



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, September 15, 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. KEDB / Networks Update - Craig Denison, Clay Walker
2. FY25 Financial Update - Travis Bishop

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

1. Projects Status Report

VI. ADJOURN

Next Work Session: October 6, 2025, 4:30 PM

Projects in Pictures

Item V1.

City of Kingsport

1 Justice Center Renovations

Contractor crews have started to lay brick on the exterior of the building.

3 Paving Plan - Area 29

Contractor and city crews are working to complete paving within the Cooks Valley area.

5 Fox Den Playground

Play structures have been installed with concrete paths next.

2 Concrete Panels

City sidewalk crews have been working on new sidewalks and a concrete wall to help protect the new sidewalk.

4 BlueCross BlueShield Healthy Play Place

Crews are working on installing the playground equipment and framing concrete pathways. Photo by David Cate.



Status Updates on Active Projects sorted by Project Name

Item V1.

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	Received ROW plan comments back from TDOT on 6/10/2025. Consultant is working to update plans.
\$1,500,000.00	Michael Thompson	2027 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Meadowview Parkway	8/11/2030	Have a fully executed agreement with TDOT. Will begin working with TDOT to get a consultant selected.
\$2,015,000.00	Michael Thompson	2029 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Orebank Road	2/10/2030	An executed amendment is in place. Have to make a deposit with TDOT for City's match of NEPA phase and schedule kickoff meeting.
\$36,500.00	Michael Borders	Allandale Mansion Upgrades	Covering Allandale Mansion gutter replacements, roof repairs, and Painting		Notice to Proceed 8/18/2025.
\$2,500,000.00	Megan Krager	Bays Mountain Park - New Otter Habit	Construction of a New Otter Habitat.		Bid Opening August 28th
\$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	Final subgrade work nearing completion with Great Southern scheduled for August 18th for playground equipment install.
	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.		Contract executed, preparing submittals to Orec
\$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	Grading and Pickleball Courts complete, waiting on permits from USACE and TVA, splash pad construction underway, playground equipment install expected to begin this month, electric service install expected this month.
\$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	Preliminary Design plans have been submitted to TDOT and we are awaiting comments.
\$450,000.00	Michael Borders	Cattails Pump House Replacement	Replacement of the pump house at Cattails Golf Course.		Bids are being rejected and the project evaluated.
\$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.	6/30/2026	Under construction
	Floyd Bailey	Financial and HR Information Systems	Software modules that will replace the Central Square Naviline ERP.	7/1/2027	Currently meeting with references for 3 potential solutions.

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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	Received comments from TDOT regarding design plans and need to update 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)	5/18/2027	Brick installation has started.
\$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	Received NTP with Right of Way Phase from TDOT on 8/5/2025.
\$7,018,000.00	Michael T. 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.	3/1/2027	Library is operating at the mall. Bid award for Consideration at the 8/5 Meeting.
\$20,083,247.22	Michael Thompson	Main Street Rebuild	The reconstruction of Main Street from Sullivan Street to Clay Street. [City & MTPO Funded]	11/18/2025	AEP subcontractor has been installing the light poles - starting on the west side and working their way eastward.
\$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	Roadway Alignment finalized. Design including structures, hydraulics and geotechnical work is underway.
\$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	Request for SRF application process for Board approval 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	12/31/2030	Barge is working on comments made during TDEC review. 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	Waiting to get easement approval prior to starting construction
\$280,000.00	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 is preparing to be let for bid.
\$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.		Schematic design finalized. Moving into engineering.

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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	CDM is updating the model information for the surge analysis.
\$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	Water and sewer plans have been approved by TDEC. Bid letting scheduled for October 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	Setting up kickoff meeting with consultant later in September
\$2,000,000.00	Floyd Bailey	Utility Billing Solutions	Discover and implement a new utility billing solution by spring 2026.	2/1/2026	Currently working on data conversion and testing in the new Hansen CIS solution
\$719,992.00	Chad Austin	Water Valve Assessment & Maintenance	Contract to exercise all valves within the distribution system. We will also use this project to identify, locate, and add the assets to GIS and Cartegraph.	12/31/2025	Completing valve box realignments, plan to finish by 10/31/25
\$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).	11/1/2025	Bulk head has been installed. Pump start up set for 9/15. Pumps control switchover for pumps 1-3 to take place over the next few weeks.