryan McReynolds, Deputy City Manager
Jessica Harmon, Assistant City Manager
Tyra Copas, Human Resources Director
Jason Bellamy, Police Chief
Adrienne Batara, Public Relations Director
Floyd Bailey, Chief Information Officer

I. CALL TO ORDER

II. ROLL CALL

III. DISCUSSION ITEMS

1. Joint Session with Board of Education - Lynn Garden School Update

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

- [1.](#) Projects Status Report

VI. ADJOURN

Next Work Session: November 17, 2025, 4:30 PM

Projects in Pictures

Item V1.

City of Kingsport

1 Kingsport Library

Contractor crews has started the demo phase for the library building. Pictured is the kids area.

3 Kingsport Library

Contractor crews has started the demo phase for the library building. Pictured is the cleared out main floor.

2 BlueCross Healthy Place

Crews have installed the splash pad features and are working on the rubberized surface around the playground.

4 Fox Den Playground

Crews are working to wrap up the project, with putting down mulch and cleaning up the site.



Status Updates on Active Projects sorted by Project Name

Item V1.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	Current Status
\$1,600,000.00	Michael Thompson	2024 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Clinchfield Street and Eastman Road	12/19/2027	Consultant is working to update plans based off comments from TDOT.
\$1,500,000.00	Michael Thompson	2027 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Meadowview Parkway	8/11/2030	Awaiting TDOT approval of consultant and setting up work order.
\$2,015,000.00	Michael Thompson	2029 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Orebank Road	2/10/2030	Waiting for kickoff meeting and work order to being NEPA phase.
\$36,500.00	Michael Borders	Allandale Mansion Upgrades	Covering Allandale Mansion gutter replacements, roof repairs, and Painting		Materials on-site and contractor is working on ballisades.
\$2,500,000.00	Megan Krager	Bays Mountain Park - New Otter Habit	Construction of a New Otter Habitat.		Bids opened on 10/29. Staff are evaluating.
\$941,960.00	Megan Krager	Bays Mountain Park Fox Den Playground	Construction of a natural outdoor play area that blends with the existing features at Bays Mountain Park	10/31/2025	Landscaping being installed. Stone for path being laid.
	Megan Krager	Bays Mountain Park Nature Center Renovations- Phase 2	Renovate the lower level of the Nature Center with a new kids cave and cave exhibits.		Staff are in process of scheduling a deisgn kick-off meeting.
\$6,500,000.00	Tyler Wicks	BlueCross BlueShield Healthy Place Park	This project will develop a new community park on the banks of the Holston River, at the site currently known as Riverwalk Park. This project is being funded by the BlueCross BlueShield Foundation.	4/28/2026	Playground equipment site and installation work continues. Working on moving the waterline on Barton Street.
\$4,000,000.00	Michael Thompson	Brickyard Park Bicycle-Pedestrian Bridge	Bicycle-Pedestrian bridge over the CSX Railroad at Centennial Park connecting downtown Kingsport to the Brickyard Park Development. Design funded 80% Fed./ 20% Local via STB Grant and Construction is funded 75% Fed./ 25% Local via TA Grant.	12/31/2026	Design continues. Next plan delivery expecting in December.
\$450,000.00	Michael Borders	Cattails Pump House Replacement	Replacement of the pump house at Cattails Golf Course.		Bids were opened on October 16th. Staff are evaluating funding sources.
		Church Circle Accident Repairs	Repairs to the Church Circle structure from damage incurred on Septemeber 6, 2025.		Engineering staff is soliciting quotes for repairs.
\$1,583,057.00	Chad Austin	Fieldcrest Annexation Waterline Extension	Extension of waterline to provide fire protection to the Fieldcrest Annexation. Project consists of 1,200 ft of 12" waterline, along with 3,800 ft of 8" waterline along Lynn Rd to Fieldcrest Rd.	2/2/2026	Contractor installing waterline on Lynn Road.
	Floyd Bailey	Financial and HR Information Systems	Software modules that will replace the Central Square Naviline ERP.	7/1/2027	Discussions with software customer references continues.

