



## BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, May 18, 2026 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  
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. MeadowView Task Force Report - Michael Borders
2. FY27 Budget Follow-up - Chris McCartt
3. Customer Information System Update - Travis Bishop

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

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

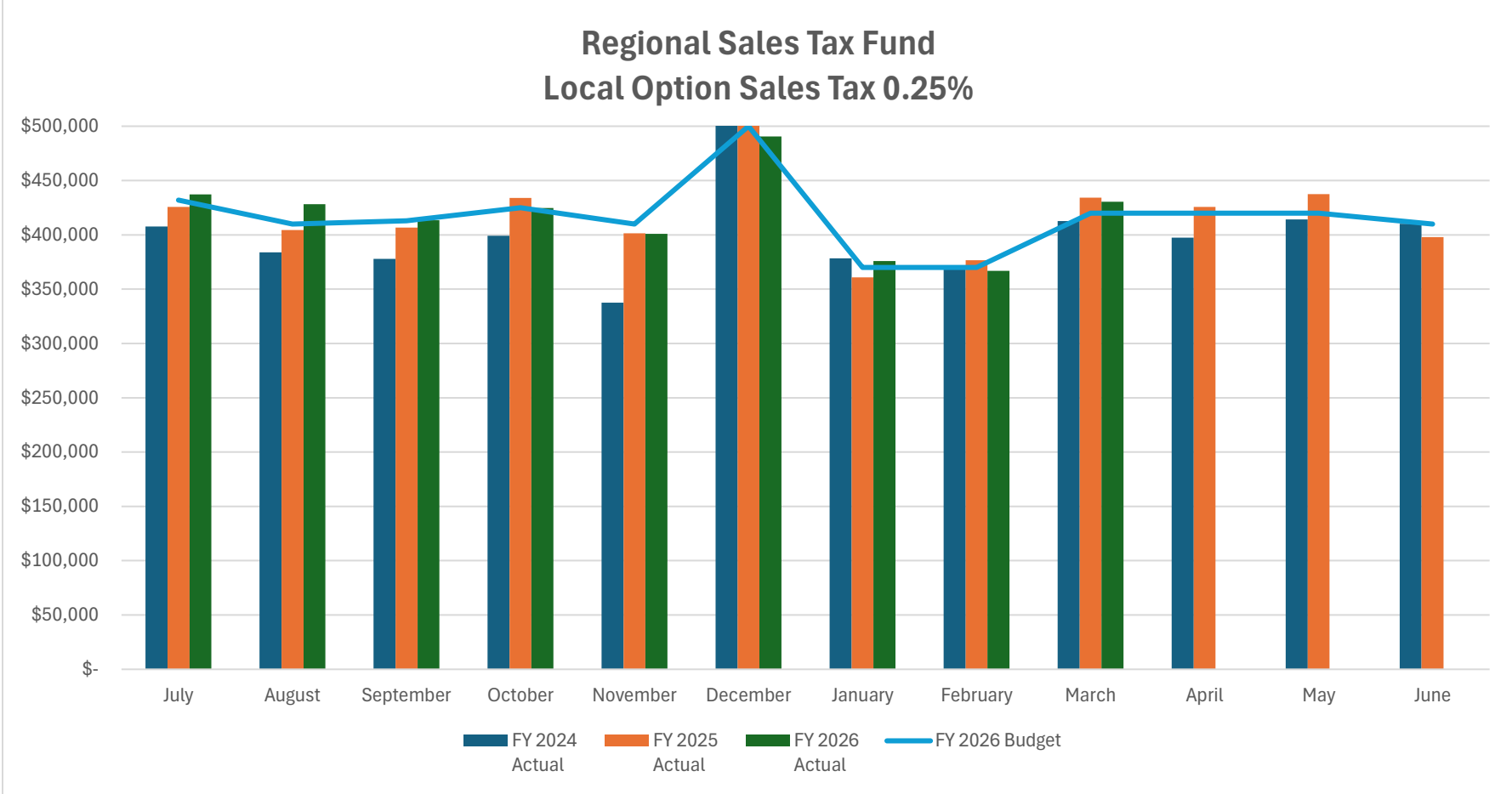
- [1.](#) Sales Tax Report
- [2.](#) Projects Status Report

