



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Tuesday, January 20, 2026 at 4:00 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. KHRA Lee Property Update - Greg Perdue, KHRA Chair
2. CIP / Bond Resolution - Travis Bishop
3. Senior Center Facility Update FY26 - Michael Borders

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

1. Sales Tax Revenue Report
2. Projects Status Report

VI. ADJOURN

Next Work Session: Feb. 2, 2026, 4:30 PM

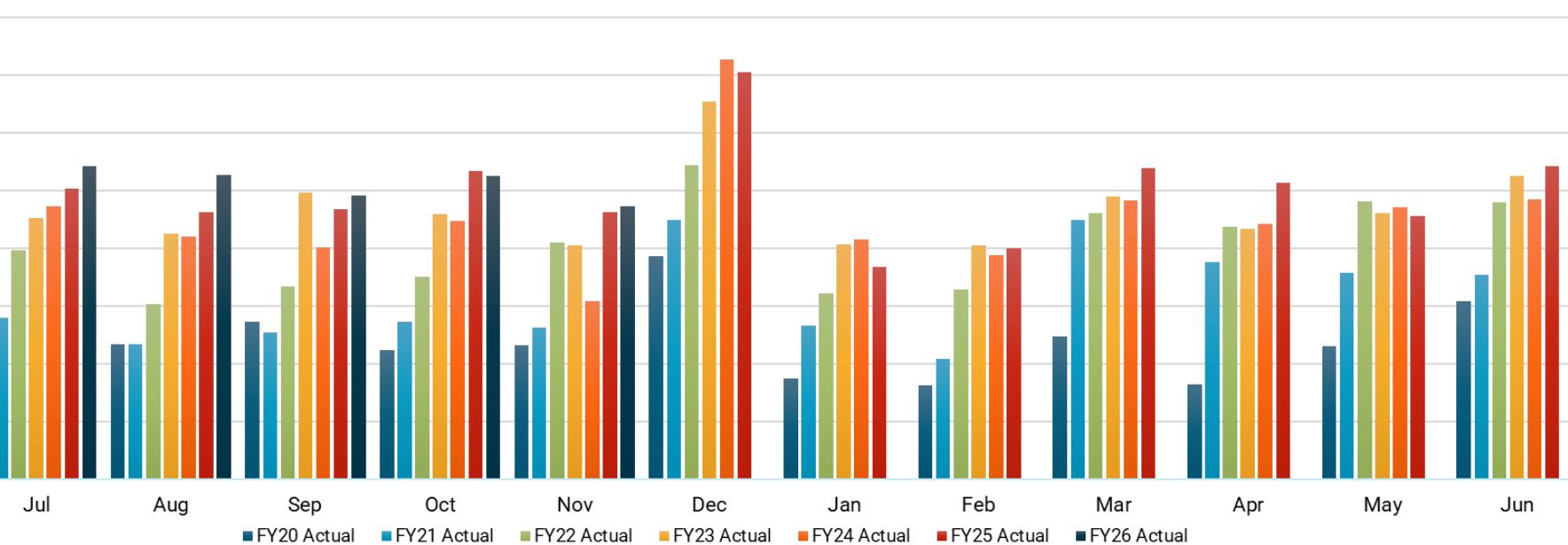
Local Option Sales Tax 2.25%

November 2025

	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Actual	FY26 Budget	Over/Under FY26 Budget	% Over/Under FY26 Budget	Over/Under FY25 Actual	% Over/Under FY25 Actual
Jul	\$1,517,710.01	\$1,560,032.54	\$1,791,460.48	\$1,904,436.51	\$1,945,147.61	\$2,006,734.29	\$2,085,255.26	\$2,050,000.00	\$35,255.26	1.72%	\$78,520.97	3.91%
Aug	\$1,466,245.00	\$1,466,134.09	\$1,605,188.64	\$1,849,130.72	\$1,839,477.58	\$1,925,845.31	\$2,053,999.73	\$1,975,000.00	\$78,999.73	4.00%	\$128,154.42	6.65%
Sep	\$1,544,461.94	\$1,508,122.79	\$1,668,359.84	\$1,994,020.56	\$1,801,293.64	\$1,936,552.39	\$1,981,201.73	\$1,950,000.00	\$31,201.73	1.60%	\$44,649.34	2.31%
Oct	\$1,447,066.95	\$1,546,557.57	\$1,702,507.26	\$1,919,283.71	\$1,895,208.23	\$2,066,145.22	\$2,049,560.10	\$2,000,000.00	\$49,560.10	2.48%	(\$16,585.12)	-0.80%
Nov	\$1,462,498.00	\$1,524,485.85	\$1,818,738.26	\$1,811,059.41	\$1,615,053.63	\$1,925,957.64	\$1,946,279.24	\$1,950,000.00	(\$3,720.76)	-0.19%	\$20,321.61	1.06%
Dec	\$1,772,437.00	\$1,898,886.33	\$2,088,757.00	\$2,306,710.31	\$2,454,343.59	\$2,410,533.02		\$2,450,000.00				
