



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, July 20, 2026 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
Jerry DeBerry, Fire Chief
Adrienne Batara, Public Relations Director

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

I. CALL TO ORDER

II. ROLL CALL

III. DISCUSSION ITEMS

- [1.](#) Projects Status Report - Chris McCartt
- [2.](#) Customer Information System - Travis Bishop

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

- [1.](#) Sales Tax Revenue Report

VI. ADJOURN

Next Work Session: August 3, 2026, 4:30 PM

Projects in Pictures

Item III.1.

City of Kingsport

1 Justice Center Renovation

Contractor is focusing on furnishings, fixtures and equipment installation.

3 Watauga Street Improvements

The current project work includes road/subgrade and concrete curb tear-out from Clinch St. to Piedmont St.

2 Kingsport Library Renovation

The contractor has installed flights of stairs and is working on the children's area floor.

4 Clinchfield Street Bridge Rehabilitation

The current work is selective demolition of the existing concrete parapet wall.



Status Updates on Active Projects sorted by Project Name

Item III1.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$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	Prebid meeting held on 7/7/26. Bid opening will be on 7/23/26.
\$1,500,000.00	Michael Thompson	2027 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Meadowview Parkway	8/11/2030	Working thru Right-of-Way Phase requirements. Plans submitted to TDOT for review.
\$2,015,000.00	Michael Thompson	2029 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Orebank Road	2/10/2030	Consultant working on preliminary design plans and NEPA document.
\$524,000.00	Chad Austin	Bancroft Chapel Rd Annexation Sewer Extension	Extension of sewer system approximately 1,300 ft to support Bancroft Chapel Rd Annexation	9/30/2026	Contract going to BMA 7/21.
\$222,477.00	Michael Borders	Bays Mountain Nature Center Roof Replacement	Replacement of existing Roof and associated work for the Nature Center at Bays Mountain Park.	8/31/2026	Beam and Roof repairs continue. Target Completion date is by the end of August. All related grant funds have been expended.
\$2,400,000.00	Megan Krager	Bays Mountain Park - New Otter Habitat	Construction of a New Otter Habitat.	9/15/2027	Earth Wall and related grading construction continues.
	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.		Finalizing interior design drawings. Exterior drawings are at 75%. Exhibits design for Kids Cave beings mid-August.
\$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.	12/31/2027	Design consultant continues to address ROW comments from TDOT and CSXT. Historic Zoning Commission has approved design.
\$918,888.00	Michael Borders	Cattails Pump House Replacement	Replacement of the pump house at Cattails Golf Course.	3/31/2027	Electrical work to begin late October. Pump replacement to begin November 2nd.
	Michael T. Borders	Cement Hill Project	Phase 1 Remediation on Cement Hill. Closing of two Monitoring Wells along with phase 1 remediation including entry road improvements.		Project is currently under design. Staff are preparing to ask for a Grant extension. Voluntary Brownfield Agreement under review.
\$1,275,000.00	Michael Thompson	Clinchfield Street Bridge Rehabilitation	Project consists of repairs to concrete deck, widening of sidewalk on west side and the raising of both parapet walls and "Rub" Rails on the existing Clinchfield Street Bridge over Reedy Creek	12/4/2026	Partial Demo of existing Parapet walls underway.
	Michael Thompson	Eastman Road over Lincoln Street Bridge Repairs - Phase 2	Repairs to Eastman Road bridge over Lincoln Street and Railroad.		Waiting on scope and fee from design consultant.
	Floyd Bailey	Financial and HR Information Systems	Software modules that will replace the Central Square Naviline ERP.	1/31/2028	Project on hold pending CIP and funding.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
Item III1.					
\$807,549.00	Michael Thompson	Fordtown Road Bridge Repairs	Repairs to both approaches of Fordtown Road bridge.		Contactor to mobilize August 3rd.
	Michael Thompson	Fort Robinson Bridge Replacement	TDOT managed project to replace the bridge on Fort Robinson Drive near Union Street.		TDOT is in the right-of-way phase of this project. Current bid letting date is December 4, 2026.
\$1,072,879.00	Chad Austin	FY26 Sewer Lining Project - 2022-C23	Upgrade of sewer collection system to eliminate maintenance or I&I issues. Project will include line cleaning and placing a liner inside damaged sewer mains. Locations include: University Blvd, Union St, Whippoorwill Ln, Lomax St, Watauga St, Belmeade D	12/6/2026	Contractor began work on 7/1/26.
\$110,000.00	Chad Austin	Garden Dr Sewer Flow Study	Flow monitoring of collection system along Madd Branch to determine possible locations of inflow into the collection system. This will allow us to properly plan any upgrades that need to be made in these areas.	9/30/2026	Meeting set for 7/29 to review data from monitoring.
\$366,150.00	Chad Austin	Hydrant Maintenance and Assessment	Assessment of all hydrants in our system, including greasing, painting, and gathering information for our asset management program. Project funded by AMP grant from TDEC.	12/31/2026	Kickoff meeting set for 7/28
\$700,000.00	Michael Thompson	Island Road Resurfacing 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	Working to get funding obligated so TDOT will send the NTP with Construction.
\$650,000.00	Michael Thompson	Jack White Dr. at N. Eastman Rd. Traffic Signal Upgrades	This project will replace all signal related items as well as shift the left turn lanes for better alignment. New signal will be black mast arm configuration.	4/30/2027	Working to obtain two easements. Design plans are 90% and consultant is addressing final comments.
\$750,000.00	Michael Thompson	Jesse St. at Memorial Blvd. Traffic Signal Upgrades	This project will replace the temporary signal installed in 2025 with permanent black mast arm signal as well as shift the left turn lanes for better alignment.	8/31/2027	Working on contract for design with consultant.
\$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)	6/21/2027	Installing of finishes in the new lobby.
\$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.	6/30/2027	Title searches are being completed and then the notice of proposed acquisitions will be mailed to affected property owners.
\$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 furniture, fixtures, and equipment.	4/30/2027	Interior work continues. Design team is working on water remediation issues on New Street side of the building. City engineering and building maintenance is working on a replacement plan for sump pumps and backup generator