### **VI. ADJOURN**

**Next Work Session: June 1, 2026, 4:30 PM**

## Local Option Sales Tax 0.25% Regional Sales Tax Fund - March 2026

	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	\$ -	\$ -	\$ 379,564	\$ 403,439	\$ 407,652	\$ 425,783	\$ 437,280	\$ 432,000	\$ 5,280	1.2%	\$ 11,497	2.7%
August	\$ -	\$ -	\$ 338,571	\$ 391,373	\$ 383,872	\$ 404,482	\$ 428,228	\$ 410,000	\$ 18,228	4.4%	\$ 23,746	5.9%
September	\$ -	\$ -	\$ 352,374	\$ 423,456	\$ 377,786	\$ 406,601	\$ 413,392	\$ 413,000	\$ 392	0.1%	\$ 6,791	1.7%
October	\$ -	\$ -	\$ 359,717	\$ 404,502	\$ 399,242	\$ 433,877	\$ 424,825	\$ 425,000	\$ (175)	0.0%	\$ (9,052)	-2.1%
November	\$ -	\$ -	\$ 384,576	\$ 381,239	\$ 337,646	\$ 401,484	\$ 401,022	\$ 410,000	\$ (8,978)	-2.2%	\$ (462)	-0.1%
December	\$ -	\$ -	\$ 440,411	\$ 483,069	\$ 520,827	\$ 505,470	\$ 490,520	\$ 500,000	\$ (9,480)	-1.9%	\$ (14,950)	-3.0%
January	\$ -	\$ -	\$ 347,117	\$ 382,119	\$ 378,392	\$ 360,731	\$ 375,826	\$ 370,000	\$ 5,826	1.6%	\$ 15,095	4.2%
February	\$ -	\$ -	\$ 346,634	\$ 380,981	\$ 369,510	\$ 376,530	\$ 366,841	\$ 370,000	\$ (3,159)	-0.9%	\$ (9,689)	-2.6%
March	\$ -	\$ -	\$ 402,698	\$ 417,405	\$ 412,611	\$ 434,215	\$ 430,366	\$ 420,000	\$ 10,366	2.5%	\$ (3,849)	-0.9%
April	\$ -	\$ -	\$ 395,458	\$ 393,627	\$ 397,373	\$ 425,777		\$ 420,000		0.0%		0.0%
May	\$ -	\$ -	\$ 413,909	\$ 427,591	\$ 414,141	\$ 437,547		\$ 420,000		0.0%		0.0%
June	\$ 3,777,738	\$ 4,104,481	\$ 416,966	\$ 403,078	\$ 410,174	\$ 397,889		\$ 410,000		0.0%		0.0%
<b>Total</b>	<b>\$ 3,777,738</b>	<b>\$ 4,104,481</b>	<b>\$ 4,577,995</b>	<b>\$ 4,891,879</b>	<b>\$ 4,809,226</b>	<b>\$ 5,010,386</b>	<b>\$ 3,768,300</b>	<b>\$ 5,000,000</b>	<b>\$ 18,300</b>	<b>0.49%</b>	<b>\$ 19,127</b>	<b>0.51%</b>



# Projects in Pictures

Item V2.

City of Kingsport

## 1 Bays Mountain Park - Otters

Grading and earth moving work continue on the project site.

## 3 Sustainable Paving Plan - Tidewater Court

The contractor has finished the paving job on Tidewater Court.

## 2 & 4 Sustainable Paving Plan

City paving crews have milled, added leveling course and paved the roadway with asphalt (before and after).



# Status Updates on Active Projects sorted by Project Name

Item V2.