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\$3,500,000.00	Michael Thompson	Island Road Improvements from SR-126 to Kingsport City Limits	New project scope approved by TDOT on 1/23/25 to change to a resurfacing only project. The old project was going to realign Island Road to the southeast to improve vertical and horizontal roadway geometry for better traffic management and safety. The re	12/31/2026	Consultant working to update plans and environmental document.
\$14,484,600.00	Ryan McReynolds	Justice Center Renovations	Renovations and expansion of Justice Center that will accommodate court space and county offices currently residing in City Hall. (70% City; 30% County)	6/12/2027	Installation of new windows and brick work continues.
\$1,044,000.00	Tyler Wicks	Kingsport Greenbelt Extension from Rotherwood Drive to Lewis Lane	This project will build an extension of the Kingsport Greenbelt walking and biking path west from the end of the current Greenbelt at Rotherwood Drive to Lewis Lane on Port Drive.	6/30/2026	Had a kickoff meeting with TDOT ROW Division discussing process and parameters for property acquisition.
\$7,018,000.00	Michael Borders	Library Renovations	Complete renovation of existing library. Includes: doubling the children's area, new children's programming room, dedicated teen area, additional meeting rooms, updated furnitures, fixtures, and equipment.	12/23/2026	Construction has began.
\$20,083,247.22	Michael Thompson	Main Street Rebuild	The reconstruction of Main Street from Sullivan Street to Clay Street. [City & MTPO Funded]	12/31/2025	Landscaping continues.
\$28,693,000.00	Ryan McReynolds	Meadow Park Lane State Industrial Access Road	Construction of a new access road (Meadow Park Lane) that tie into the existing Riverport Road and S. Wilcox Road, approximately 2.34 miles.	12/31/2028	Project has moved into the ROW and Utility stage.
	Michael Borders	New Roof for Nature Center at Bays Mountain Park	Replacement of existing Roof and associated work for the Nature Center at Bays Mountain Park.		Bid recommendation to accept bid from GRC received
\$3,200,000.00	Tom Hensley	Pendragon Sewer Lift Station Upgrade	Upgrade of the Pendragon Sewer Lift Station. Lift station was built in the 1950s and has reached the end of its useful life.	12/31/2026	BMA approved application for SRF Funding on 9/16.
\$6,600,000.00	Chad Austin	Reedy Creek Trunk Line (Lovedale to Clinchfield)	Phase 1 Reedy Creek trunkline upgrade and replacement (Lovedale to Clinchfield). The project's purpose is to increase capacity while reducing inflow and infiltration with new infrastructure. This is a multi-year project to replace the trunkline along the	2/28/2027	Plans have been resubmitted to TDEC for approval. Legal working on last easement.
\$1,851,550.00	Chad Austin	Sanitary Sewer Line Extension to Fieldcrest Road 2022-C7	Extension of sewer to Fieldcrest Acres development.	6/30/2026	Construction is underway.
\$270,500.00	Shirley Buchanan	Senior Center/ Renaissance Center Ph1 Improvements	Project renovates and relocates the lounge and administrative offices and adds a demonstration kitchen to the lounge.	3/31/2026	Project has been awarded to GRC Construction Services. A start date is being determined.
\$600,000.00	Michael Thompson	Solid Waste Site Improvements - Design	Funding will be used to develop a master plan for streets and sanitation site improvements. Looking at options for relocation of the sanitation division to allow for space on existing Industry Drive site.		Continue to work on plans. Anticipate 90% plans by end of 2025.

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\$202,000.00	Niki Ensor	South Fork Sewer Basin Study	Modeling and study of the South Fork Sewer Basin to determine system capacity and concerns for long term development of the basin.	12/31/2025	Surge analysis of Cooks Valley force main is complete. Waiting for final report.
\$12,000,000.00	Chad Austin	SR 126 Memorial Blvd Improvements (E Center St to Briarwood Dr)	Replacement and relocation of water and sewer mains along Memorial Blvd in conjunction with TDOT's realignment project. First phase will be from E Center St to Briarwood Dr. Second phase will be from Briarwood to Cooks Valley Rd (no schedule for this p	12/31/2028	Bid letting scheduled for December 2025.
\$869,800.00	Chad Austin	SR 93- Horse Creek/Derby Drive Section (TDOT)	TDOT project to improve State Route 93 in the Horse Creek/Derby Drive area. Project also includes improvements with the intersection with Derby Drive, along with a new bridge crossing Horse Creek. Impacted waterlines in this area will be relocated as pa	4/1/2026	Under construction. Utility work began on 4/17.
\$720,000.00	Chad Austin	Stormwater Asset Mapping	Multi-year project to obtain survey grade mapping of all stormwater infrastructure.	8/31/2026	Consultant working their way down Stone Dr, now working in area between Rosetree Ln and Lynn Garden Dr
\$167,500.00	Chad Austin	Stormwater Master Plan	Develop overall Stormwater Program Master Plan to determine where we should be focusing our stormwater efforts to make the most impact. Amending contract to include needs assessment and rate study.	3/31/2026	Kickoff meeting held on 9/23. City working on data submittal for consultant to start working.
\$2,000,000.00	Floyd Bailey	Utility Billing Solutions	Discover and implement a new utility billing solution by spring 2026.	2/1/2026	Project work continues, currently in 3rd round of data conversion. Integrations design nearing final stages, testing to rollow.
\$8,473,700.00	Niki Ensor	WTP High Service Improvements	Improvements to WTP high service pump station to improve reliability and redundancy. Improvements include addition of 4th high service pump, new electrical building, and ancillary work (pipe connections, valves and flow metering).	12/31/2025	Planned work 10/20 - 10/31 - Reset bulkhead to saw wetwell opening and additional grade work.