



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

**Monday, July 14, 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. Facade Grants - Robin Cleary
2. Fun Fest - Emily Thompson

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

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

1. Projects Status Report

### **VI. ADJOURN**

**Next Work Session: August 5, 2025, 4 PM**



# Projects in Pictures

Item V1.

*City of Kingsport***1 Main Street Rebuild**

The old wooden power poles have been removed and sections of concrete sidewalk are going in to fill the gaps.

**3 Justice Center Renovations**

Work on the interior is being done and work on the stud walls is continuing.

**2 Palmer Center Parking Lot**

The asphalt binder layer work has been completed and concrete curb, gutter, and sidewalk work will occur next.

**4 Bays Mountain Fox Den Playground**

Most of the grading of the playground equipment pads is complete. Work on the climbing rocks "walls" is ongoing.





# Status Updates on Active Projects sorted by Cost

Item V1.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$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	Roadway Alignment finalized. Design including structures, hydraulics and geotechnical work is underway.
\$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]	5/22/2025	Project is complete other than some minor punch list items. AEP has began work for the installation of the new street lights.
\$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)	5/18/2027	Gypsum Board (Drywall) installation has begun.
\$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	12/31/2027	Water and Sewer plans sent to TDEC for approval. Bid Letting scheduled for October 2025
\$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).	8/12/2025	Pump has been delivered. Electrical duct bank #3 installed. Electrical and pump room dry wall installed and painting almost complete.
\$7,000,000.00	Michael T. 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.	3/1/2027	Interior construction at the mall complete, moving in progress. Bids open June 25, 2025.
\$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	12/31/2030	Plans have been sent to TDEC for approval. Legal still working on last easement.
\$6,500,000.00	Kitty Frazier	<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	Grading operations have commenced.
\$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.	12/31/2025	Preliminary Design plans have been submitted to TDOT and we are awaiting comments.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
Item V1.					
\$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	Resurfacing plans were submitted to TDOT on 6/24/2025 as the scope of this project has changed.
\$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.	12/31/2025	Plans sent to TDEC for approval.
\$2,500,000.00	Megan Krager	<b>Bays Mountain Park - New Otter Habit</b>	Construction of a New Otter Habitat.		Preparing submittals to ORec for a notice to proceed with bidding.
\$2,002,507.00	Chad Austin	<b>Sullivan County ARP Water Upgrades PH2</b>	Upgrade of waterlines in areas off HWY 36 in the Midway area, and along Gravelly Rd and Thomas Addition. This is funded partially by \$2.3M ARP funds granted to Sullivan County.	7/18/2025	<a href="#">Tying over services on Thomas Street</a>
\$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 on-going with data conversion and integrations. First test phase in May.
\$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.	6/30/2026	<a href="#">Contract coming to BMA on July 15.</a>
\$1,044,000.00	Kitty Frazier	<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 West Stone Drive (State Route 1).	6/30/2026	Consultant has prepared preliminary ROW plans. City staff have reviewed and consultant is making revisions.
\$940,000.00	Chad Austin	<b>Water Valve Assessment &amp; Maintenance</b>	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 Cartograph.	4/30/2026	Contractor working on misaligned valves and boxes to make sure all valves are operable.
\$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	Under construction. Utility work began on 4/17.
\$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	Orebank Rd area 50% complete.
\$711,000.00	Chad Austin	<b>Utilities Warehouse Renovations</b>	Renovating the Utilities Department Warehouse building to increase storage capacity. Renovations include reducing the unused office space and increasing shelving.	7/31/2025	<a href="#">Flooring and plumbing fixtures to be installed week of 7/14.</a>

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$600,000.00	Michael Thompson	<b>Sanitation 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.		Schematic design finalized. Moving into engineering.
\$450,000.00	Michael Borders	<b>Cattails Pump House Replacement</b>	Replacement of the pump house at Cattails Golf Course.		Preparing to bid project in June.
\$424,600.00	Michael Borders	<b>Meadowview Chiller Replacement</b>	Replacement of the chiller for Meadowview Conference Center.	7/31/2025	Construction is underway.
\$280,000.00	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	Contract has been executed with CRW to complete construction documents.
\$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.	6/1/2025	Consultant to start working on surge analysis of Cooks Valley force main
\$187,430.00	Megan Krager	<b>Bays Mountain Park - Observation Tower Improvements</b>	Aesthetic Improvements to the observation tower.		Phase 1 including Painting and scraping of Tower is complete-awaiting final payment documentation
\$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.	9/30/2025	Final report received and reviewed. Next phase will include a needs assement and rate study.
	Chad Austin	<b>Sanitary Sewer Line Extension to Fieldcrest Road 2022-C7</b>	Extension of sewer to Fieldcrest Acres development.	12/31/2025	Contract coming to BMA on 7/15
	Floyd Bailey	<b>Financial and HR Information Systems</b>	Software modules that will replace the Central Square Naviline ERP.		Propsals were evaluated and scored. 3 finalists have been selected for scripted system demonstrations, to be completed by June.
	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	7/31/2025	Drainage work continues
	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.		Contract executed, preparing submittals to Orec
	Michael Thompson	<b>2024 Main Road Paving (MTPO Funded)</b>	Paving of functionally classified roadways: Clinchfield Street and Eastman Road	12/19/2027	Received ROW plan comments back from TDOT on 6/10/2025. M&C is working to address them.

