BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, November 16, 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 Julie Byers
Alderman Calvin Clifton
Alderman Richard Isaacs
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. Parks & Recreation Master Plan - Tyler Wicks

2. CIP Leisure Services - Michael Borders

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

1. Sales Tax Report

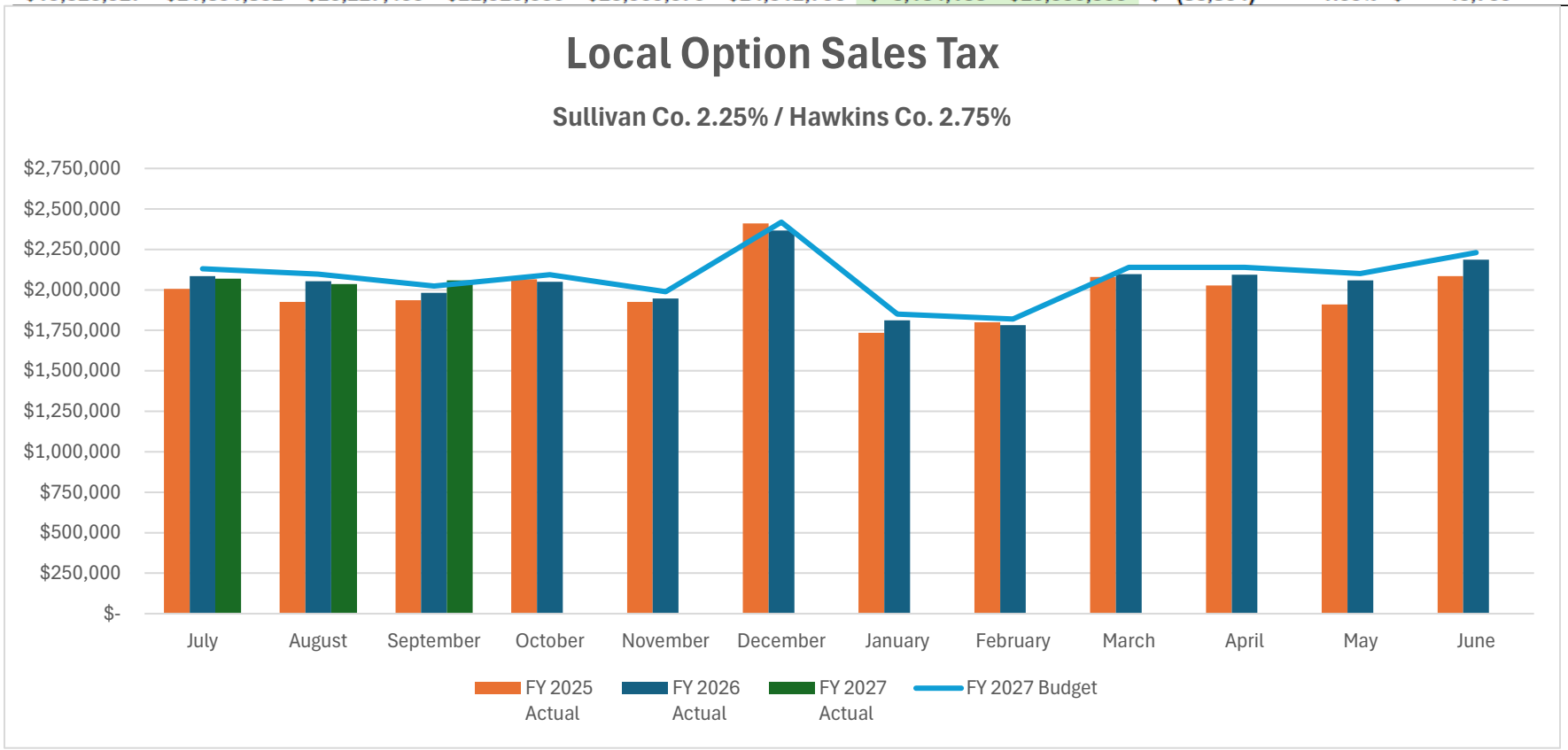
2. Projects Status Report

VI. ADJOURN

Next Work Session: November 30, 2026, 4:30 PM

Local Option Sales Tax
September 2026

	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2027 Actual	FY 2027 Budget	FY 2027 Budget Variance	FY 2027 Budget Variance %	FY 2027 Compared to FY 2026 Actual	FY 2027 Compared to FY 2026 Actual
July	$ 1,560,033	$ 1,791,460	$ 1,904,437	$ 1,945,148	$ 2,006,734	$ 2,085,255	$ 2,069,223	$ 2,130,000	$ (60,777)	-2.9%	$ (16,032)	-0.8%
August	$ 1,466,134	$ 1,605,189	$ 1,849,131	$ 1,839,478	$ 1,925,845	$ 2,054,000	$ 2,035,629	$ 2,098,000	$ (62,371)	-3.0%	$ (18,371)	-1.0%
September	$ 1,508,123	$ 1,668,360	$ 1,994,021	$ 1,801,294	$ 1,936,552	$ 1,981,202	$ 2,059,313	$ 2,023,000	$ 36,313	1.8%	$ 78,111	4.0%
October	$ 1,546,558	$ 1,702,507	$ 1,919,284	$ 1,895,208	$ 2,066,145	$ 2,049,560		$ 2,093,000		0.0%		0.0%
November	$ 1,524,486	$ 1,818,738	$ 1,811,059	$ 1,615,054	$ 1,925,958	$ 1,946,279		$ 1,988,000		0.0%		0.0%
