



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

**Tuesday, August 05, 2025 at 4:00 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. Library Update - Michael Borders

[2.](#) Projects Status Report

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

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

[1.](#) Sales Tax Report

### **VI. ADJOURN**

**Next Work Session: August 18, 2025, 4:30 PM**

# Projects in Pictures

Item III.2.

City of Kingsport

## 1 Jackson Elementary School

The asphalt paving repairs project to the elementary school is complete.

## 3 BlueCross BlueShield Healthy Play Place

Contractor crews are working to finish up the pickle ball courts and have made progress on the grassy knoll.

## 2 Justice Center Renovations

Contractor is continuing with drywall installation, along with mechanical and electrical work.

## 4 Palmer Center Parking Lot

The project to rebuild the parking lot to add spaces and create a more efficient traffic flow is nearly complete.



# Status Updates on Active Projects sorted by Project Name

Item III2.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$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 ROW plan comments back from TDOT on 6/10/2025. Consultant is working to update plans.
\$1,500,000.00	Michael Thompson	<b>2027 Main Road Paving (MTPO Funded)</b>	Paving of functionally classified roadways: Meadowview Parkway	8/6/2030	Action form to BMA on August 5th to establish a new project for Meadowview Parkway.
\$2,015,000.00	Michael Thompson	<b>2029 Main Road Paving (MTPO Funded)</b>	Paving of functionally classified roadways: Orebank Road	2/10/2030	Action form to BMA on August 5th to remove Meadowview Pkwy from this project.
\$36,500.00	Michael Borders	<b>Allandale Mansion Upgrades</b>	Covering Allandale Mansion gutter replacements, roof repairs, and Painting		Comsa has ordered the structures to be made for roof.
\$2,500,000.00	Megan Krager	<b>Bays Mountain Park - New Otter Habit</b>	Construction of a New Otter Habitat.		Project advertised on July 26th with Bid Opening date set for August 28th
\$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	Playground Pods grading near complete. Great Southern will be on-site to install Playground Equipment August 4th
	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
\$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	Grading and Pickleball Courts complete, revising electrical plans, waiting on permits from USACE and TVA.
\$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	Preliminary Design plans have been submitted to TDOT and we are awaiting comments.
\$450,000.00	Michael Borders	<b>Cattails Pump House Replacement</b>	Replacement of the pump house at Cattails Golf Course.		Bids open 7/31.
\$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	BMA Approved July 15. Working on contracts.
	Floyd Bailey	<b>Financial and HR Information Systems</b>	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	<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	Received comments from TDOT regarding design plans and environmental update.
\$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	Ductwork installation near completion. Interior stairwell/stairs completed. Gypsum board installation continues.
\$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 West Stone Drive (State Route 1).	6/30/2026	Consultant has submitted final ROW plans and will be submitting exhibits and legal descriptions to TDOT in August.
\$7,018,000.00	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	Library is operating at the mall. Bid award for Consideration at the 8/5 Meeting.
\$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]	9/30/2025	Project is complete other than some finishing touches such as brick pavers, landscaping, etc. AEP is installing street lights. The wooden power poles have been removed.
\$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.
\$370,823.25	Schools	<b>Palmer Center Parking Lot Renovations</b>	Rebuild Palmer Center Early Learning Center Parking Lot to facilitate parking flow, add parking spaces, and replace faulty concrete and asphalt.	8/1/2025	Final concrete work and punch list work will be completed on July 31.
\$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	Working on SRF funding documents. Awaiting TDEC plans approval.
\$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.
	Chad Austin	<b>Sanitary Sewer Line Extension to Fieldcrest Road 2022-C7</b>	Extension of sewer to Fieldcrest Acres development.	12/31/2025	Contract getting finalized for East Tennessee Turf and Landscape
\$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.

