



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, October 06, 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. Justice Center / Old City Hall Update - Ryan McReynolds
2. MeadowView Update - Michael Borders

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

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

VI. ADJOURN

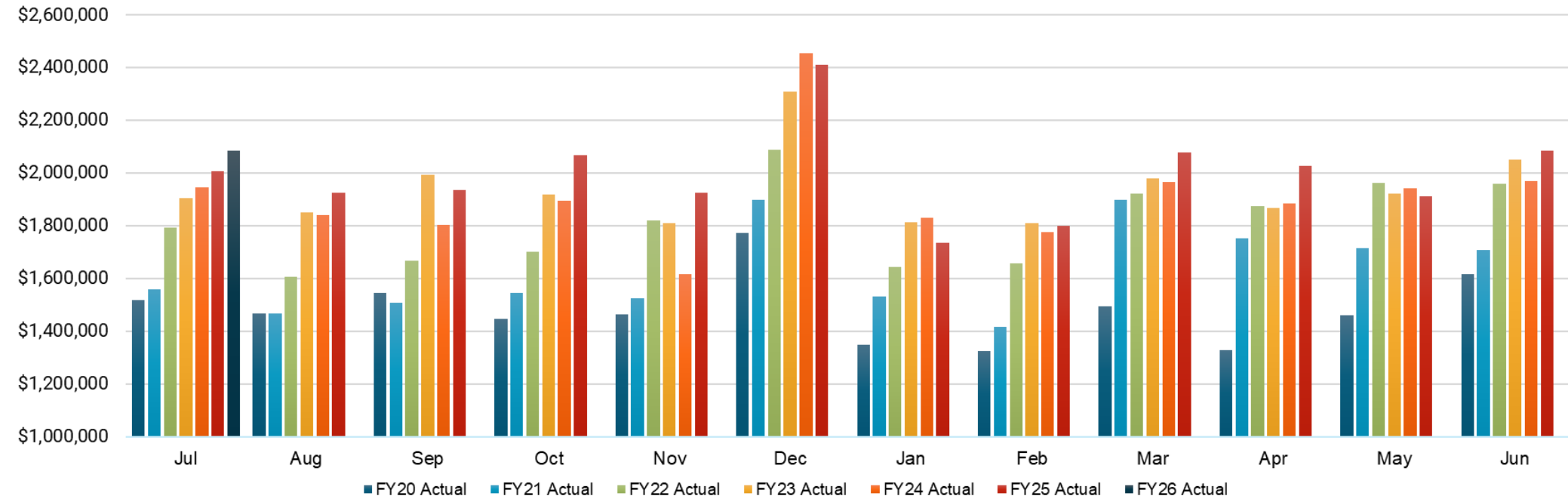
Next Work Session: October 20, 2025, 4:30 PM

Local Option Sales Tax 2.25%

July 2026

	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		\$1,975,000.00				
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		\$1,950,000.00				
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		\$2,000,000.00				
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		\$1,950,000.00				
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	\$2,085,255.26	\$24,142,600.00				

Local Option Sales Tax 2.25%



Projects in Pictures

Item V2.

City of Kingsport

1 Fox Den Playground

The current work includes the installation of stepping logs and stones.

3 Justice Center Renovations

Pictured is prep work for the concrete flood slab in the new lobby area.

2 Concrete Panels

Contractor crews are working on replacing the concrete panels on Dobyns Drive.

4 Waterline Improvements

Crews are working on waterline/water system improvements in the Fieldcrest area.



Status Updates on Active Projects sorted by Project Name

Item V2.

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	Awaiting TDOT approval of consultant and setting up work order.
\$2,015,000.00	Michael Thompson	2029 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Orebank Road	2/10/2030	Waiting for kickoff meeting and work order to being NEPA phase.
\$36,500.00	Michael Borders	Allandale Mansion Upgrades	Covering Allandale Mansion gutter replacements, roof repairs, and Painting		Contruction of ballisades to start in October.
\$2,500,000.00	Megan Krager	Bays Mountain Park - New Otter Habit	Construction of a New Otter Habitat.		Readvertised the project on September 20th with an October 21st Bid opening.
\$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	Concrete Walkways Installed
	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.		Submittals have been approved by ORec. Professional services proposal is being considered by BMA 10/7.
\$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-Pedestrain 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 expecting in December.
\$450,000.00	Michael Borders	Cattails Pump House Replacement	Replacement of the pump house at Cattails Golf Course.		Project has been re-bid w/ bid opening on October 16th.
		Church Circle Accident Repairs	Repairs to the Church Circle structure from damage incurred on Septemeber 6, 2025.		Engineering staff is soliciting quotes for repairs.
\$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	Contractor installing waterline on Lynn Road starting at the Fieldcrest Road end.
	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.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
Item V2.					
\$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)	6/12/2027	Brick installation continues; precast stone band installed; roof top hvac units installed; electrical and HVAC work continues.
\$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	Had a kickoff meeting with TDOT ROW Division discussing process and parameters for property acquisition.
\$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	Bid Awarded to Burwil Construction, anticipated start date is October 21st.
\$20,083,247.22	Michael Thompson	Main Street Rebuild	The reconstruction of Main Street from Sullivan Street to Clay Street. [City & MTPO Funded]	12/31/2025	The light pole installation is complete. Landscaping has resumed and should be complete by the end of October.
\$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	BMA approved application for SRF Funding on 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	Plans have been resubmitted to TDEC for approval. 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	Easements should be secured by 10/3/25. Work to proceed shortly thereafter.
\$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 has been awarded to GRC Construction Services. A start date is being determined.
\$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.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$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	Bid letting scheduled for December 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	Kickoff meeting held on 9/23. City working on data submittal for consultant to start working.
\$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.	10/31/2025	Project is substantially complete.
\$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).	12/31/2025	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.

Item V2.