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$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	Final items are being addressed such as propoerty transfers. Preparing plans and specifications for bid letting expected in October.
	Michael Borders	MeadowView Parking Lot Resurface	Resurface of the parking lots at MeadowView along with curb repair and sundry projects.		Design and budget development are underway.
\$82,304,524.92	Michael Thompson	Memorial Boulevard (SR-126) Road Improvements	The Tennessee Department of Transportation (TDOT) is constructing improvements to State Route 126 (Memorial Boulevard) in the City of Kingsport. Once improvements are complete, SR 126 will include 4 travel lanes from East Center Street to Harbor Chapel;		https://www.tn.gov/tdot/projects/projects-region-1/sr-126-memorial-boulevard.html
	Michael Thompson	Mitchell Road Bridge Replacement	Project consists of replacement of the deck and beams on Mitchell Road Bridge over Kendrick Creek.		Awaiting finalized plans and bid documents from consultant.
	Michael Thompson	Netherland Inn Bridge Repairs	Repairs to the bridge approach on Netherland Inn Road.		Waiting on scope and fee from design consultant.
\$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.	7/31/2027	SRF funding approval and public hearing scheduled for 8/4 BMA meeting.
\$1,730,002.00	Wendy Terrazas	Pool Replaster & Renovations	Replaster of all pools with the exception of the outdoor warm pool, plaster of the lazy river, and sundry projects.	1/1/2027	Construction to begin in September.
	Chad Austin	Poplar Grove / Mill Creek Waterline Replacement	Upgrades of waterlines along Poplar Grove Rd, Bell Hollow Rd, and Mill Creek Rd. Current lines in these areas are beyond their service life and need replacement because of maintenance issues.	6/30/2027	Plans under review by Utilities staff.
\$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	11/30/2027	SRF funding approval and public hearing scheduled for 8/4 BMA meeting.
	Shirley Buchanan	Renaissance Center Parking Lot	Adds an additional 73 parking space of which 14 are handicap to the front entrance of the Renaissance Center. The project also adds a porte-cochere for drop-off and pick-up.		Final design is underway, antcipate biddable documents by the end of August.
\$611,474.00	Chad Austin	Ridgefields Sewer Tap and Lateral Replacement	Replacement of sewer taps and laterals due to I&I concerns from hammer taps into concrete sewer mains. Project will be focused on over 70 taps in Ridgefields area.	10/15/2026	Contractor continues to get pre-CCTV footage of lines.
\$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	7045 Linear feet of 7340' complete (96%)

Item III1.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$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.		Have 90% design plans and updated cost estimate of \$16.5 million.
\$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	4/1/2027	Traffic signal being installed by TDOT in area of construction for the remainder of the project (up to one year).
\$720,000.00	Chad Austin	Stormwater Asset Mapping	Multi-year project to obtain survey grade mapping of all stormwater infrastructure.	9/30/2026	Final meeting to discuss results set for early July.
\$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.	7/31/2026	Consultant working on final report due by end of June.
	Wendy Terrazas	Timing System Replacement	The manufacturer of the KAC's existing timing equipment no longer makes timing products nor provides product support. The current system is at its end of useful life. Replacement is necessary to host competitive meets.		Project procurement is being considered by the BMA on 7/21.
\$2,000,000.00	Floyd Bailey	Utility Billing Solutions	Discover and implement a new utility billing solution by spring 2026.	10/31/2026	Project implementation is complete. Working through Punch list of issues. Business Transformation Continues.
\$518,458.91	Chad Austin	Washington County Water Task Force - Kincheloe and Good Rds	Extension of waterlines along Kincheloe and Good Rds in Fall Branch area. Project to include over 5,500 ft of 6 and 4 inch waterlines serving 10 new customers along with several vacant properties. Project being funded by Washington County as part of their	12/31/2026	Pre-construction meeting scheduled for 8/7.
\$1,793,821.00	Tim Elsea	Watauga Street Improvements	Roadway and utility improvements/replacements on Watauga Street - from the Gibson Mill Road roundabout to the Crescent Drive intersection. Improvements include new subgrade, new asphalt, and new utility lines and infrastructure. There will also be spot	11/30/2026	The sanitary sewer installation between Clinch St and Piedmont St is complete. Current work is road tear-out and water service replacement.
	Niki Ensor	WWTP Blower Replacement	Replacement of aeration blowers with new energy efficient blowers and the associated electrical feed. The blowers provide oxygen necessary for biological treatment at the WWTP. The electrical equipment (1980) and blowers (1980/2010) have reached the end o	9/30/2026	All data has been sent to consultant. Workshop scheduled for 7/29

