



## **BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA**

**Monday, December 01, 2025 at 4:30 PM**

**City Hall, 415 Broad Street, Montgomery - Watterson Boardroom**

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### **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. Comprehensive Plan Update - Winston Mitchell, Kimley-Horn
2. Utilities & CIS Update - Niki Ensor, Floyd Bailey

### **IV. REVIEW OF BUSINESS MEETING AGENDA**

### **V. ITEMS OF INTEREST**

1. Projects Status Report

### **VI. ADJOURN**

**Next Work Session: Dec. 15, 2025, 4:30 PM**

# Projects in Pictures

Item V1.

City of Kingsport

## 1 Sanitary Sewer

Sewer extension project is still in progress to serve the new Fieldcrest Development.

## 3 Main Street Rebuild

The contractor is working to complete the remaining landscaping work by the end of the month.

## 2 Concrete Panels

Contractor crews are prepping the subgrade for panel replacement in Fairacres.

## 4 HVAC Improvements

Workers are in progress of replacing the HVAC conduit at the Renaissance Center.



# 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 | <b>2024 Main Road Paving (MTPO Funded)</b>                   | Paving of functionally classified roadways: Clinchfield Street and Eastman Road                                                                                                                                                                  | 12/19/2027      | Received Notice to Proceed with Right-of-Way Phase on 11/5/2025.                                             |
| \$1,500,000.00 | Michael Thompson | <b>2027 Main Road Paving (MTPO Funded)</b>                   | 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 | <b>2029 Main Road Paving (MTPO Funded)</b>                   | Paving of functionally classified roadways: Orebank Road                                                                                                                                                                                         | 2/10/2030       | Waiting for kickoff meeting and work order to begin NEPA phase.                                              |
| \$36,500.00    | Michael Borders  | <b>Allandale Mansion Upgrades</b>                            | Covering Allandale Mansion gutter replacements, roof repairs, and Painting                                                                                                                                                                       |                 | Comsa Construction installing façade and railing.                                                            |
| \$2,500,000.00 | Megan Krager     | <b>Bays Mountain Park - New Otter Habit</b>                  | Construction of a New Otter Habitat.                                                                                                                                                                                                             |                 | Bids opened on 10/29. Staff are evaluating.                                                                  |
| \$941,960.00   | Megan Krager     | <b>Bays Mountain Park Fox Den Playground</b>                 | Construction of a natural outdoor play area that blends with the existing features at Bays Mountain Park                                                                                                                                         | 10/31/2025      | Ribbon Cutting set for Friday, November 21 at 1:30                                                           |
|                | Megan Krager     | <b>Bays Mountain Park Nature Center Renovations- Phase 2</b> | Renovate the lower level of the Nature Center with a new kids cave and cave exhibits.                                                                                                                                                            |                 | Design Kick-off meeting held on November 10                                                                  |
| \$6,500,000.00 | Tyler Wicks      | <b>BlueCross BlueShield Healthy Place Park</b>               | 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 | <b>Brickyard Park Bicycle-Pedestrian Bridge</b>              | 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  | <b>Cattails Pump House Replacement</b>                       | Replacement of the pump house at Cattails Golf Course.                                                                                                                                                                                           |                 | Bids were opened on October 16th. Staff are evaluating funding sources.                                      |
| \$24,900.00    | Tim Elsea        | <b>Church Circle Accident Repairs</b>                        | Repairs to the Church Circle structure from damage incurred on September 6, 2025.                                                                                                                                                                |                 | Repair Work has begun                                                                                        |
| \$1,583,057.00 | Chad Austin      | <b>Fieldcrest Annexation Waterline Extension</b>             | 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     | <b>Financial and HR Information Systems</b>                  | Software modules that will replace the Central Square Naviline ERP.                                                                                                                                                                              | 7/1/2027        | Discussions with software customer references continues.                                                     |