Item III2.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
Item III2.					
\$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.	12/31/2025	<a href="#">Consultant (CDM) amendment to include force main surge analysis for BMA approval August 5th.</a>
\$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
\$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.
\$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.
\$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.
\$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	<a href="#">Currently working on data conversion and testing in the new Hansen CIS solution</a>
\$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.
\$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).	10/1/2025	<a href="#">The #4 pump is being installed this week. Pulling wire inside new HSPS building. PLC installation and pump control switch over in coming weeks.</a>

Local Option Sales Tax 2.25%  
May 2025

	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 Budget	Over/Under FY25 Budget	% Over/Under FY25 Budget	Over/Under FY24 Actual	% Over/Under FY24 Actual
Jul	\$1,444,727.00	\$1,517,710.01	\$1,560,032.54	\$1,791,460.48	\$1,904,436.51	\$1,945,147.61	\$2,006,734.29	\$2,000,000.00	\$6,734.29	0.34%	\$61,586.68	3.17%
Aug	\$1,660,189.01	\$1,466,245.00	\$1,466,134.09	\$1,605,188.64	\$1,849,130.72	\$1,839,477.58	\$1,925,845.31	\$1,900,000.00	\$25,845.31	1.36%	\$86,367.73	4.70%
Sep	\$1,440,056.00	\$1,544,461.94	\$1,508,122.79	\$1,668,359.84	\$1,994,020.56	\$1,801,293.64	\$1,936,552.39	\$1,850,000.00	\$86,552.39	4.68%	\$135,258.75	7.51%
Oct	\$1,503,032.00	\$1,447,066.95	\$1,546,557.57	\$1,702,507.26	\$1,919,283.71	\$1,895,208.23	\$2,066,145.22	\$1,950,000.00	\$116,145.22	5.96%	\$170,936.99	9.02%
Nov	\$1,510,894.40	\$1,462,498.00	\$1,524,485.85	\$1,818,738.26	\$1,811,059.41	\$1,615,053.63	\$1,925,957.64	\$1,900,000.00	\$25,957.64	1.37%	\$310,904.01	19.25%
Dec	\$1,788,766.43	\$1,772,437.00	\$1,898,886.33	\$2,088,757.00	\$2,306,710.31	\$2,454,343.59	\$2,410,533.02	\$2,400,000.00	\$10,533.02	0.44%	(\$43,810.57)	-1.79%
Jan	\$1,358,902.17	\$1,348,872.00	\$1,530,774.86	\$1,643,547.05	\$1,812,266.56	\$1,831,193.66	\$1,735,408.22	\$1,900,000.00	(\$164,591.78)	-8.66%	(\$95,785.44)	-5.23%
Feb	\$1,280,154.07	\$1,326,133.00	\$1,416,746.27	\$1,656,365.50	\$1,810,500.50	\$1,762,926.22	\$1,800,558.66	\$1,850,000.00	(\$49,441.34)	-2.67%	\$37,632.44	2.13%
Mar	\$1,484,980.00	\$1,493,996.00	\$1,898,355.80	\$1,920,619.39	\$1,980,457.89	\$1,964,189.76	\$2,079,214.35	\$1,950,000.00	\$129,214.35	6.63%	\$115,024.60	5.86%
Apr	\$1,412,517.03	\$1,327,489.66	\$1,750,965.28	\$1,874,537.84	\$1,867,464.07	\$1,884,321.94	\$2,026,606.82	\$1,900,000.00	\$126,606.82	6.66%	\$142,284.88	7.55%
May	\$1,527,469.00	\$1,460,028.68	\$1,715,204.91	\$1,962,580.55	\$1,923,148.28	\$1,943,479.95	\$1,910,408.13	\$1,950,000.00	(\$39,591.87)	-2.03%	(\$33,071.83)	-1.70%
Jun	\$1,571,086.24	\$1,617,153.10	\$1,707,660.22	\$1,959,190.92	\$2,048,923.66	\$1,970,342.12		\$1,954,000.00				
Total	\$17,982,773.35	\$17,784,091.34	\$19,523,926.50	\$21,691,852.73	\$23,227,402.18	\$22,906,977.93	\$21,823,964.06	\$23,504,000.00	\$273,964.06	1.28%	\$887,328.25	4.59%