December	$ 1,898,886	$ 2,088,757	$ 2,306,710	$ 2,454,344	$ 2,410,533	$ 2,366,903		$ 2,418,500		0.0%		0.0%
January	$ 1,530,775	$ 1,643,547	$ 1,812,266	$ 1,831,194	$ 1,735,408	$ 1,811,204		$ 1,850,000		0.0%		0.0%
February	$ 1,416,746	$ 1,656,366	$ 1,810,501	$ 1,776,276	$ 1,800,559	$ 1,782,968		$ 1,820,000		0.0%		0.0%
March	$ 1,898,356	$ 1,920,619	$ 1,980,458	$ 1,964,190	$ 2,079,214	$ 2,097,909		$ 2,140,000		0.0%		0.0%
April	$ 1,750,965	$ 1,874,537	$ 1,867,464	$ 1,884,322	$ 2,026,607	$ 2,093,113		$ 2,140,000		0.0%		0.0%
May	$ 1,715,205	$ 1,962,581	$ 1,923,148	$ 1,943,480	$ 1,910,408	$ 2,058,574		$ 2,100,000		0.0%		0.0%
June	$ 1,707,660	$ 1,959,191	$ 2,048,924	$ 1,970,342	$ 2,085,410	$ 2,185,829		$ 2,230,000		0.0%		0.0%
Total	**$19,523,927**	**$21,691,852**	**$23,227,403**	**$22,920,330**	**$23,909,373**	**$24,512,796**	**$ 6,164,166**	**$25,030,500**	**$ (86,834)**	**-1.39%**	**$ 43,709**	**0.74%**



Projects in Pictures

City of Kingsport

1 Concrete Panel Repair
Contractor is repairing concrete panels in the Highlands Area.

2 Sanitary Sewer Extension
Contractor crew is connecting to last manhole with line testing to start next week.

3 Watauga Street Improvements
Current work includes the milling of Watauga Street from Gibson Mill to Clinch Street.

4 Kingsport Aquatic Center
The current project work includes new tile and plaster on the outdoor play pool and lazy river.