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|-----------------|------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------|
|                 | Chad Austin      | <b>FY26 Distribution System Upgrades</b>                                 | 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.                                                                | 3/31/2027       | Project areas are being surveyed.                                                                                            |
| \$110,000.00    | Chad Austin      | <b>Garden Dr Sewer Flow Study</b>                                        | 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.                                             | 4/30/2026       | Contract signed. Setting up kickoff meeting for some time in December.                                                       |
| \$3,500,000.00  | Michael Thompson | <b>Island Road Improvements from SR-126 to Kingsport City Limits</b>     | 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 submitted second round of plans for review on 11/4/2025. Working to get Notice to Proceed for right-of-way phase. |
| \$14,484,600.00 | Ryan McReynolds  | <b>Justice Center Renovations</b>                                        | 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       | Window installation on Clay Street side are complete.                                                                        |
| \$1,044,000.00  | Tyler Wicks      | <b>Kingsport Greenbelt Extension from Rotherwood Drive to Lewis Lane</b> | 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  | <b>Library Renovations</b>                                               | 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 | <b>Main Street Rebuild</b>                                               | 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  | <b>Meadow Park Lane State Industrial Access Road</b>                     | 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  | <b>New Roof for Nature Center at Bays Mountain Park</b>                  | Replacement of existing Roof and associated work for the Nature Center at Bays Mountain Park.                                                                                                                                                                  |                 | Contract Documents being processed                                                                                           |
| \$3,200,000.00  | Tom Hensley      | <b>Pendragon Sewer Lift Station Upgrade</b>                              | 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      | We are working through the SRF submittal process.                                                                            |
| \$6,600,000.00  | Chad Austin      | <b>Reedy Creek Trunk Line (Lovedale to Clinchfield)</b>                  | 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.                                            |

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|-----------------|------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| \$750,000.00    | Chad Austin      | <b>Ridgefields Sewer Tap and Lateral Replacement</b>                   | 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.                                                                                           | 9/30/2026       | Engineering finalizing plans for construction contract.                                                                                         |
| \$1,851,550.00  | Chad Austin      | <b>Sanitary Sewer Line Extension to Fieldcrest Road 2022-C7</b>        | Extension of sewer to Fieldcrest Acres development.                                                                                                                                                                                                           | 6/30/2026       | Construction ongoing                                                                                                                            |
| \$270,500.00    | Shirley Buchanan | <b>Senior Center/ Renaissance Center Ph1 Improvements</b>              | 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 | <b>Solid Waste Site Improvements - Design</b>                          | 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.                                                                                 |
| \$202,000.00    | Niki Ensor       | <b>South Fork Sewer Basin Study</b>                                    | 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      | <b>SR 126 Memorial Blvd Improvements (E Center St to Briarwood Dr)</b> | 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      | <b>SR 93- Horse Creek/Derby Drive Section (TDOT)</b>                   | 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        | Water installation on south end of project complete in October. Contractor blasting on north end and will do water relocation in coming months. |
|                 | Chad Austin      | <b>SR347 - Lone Star Rd Culvert Replacement - Utility Relocation</b>   | TDOT is replacing a culvert on Lone Star Rd (SR347) which requires us to relocate our waterline. We will replace approximately 400 ft of 2" PVC to avoid work being done by the project prior to construction.                                                | 12/1/2025       | Construction scheduled for week of 11/17/25.                                                                                                    |
| \$720,000.00    | Chad Austin      | <b>Stormwater Asset Mapping</b>                                        | Multi-year project to obtain survey grade mapping of all stormwater infrastructure.                                                                                                                                                                           | 8/31/2026       | Consultant now working in Area 15 along Stone Dr near Clinchfield                                                                               |
| \$167,500.00    | Chad Austin      | <b>Stormwater Master Plan</b>                                          | 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     | <b>Utility Billing Solutions</b>                                       | 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.                 |
|                 | Chad Austin      | <b>Washington County Water Task Force - Kincheloe and Good Rds</b>     | Extension of waterlines along Kincheloe and Good Rds in Fall Branch area. Project being funded by Washington County as part of their Water Task Force.                                                                                                        | 9/30/2026       | Plans ready to submit to TDEC for approval.                                                                                                     |

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|----------------|---------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------|
| \$8,473,700.00 | Niki Ensor    | <b>WTP High Service Improvements</b> | 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). | 3/31/2026       | Planned work 10/20 - 10/31 - Reset bulkhead to saw wetwell opening and additional grade work. |

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