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	Working to get funding obligated so TDOT will send the NTP with Construction.
\$1,500,000.00	Michael Thompson	<b>2027 Main Road Paving (MTPO Funded)</b>	Paving of functionally classified roadways: Meadowview Parkway	8/11/2030	Received comments back from TDOT. Consultant working to update plans and NEPA document.
\$2,015,000.00	Michael Thompson	<b>2029 Main Road Paving (MTPO Funded)</b>	Paving of functionally classified roadways: Orebank Road	2/10/2030	Survey work completed. Field review conducted on 3/2/26. Consultant will begin preliminary design and NEPA document.
\$500,000.00	Chad Austin	<b>Bancroft Chapel Rd Annexation Sewer Extension</b>	Extension of sewer system approximately 1,300 ft to support Bancroft Chapel Rd Annexation	9/30/2026	Pre-bid scheduled on 5/20, bid opening 6/3. Project to be complete by 8/31/26.
\$222,477.00	Michael Borders	<b>Bays Mountain Nature Center Roof Replacement</b>	Replacement of existing Roof and associated work for the Nature Center at Bays Mountain Park.	4/2/2026	Structural repairs are on-going. Time extension related to weather delayed start and needed additional structural repairs found during construction forthcoming.
\$2,400,000.00	Megan Krager	<b>Bays Mountain Park - New Otter Habitat</b>	Construction of a New Otter Habitat.	9/15/2027	Rock excavation for AEP transformer pad underway
	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 is continuing to progress.
\$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.	12/31/2027	Design consultant continues to address ROW comments from TDOT and CSXT. Historic Zoning Commission has approved design.
\$918,888.00	Michael Borders	<b>Cattails Pump House Replacement</b>	Replacement of the pump house at Cattails Golf Course.		Preconstruction Meeting Held. Schedule being developed.
	Michael T. Borders	<b>Cement Hill Project</b>	Phase 1 Remediation on Cement Hill. Closing of two Monitoring Wells along with phase 1 remediation including entry road improvements.		Design is underway.
\$24,900.00	Michael Thompson	<b>Church Circle Accident Repairs</b>	Repairs to the Church Circle structure from damage incurred on Septemeber 6, 2025.		Waiting for Concrete Caps from Distributer
\$1,275,000.00	Michael Thompson	<b>Clinchfield Street Bridge Rehabilitation</b>	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	Working to get contracts executed.
	Michael Thompson	<b>Eastman Road over Lincoln Street Bridge Repairs - Phase 2</b>	Repairs to Eastman Road bridge over Lincoln Street and Railroad.		Waiting on scope and fee from design consultant.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
	Floyd Bailey	<b>Financial and HR Information Systems</b>	Software modules that will replace the Central Square Naviline ERP.	7/1/2027	Working through best and final contract negotiations with software vendors.
	Michael Thompson	<b>Fordtown Road Bridge Repairs</b>	Repairs to both approaches of Fordtown Road bridge.		Project has advertised for bids. Bid opening 5/20/2026.
	Michael Thompson	<b>Fort Robinson Bridge Replacement</b>	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	<b>FY26 Sewer Lining Project - 2022-C23</b>	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	10/19/2026	Contractor to start work around beginning of July.
\$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.	6/30/2026	Flow monitors have been pulled. Consultant will review data and prepare report by end of June.
\$366,150.00	Chad Austin	<b>Hydrant Maintenance and Assessment</b>	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	TDEC approval of bid received. Proceed with contract.
\$3,500,000.00	Michael Thompson	<b>Island Road Resurfacing 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	Working to get funding obligated so TDOT will send the NTP with Construction.
\$650,000.00	Michael Thompson	<b>Jack White Dr. at N. Eastman Rd. Traffic Signal Upgrades</b>	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	<b>Jesse St. at Memorial Blvd. Traffic Signal Upgrades</b>	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	<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)	6/21/2027	Ceiling tile installation started on first floor. Fire alarm systems being installed.
\$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.	6/30/2027	Title searches are being completed and then the notice of proposed acquisitions will be mailed to affected property owners.

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\$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	Asbestos remediation is complete. Construction continues, moving into framing.
\$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	Contract amendment before BMA May 19th to add conduit and pole bases for streetlighting. TDOT's bid letting scheduled for August 14 2026.
\$82,304,524.92	Michael Thompson	<b>Memorial Boulevard (SR-126) Road Improvements</b>	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;		<a href="https://www.tn.gov/tdot/projects/projects-region-1/sr-126-memorial-boulevard.html">https://www.tn.gov/tdot/projects/projects-region-1/sr-126-memorial-boulevard.html</a>
	Michael Thompson	<b>Mitchell Road Bridge Replacement</b>	Project consists of replacement of the deck and beams on Mitchell Road Bridge over Kendrick Creek.		Awaiting final plans and bid documents.
	Michael Thompson	<b>Netherland Inn Bridge Repairs</b>	Repairs to the bridge approach on Netherland Inn Road.		Waiting on scope and fee from design consultant.
\$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	Financial sufficiency letter received. Planning document due in 60 days.
	Chad Austin	<b>Poplar Grove / Mill Creek Waterline Replacement</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.
\$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	9/30/2027	Waiting on final approval from SRF for funding.
\$611,474.00	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.	9/18/2026	Contractor to begin work on 5/18/26.
\$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	Contractor to work on Fall Creek Rd crossing beginning 5/13.
\$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.		Have 90% design plans and updated cost estimate of \$16.5 million.

Item V2.

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\$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	4/1/2027	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	<b>Stormwater Asset Mapping</b>	Multi-year project to obtain survey grade mapping of all stormwater infrastructure.	6/30/2026	Working in area 18 (Lynn Garden). Work to wrap up around middle of May. Final deliverable due 6/15.
	Chad Austin	<b>Stormwater Concept Design for Tranbarger and Reedy Pointe</b>	Consultant to develop concept designs for stream rehabilitation of Tranbarger Branch long Lynn Garden Dr and a tributary to Reedy Creek that runs through Reedy Pointe (KHRA). This will give us concept plans to pursue possible grant funding to rehabilitat	6/19/2026	Draft concepts received and approved. Consultant working on final concept plans.
\$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.	6/30/2026	Consultant working on final report due by end of June.
\$2,000,000.00	Floyd Bailey	<b>Utility Billing Solutions</b>	Discover and implement a new utility billing solution by spring 2026.	6/30/2026	Minor improvements continue to enhance the customer experience. Consultant heightened support continues through June.
\$518,458.91	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 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	Project to begin in August at request of Washington County Highway Department.
\$1,793,821.00	Tim Elsea	<b>Watauga Street Improvements</b>	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 contract has been awarded to Thomas Construction. Work expected to begin in late May/early June.
	Niki Ensor	<b>WWTP Blower Replacement</b>	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	Working on contract with consultant and setting up kickoff meeting.

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