Status Updates on Active Projects sorted by Project Name

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
$2,277,793.40	Michael Thompson	**2024 Main Road Paving (MTPO Funded)**	Paving of functionally classified roadways: Clinchfield Street and Eastman Road	1/6/2027	Eastman Road is complete. Clichfield Road work to start 11/16/26.
$1,500,000.00	Michael Thompson	**2027 Main Road Paving (MTPO Funded)**	Paving of functionally classified roadways: Meadowview Parkway	8/11/2030	TDOT has approved plans. Working towards NTP with Construction. Awaiting submittal by consultant and TDOT approval on bid documents.
$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	12/18/2026	Construction underway.
$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.	10/31/2026	Main Scope of project complete. Contractor working on repairing damage due to rain.
$2,400,000.00	Megan Krager	**Bays Mountain Park - New Otter Habitat**	Construction of a New Otter Habitat.	9/15/2027	Construction of the LSS and Otter Holding Area 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.		Pre-Bid held on 10/29; Bids open on November 19th
	Wicks, Tyler	**Brickyard Bike Park Phase III**	The development of Bike Trails to include skills areas and natural surface trails. The construction of a lighted parking lot expansion and connections.		Bid open 11/3/2026, reconmendation for award going to BMA
	Wicks, Tyler	**Brickyard Park - Pedal Park & Multi Purpose Space**	The development of a pedal park, multi-purpose play space, plaza and installation of turf grass in areas of a softball/baseball complex. The construction of a lighted parking lot and connections.		Waiting contract from TDEC for LWCF grant before we can move forward with project design
$4,000,000.00	Michael Thompson	**Brickyard Park Bicycle-Pedestrian Bridge**	Bicycle-Pedestrain 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	Awaiting TDOT notice to proceed for right of way phase of project.
$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.		Grant extension was approved by TDEC, awaiting designs from M&C

Text in blue denotes changes in the past two weeks. Red box denotes past due, yellow box denotes due within 30 days, green denotes due more than 30 days

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
$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	Main scope of project complete and Bridge is open. Contractor working on repairs to underside of deck.
	Michael Thompson	**Eastman Road over Lincoln Street Bridge Repairs - Phase 2**	Repairs to Eastman Road bridge over Lincoln Street and Railroad.		Meeting held 10/22/2026 for overall scope and Rail Road coordination
	Floyd Bailey	**Financial and HR Information Systems**	Software modules that will replace the Central Square Naviline ERP.	1/31/2028	UKG and Tyler contracts signed. Planning schedule with vendors.
$809,699.00	Michael Thompson	**Fordtown Road Bridge Repairs**	Repairs to both approaches of Fordtown Road bridge.	2/10/2027	Working on backfilling east end of bridge in phase 1.
	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. Currently bid letting is expected May 2027.
$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	12/14/2026	
$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.	5/31/2027	Contractor working in Reservoir Rd area
$383,654.30	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.	1/10/2027	Work is complete. CEI is working on pay application and TDOT review.
$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 athe temporary signal installed in 2025 with permenant black mast arm signal as well as shift the left turn lanes for better alignment.	8/31/2027	Initial survey work has been completed.
$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)	10/1/2027	Ceramic tile is being installed in locker rooms.
	Wendy Terrazas	**KAC Lighting & Sprinkler Head Replacement**	Replacement of existing natatorium lighting due to improve inadequate illumination and repalcement of corroded sprinkler heads.		BMA approved recommendation for award, working on contract signatures

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$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	Notices of proposed acquisition have been sent to affected property owners. Appraisal services are underway.
$231,039.00	Niki Ensor	**Lead & Copper Water Service Line Inventory**	AMP grant received to assist with inventory of water service lines to determine the locations, if any, of lead water service lines in the system. Inventory must be complete by fall 2027.	6/30/2027	Proposal sent to TDEC for approval
$7,018,000.00	Michael Borders	**Library Renovations**	Complete renovation of existing library. Includes: doubling the childern's area, new children's programming room, dedicated teen area, additional meeting rooms, updated furnitures, 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
$2,000,000.00	Tom Hensley	**Lift Station Replacements - Lakecrest (323), and Lakeside Dr (325)**	Lakecrest and Lakeside Dr Sewer Lift Stations are beyond their useful life and in need of replacement.	3/31/2028	Conusltant working on final design plans.
$161,000.00	Chad Austin	**Madd Branch (Lincoln St) Sewer Flow Monitoring**	Flow monitoring of the Lincoln St side of Madd Branch sewer basin to determine areas of high I&I. This information will be used to pinpoint areas of concern for further investigation.	6/30/2027	BMA approved. Monitors will be set in December 2026.
$23,131,389.22	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.	10/31/2028	TDOT has awarded this project to Summers Taylor, Inc. Pre-construction conference is scheduled for 11/24/26.
	Michael Borders	**MeadowView Parking Lot Resurface**	Resurface of the parking lots at MeadowView along with curb repair and sundry projects.		Design Repair Drawings work continues.
$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.		Advertise for bids on 11/4/2026. Bid opening on 12/3/2026.
	Michael Thompson	**Netherland Inn Bridge Repairs**	Repairs to the bridge approach on Netherland Inn Road.		Received updated Engineer's Cost estimate
$2,400,000.00	Tom Hensley	**Old Mill Lift Station Replacement**	Replacement of Old Mill Lift Station which is past its useful life.	8/31/2027	Consultant working on final design plans.
$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.	10/29/2027	Project will be on SRF Board for final approval in December.