Item V1.

# Status Updates on Active Projects sorted by Completion Date

Item V1.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	Current Status
	Floyd Bailey	<b>Financial and HR Information Systems</b>	Software modules that will replace the Central Square Naviline ERP.		Proposals were evaluated and scored. 3 finalists have been selected for scripted system demonstrations, to be completed by June.
\$2,500,000.00	Megan Krager	<b>Bays Mountain Park - New Otter Habit</b>	Construction of a New Otter Habitat.		Preparing submittals to ORec for a notice to proceed with bidding.
\$187,430.00	Megan Krager	<b>Bays Mountain Park - Observation Tower Improvements</b>	Aesthetic Improvements to the observation tower.		Phase 1 including Painting and scraping of Tower is complete-awaiting final payment documentation
	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.		Contract executed, preparing submittals to Orec
\$450,000.00	Michael Borders	<b>Cattails Pump House Replacement</b>	Replacement of the pump house at Cattails Golf Course.		Preparing to bid project in June.
\$600,000.00	Michael Thompson	<b>Sanitation 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.		Schematic design finalized. Moving into engineering.
\$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]	5/22/2025	Project is complete other than some minor punch list items. AEP has began work for the installation of the new street lights.
\$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.	6/1/2025	Consultant to start working on surge analysis of Cooks Valley force main
\$2,002,507.00	Chad Austin	<b>Sullivan County ARP Water Upgrades PH2</b>	Upgrade of waterlines in areas off HWY 36 in the Midway area, and along Gravely Rd and Thomas Addition. This is funded partially by \$2.3M ARP funds granted to Sullivan County.	7/18/2025	Tying over services on Thomas Street
\$711,000.00	Chad Austin	<b>Utilities Warehouse Renovations</b>	Renovating the Utilities Department Warehouse building to increase storage capacity. Renovations include reducing the unused office space and increasing shelving.	7/31/2025	Flooring and plumbing fixtures to be installed week of 7/14.
	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	7/31/2025	Drainage work continues
\$424,600.00	Michael Borders	<b>Meadowview Chiller Replacement</b>	Replacement of the chiller for Meadowview Conference Center.	7/31/2025	Construction is underway.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
<div>Item V1.</div>					
\$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).	8/12/2025	Pump has been delivered. Electrical duct bank #3 installed. Electrical and pump room dry wall installed and painting almost complete.
\$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.	9/30/2025	Final report received and reviewed. Next phase will include a needs assement and rate study.
	Chad Austin	<b>Sanitary Sewer Line Extension to Fieldcrest Road 2022-C7</b>	Extension of sewer to Fieldcrest Acres development.	12/31/2025	Contract coming to BMA on 7/15
\$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.	12/31/2025	Preliminary Desgin plans have been submitted to TDOT and we are awaiting comments.
\$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.	12/31/2025	Plans sent to TDEC for approval.
\$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 on-going with data conversion and integrations. First test phase in May.
\$280,000.00	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	Contract has been executed with CRW to complete construction documents.
\$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	Under construction. Utility work began on 4/17.
\$6,500,000.00	Kitty Frazier	<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	Grading operations have commenced.
\$940,000.00	Chad Austin	<b>Water Valve Assessment &amp; Maintenance</b>	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.	4/30/2026	Contractor working on misaligned valves and boxes to make sure all valves are operable.
\$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.	6/30/2026	Contract coming to BMA on July 15.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
Item V1.					
\$1,044,000.00	Kitty Frazier	<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 West Stone Drive (State Route 1).	6/30/2026	Consultant has prepared preliminary ROW plans. City staff have reviewed and consultant is making revisions.
\$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	Orebank Rd area 50% complete.
\$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	Resurfacing plans were submitted to TDOT on 6/24/2025 as the scope of this project has changed.
\$7,000,000.00	Michael T. 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.	3/1/2027	Interior construction at the mall complete, moving in progress. Bids open June 25, 2025.
\$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)	5/18/2027	Gypsum Board (Drywall) installation has begun.
	Michael Thompson	<b>2024 Main Road Paving (MTPO Funded)</b>	Paving of functionally classified roadways: Clinchfield Street and Eastman Road	12/19/2027	Received ROW plan comments back from TDOT on 6/10/2025. M&C is working to address them.
\$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	12/31/2027	Water and Sewer plans sent to TDEC for approval. Bid Letting scheduled for October 2025
\$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	Roadway Alignment finalized. Design including structures, hydraulics and geotechnical work is underway.
\$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	12/31/2030	Plans have been sent to TDEC for approval. Legal still working on last easement.