Jan	\$1,348,872.00	\$1,530,774.86	\$1,643,547.05	\$1,812,266.56	\$1,831,193.66	\$1,735,408.22		\$1,825,000.00				
Feb	\$1,326,133.00	\$1,416,746.27	\$1,656,365.50	\$1,810,500.50	\$1,776,276.37	\$1,800,558.66		\$1,850,000.00				
Mar	\$1,493,996.00	\$1,898,355.80	\$1,920,619.39	\$1,980,457.89	\$1,964,189.76	\$2,079,214.35		\$2,050,000.00				
Apr	\$1,327,489.66	\$1,750,965.28	\$1,874,537.84	\$1,867,464.07	\$1,884,321.94	\$2,026,606.82		\$2,000,000.00				
May	\$1,460,028.68	\$1,715,204.91	\$1,962,580.55	\$1,923,148.28	\$1,943,479.95	\$1,910,408.13		\$1,975,000.00				
Jun	\$1,617,153.10	\$1,707,660.22	\$1,959,190.92	\$2,048,923.66	\$1,970,342.12	\$2,085,410.38		\$2,067,600.00				
Total	\$17,784,091.34	\$19,523,926.50	\$21,691,852.73	\$23,227,402.18	\$22,920,328.08	\$23,909,374.44	\$10,116,296.06	\$24,142,600.00	\$191,296.06	1.92%	\$255,061.21	2.63%

\$2,600,000
\$2,400,000
\$2,200,000
\$2,000,000
\$1,800,000
\$1,600,000
\$1,400,000
\$1,200,000
\$1,000,000

Local Option Sales Tax 2.25%



Projects in Pictures

City of Kingsport

1 Renaissance Center | Senior Center

Contractor crews are creating new space for offices.

Pictured is welcome window and ADA accessible entry way.

3 Sidewalk Improvements

City sidewalk crews have been working on new sidewalks around Church Circle intersections.

5 Allandale Mansion

The roof facade improvements project is nearing completion.

1



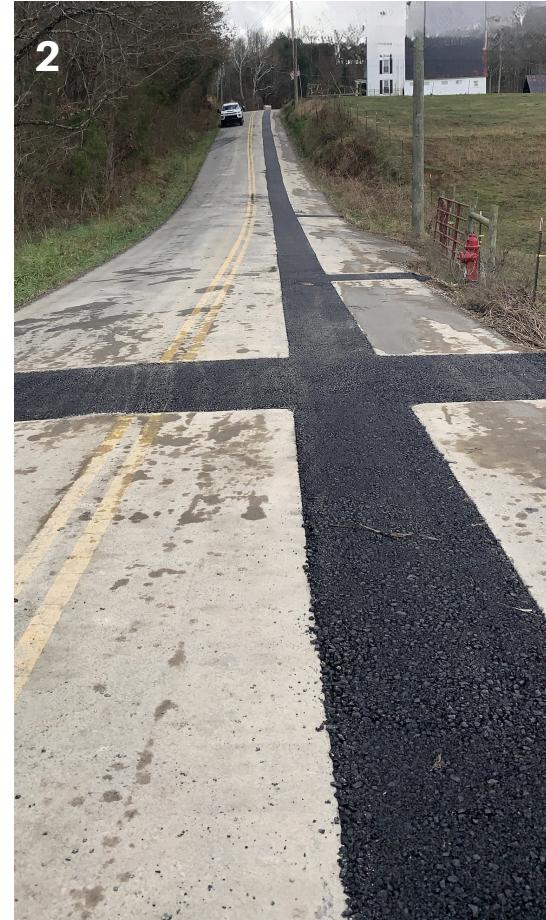
2 Water Improvements

Water system improvements, including a new 8" waterline, near the Fieldcrest area is pictured.