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$2,000,000.00	Chad Austin	**Phase 3 Sewer Lining**	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: Bays View Rd, Holyoke St, Pearl Ln, Teasel Rd, Greenfield Av, Ardmore, N Eas	7/31/2027	ARAP and TDOT permits received.
$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	Replastering of leisure pool and lazy river will start 11/9, indoor tiling and crack repair started, clean up of dust has started
$3,000,000.00	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.	8/31/2027	Charlie Smith Plumbing was the low bidder when bids were opened on 10/29.
$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	1/31/2028	Plans to be sent to TDEC by end of November.
	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.
$50,000.00	Chad Austin	**Rushmore Rd Waterline Replacement**	Replacement of 1,100 ft of 2" galvanized waterline with 2" PVC. Working with Sullivan County Highway Department to ensure work is done for their spring 2027 paving.	12/31/2026	Work to be completed by the end of December.
$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	Waterline relocations complete. Road still under construction through spring 2027.
	Wendy Terrazas	**Timing System Replacement**	The manufactuer of the KAC's existing timing equipment no longer makes timing products nor proivdes product support. The current system is at its end of useful life. Replacement is necessary to host competitive meets.		Recommendation for award was approved by BMA, contract is underway for signatures.
$250,000.00	Niki Ensor	**Utilities Asset Management Plan**	Prepare an Asset Management Plan (AMP) for Drinking Water, Wastewater, and Stormwater Utilities. Having an AMP will be a requirement for receiving state funding moving forward.	3/31/2028	RFPs received and under review.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
$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	11/24/2026	Kincheloe Road Line installed and testing underway.
$1,793,821.00	Tim Elsea	**Watauga Street Improvements - Phase 1**	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 concrete work for the project will be completed by November 13. The asphalt binder by November 20. The asphalt topping by November 27. Project nearing completion.
$2,000,000.00	Kirby Walker	**Water Treatment Plant Clarifier Sweeps**	The clarifier equipment in settling basins 4 and 5 have reached the end of their useful life and require in-kind replacement. The gear and associated electrical in the residuals clarifier tank has failed and requires replacement. Equipment for all three	3/31/2027	Project is in design phase.
$1,600,000.00	Tom Hensley	**West View and Easley Water Storage Tank Rehabilitation**	West View and Easley Water storage tanks were identified as the highest priority for rehabilitation work according to the latest water tank inspections. These tanks are 1,500,000 and 150,000 gallons in size. They will be sandblasted and recoated to indu	3/31/2028	Consultant working on specifications, OPC received.
$37,000.00	Kirby Walker	**West View Pressure Zone Study**	West View Pump Station is in need of replacement and possible upsizing due to growth in its service area. Since this pump station feeds two different tanks, a study will be conducted to determine if the pressure zone needs to be split with two separate p	12/31/2026	Consultant working on study.
$2,500,000.00	Niki Ensor	**WWTP Blower Replacement**	Replacement of aeration blowers with new engergy effiecint blowers and the associated electrial feed. The blowers proivde oxygen necessary for biological treatment at the WWTP. The electrical equipment (1980) and blowers (1980/2010) have reached the end o	12/31/2027	Met 10/13 to discuss BODR. Comments due 10/28. 90% plans expected in November.