Item III.1.

Local Option Sales Tax

May 2026

Item V1.

	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Budget	FY 2026 Budget Variance	FY 2026 Budget Variance %	FY 2026 Compared to FY 2025 Actual	FY 2026 Compared to FY 2025 Actual
July	\$ 1,517,710	\$ 1,560,033	\$ 1,791,460	\$ 1,904,437	\$ 1,945,148	\$ 2,006,734	\$ 2,085,255	\$ 2,050,000	\$ 35,255	1.7%	\$ 78,521	3.9%
August	\$ 1,466,245	\$ 1,466,134	\$ 1,605,189	\$ 1,849,131	\$ 1,839,478	\$ 1,925,845	\$ 2,054,000	\$ 1,975,000	\$ 79,000	4.0%	\$ 128,155	6.7%
September	\$ 1,544,462	\$ 1,508,123	\$ 1,668,360	\$ 1,994,021	\$ 1,801,294	\$ 1,936,552	\$ 1,981,202	\$ 1,950,000	\$ 31,202	1.6%	\$ 44,650	2.3%
October	\$ 1,447,067	\$ 1,546,558	\$ 1,702,507	\$ 1,919,284	\$ 1,895,208	\$ 2,066,145	\$ 2,049,560	\$ 2,000,000	\$ 49,560	2.5%	\$ (16,585)	-0.8%
November	\$ 1,462,498	\$ 1,524,486	\$ 1,818,738	\$ 1,811,059	\$ 1,615,054	\$ 1,925,958	\$ 1,946,279	\$ 1,950,000	\$ (3,721)	-0.2%	\$ 20,321	1.1%
December	\$ 1,772,438	\$ 1,898,886	\$ 2,088,757	\$ 2,306,710	\$ 2,454,344	\$ 2,410,533	\$ 2,366,903	\$ 2,450,000	\$ (83,097)	-3.4%	\$ (43,630)	-1.8%
January	\$ 1,348,872	\$ 1,530,775	\$ 1,643,547	\$ 1,812,266	\$ 1,831,194	\$ 1,735,408	\$ 1,811,204	\$ 1,825,000	\$ (13,796)	-0.8%	\$ 75,796	4.4%
February	\$ 1,326,133	\$ 1,416,746	\$ 1,656,366	\$ 1,810,501	\$ 1,776,276	\$ 1,800,559	\$ 1,782,968	\$ 1,850,000	\$ (67,032)	-3.6%	\$ (17,591)	-1.0%
March	\$ 1,493,996	\$ 1,898,356	\$ 1,920,619	\$ 1,980,458	\$ 1,964,190	\$ 2,079,214	\$ 2,097,909	\$ 2,050,000	\$ 47,909	2.3%	\$ 18,695	0.9%
April	\$ 1,327,490	\$ 1,750,965	\$ 1,874,537	\$ 1,867,464	\$ 1,884,322	\$ 2,026,607	\$ 2,093,113	\$ 2,000,000	\$ 93,113	4.7%	\$ 66,506	3.3%
May	\$ 1,460,029	\$ 1,715,205	\$ 1,962,581	\$ 1,923,148	\$ 1,943,480	\$ 1,910,408	\$ 2,058,574	\$ 1,975,000	\$ 83,574	4.2%	\$ 148,166	7.8%
June	\$ 1,617,153	\$ 1,707,660	\$ 1,959,191	\$ 2,048,924	\$ 1,970,342	\$ 2,085,410	\$ -	\$ 2,067,600		0.0%		0.0%
Total	\$ 17,784,093	\$ 19,523,927	\$ 21,691,852	\$ 23,227,403	\$ 22,920,330	\$ 23,909,373	\$ 22,326,967	\$ 24,142,600	\$ 251,967	1.14%	\$ 503,004	2.30%

Local Option Sales Tax

Sullivan Co. 2.25% / Hawkins Co. 2.75%