4 Justice Center Renovations

Window replacement installation is nearing completion on both floors.

2



3



4



5



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	2024 Main Road Paving (MTPO Funded)	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	2027 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Meadowview Parkway	8/11/2030	Have Notice to Proceed with Design. Still awaiting work order to start work.
\$2,015,000.00	Michael Thompson	2029 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Orebank Road	2/10/2030	Consultant has started working on NEPA document. Anticipate survey work in January & February of 2026.
\$36,500.00	Michael Borders	Allandale Mansion Upgrades	Covering Allandale Mansion gutter replacements, roof repairs, and Painting		Boxes installed. Railing to be installed.
\$222,477.00	Michael Borders	Bays Mountain Nature Center Roof Replacement	Replacement of existing Roof and associated work for the Nature Center at Bays Mountain Park.	4/2/2026	Preconstruction meeting held - work to begin January 20th.
\$2,500,000.00	Megan Krager	Bays Mountain Park - New Otter Habit	Construction of a New Otter Habitat.		Contracts have been signed. Coordinating schedules for the Preconstruction Meeting.
	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.		Design Kick-off meeting held on November 10
\$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	Playground equipment site and installation work continues. Working on moving the waterline on Barton Street.
\$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	Design continues. Next plan delivery expected in January.
\$918,888.00	Michael Borders	Cattails Pump House Replacement	Replacement of the pump house at Cattails Golf Course.		Bid has been awarded, pre-construction meeting being scheduled.
\$24,900.00	Tim Elsea	Church Circle Accident Repairs	Repairs to the Church Circle structure from damage incurred on Septemeber 6, 2025.		Majority of repair work completed. Waiting for concrete caps to be delivered and installed.
\$276,273.00	Kristie Leonard	Exterior Façade Renovations for Allandale Mansion	Replacement of balustrades on the mansion.		Project is currently underway.
\$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.	2/2/2026	Waterline and culverts are installed up to Catawba Lane intersection on Lynn Road. Contractor is trench paving this week.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	Current Status	
						Item V2.
	Floyd Bailey	Financial and HR Information Systems	Software modules that will replace the Central Square Naviline ERP.	7/1/2027	Discussions with software customer references continues.	
	Chad Austin	FY26 Distribution System Upgrades	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	Garden Dr Sewer Flow Study	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	Flow meters installed in December 2026.	
\$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 NTP with Right-of-Way Phase from TDOT on 12/3/2025.	
\$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)	6/12/2027	Internal HVAC units are being installed.	
\$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	Title searches are being completed and then the notice of proposed acquisitions will be mailed to affected property owners.	
\$7,018,000.00	Michael 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.	12/23/2026	Construction is in progress, currently evaluating change orders related to asbestos.	
\$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	Project has moved into the ROW and Utility stage.	
\$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	We are working through the SRF submittal process.	
\$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	2/28/2027	Plans have been resubmitted to TDEC for approval. Legal working on last easement.	
\$750,000.00	Chad Austin	Ridgefields Sewer Tap and Lateral Replacement	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.	

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	Current Status	
\$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	Construction ongoing	Item V2.
\$270,500.00	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 under construction.	
\$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.		Continue to work on plans. Anticipate 90% plans by end of 2025.	
\$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.	3/31/2026	Staff is reviewing final report to determine path forward.	
\$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	Bids opened with East TN Field & Turf being low bidder at \$82M.	
\$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	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	SR347 - Lone Star Rd Culvert Replacement - Utility Relocation	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.	1/9/2026	Construction to be completed by 1/9.	
\$720,000.00	Chad Austin	Stormwater Asset Mapping	Multi-year project to obtain survey grade mapping of all stormwater infrastructure.	8/31/2026	Finishing Area 16 and moving to Area 17 in 2-3 weeks. 21 weeks of funding remain in the project = end of May.	
\$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	Data collection progressing. Meeting held with City and stormwater staff 12/4/2025.	
\$2,000,000.00	Floyd Bailey	Utility Billing Solutions	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 follow.	
	Chad Austin	Washington County Water Task Force - Kincheloe and Good Rds	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.	

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	Current Status	
\$8,120,707.26	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).	3/31/2026	Planned work 10/20 - 10/31 - Reset bulkhead to saw wetwell opening and additional grade work.	Item V2.