



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, June 16, 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
Dale Phipps, Police Chief
Adrienne Batara, Public Relations Director
Floyd Bailey, Chief Information Officer

I. CALL TO ORDER

II. ROLL CALL

III. DISCUSSION ITEMS

1. KEDB / NETWORKS Update - Craig Denison, Clay Walker

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

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

VI. ADJOURN

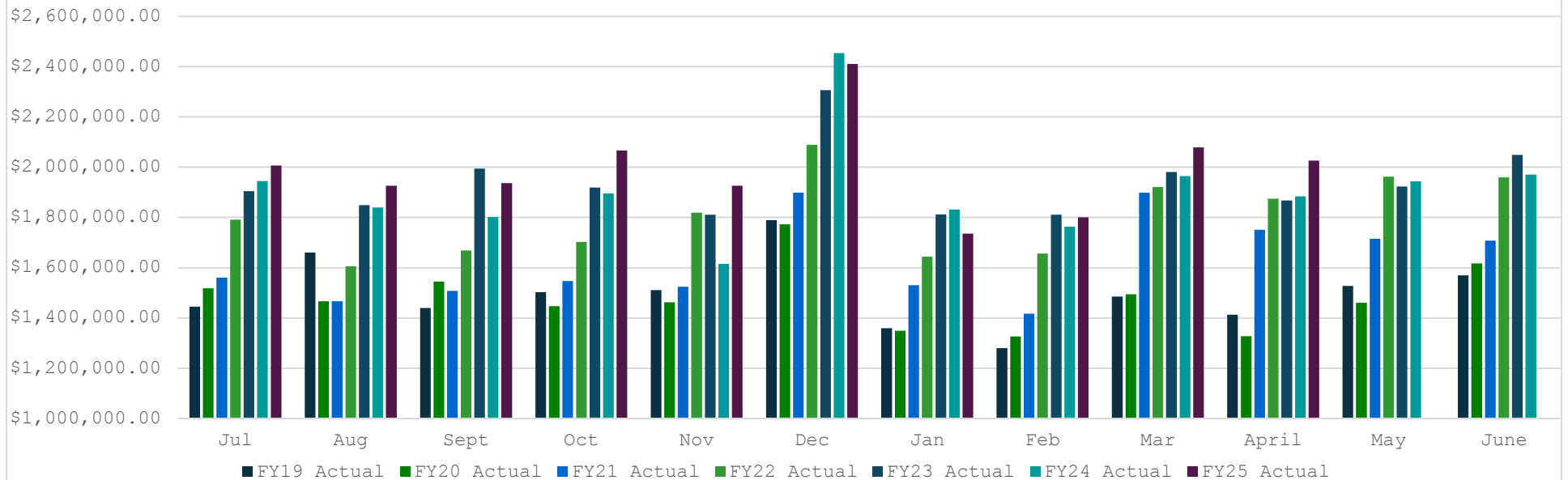
Next Work Session: July 14, 2025, 4:30 PM

Local Option Sales Tax 2.25%

April 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%
Sept	\$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%	\$115,024.59	5.86%
April	\$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		\$1,950,000.00				
June	\$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	\$19,913,555.92	\$23,504,000.00	\$313,555.92	1.61%	\$920,400.06	5.22%

Local Option Sales Tax 2.25%



Projects in Pictures

Item V2.

City of Kingsport

1 Utilities Warehouse Renovations

The contractor is completing painting and insulation on the ceiling; drywall and flooring will be next.

3 Main Street Rebuild

Utility companies are removing overhead lines from the wooden poles and cutting the poles to be ground out.

5 Justice Center Renovations

The final exterior block work and waterproofing are taking place.

2 Crescent Drive Rebuild

Contractor crews have begun replacing the concrete panels.

4 Palmer Center Parking Lot

Demolition of old lot is complete, Grading of new lot is done. Subgrade is being prepared for stone and asphalt.



Status Updates on Active Projects sorted by Cost

Item V2.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$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	Roadway Alignment finalized. Design including structures, hydraulics and geotechnical work is underway.
\$20,083,247.22	Michael Thompson	Main Street Rebuild	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	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)	5/18/2027	Fire proofing continues; exterior block is 90% complete.
\$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	12/31/2027	Water and Sewer plans sent to TDEC for approval. Bid Letting scheduled for October 2025
\$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).	8/12/2025	New high service pump station and electrical room slab complete. Installing structural steel members for new pump station.
\$7,000,000.00	Michael T. 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.	3/1/2027	Interior construction at the mall complete, moving in progress. Bids open June 25, 2025.
\$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 sent to TDEC for approval. Legal still working on last easement.
\$6,500,000.00	Kitty Frazier	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	Grading operations have commenced.
\$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.	12/31/2025	Preliminary Design plans have been submitted to TDOT and we are awaiting comments.

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\$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	Mattern & Craig working to update plans for submittal as a resurfacing project.
\$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.	12/31/2025	Plans sent to TDEC for approval.
\$2,500,000.00	Megan Krager	Bays Mountain Park - New Otter Habit	Construction of a New Otter Habitat.		Preparing submittals to ORec for a notice to proceed with bidding.
\$2,002,507.00	Chad Austin	Sullivan County ARP Water Upgrades PH2	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	All lines installed and preparing to test on Leeland, Kincaid, and Marion.
\$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 on-going with data conversion and integrations. First test phase in May.
\$1,044,000.00	Kitty Frazier	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 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	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.	4/30/2026	Contractor working on misaligned valves and boxes to make sure all valves are operable.
\$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	Orebank Rd area 50% complete.
\$711,000.00	Chad Austin	Utilities Warehouse Renovations	Renovating the Utilities Department Warehouse building to increase storage capacity. Renovations include reducing the unused office space and increasing shelving.	6/1/2025	Doors and windows have been installed. Finishing up ceiling painting and instulation. Contractor to finish drywall, flooring, and plumbing in next two weeks
\$600,000.00	Michael Thompson	Sanitation 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.		Schematic design finalized. Moving into engineering.

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\$450,000.00	Michael Borders	Cattails Pump House Replacement	Replacement of the pump house at Cattails Golf Course.		Preparing to bid project in June.
\$424,600.00	Michael Borders	Meadowview Chiller Replacement	Replacement of the chiller for Meadowview Conference Center.	7/31/2025	Construction is underway.
\$280,000.00	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	Contract has been executed with CRW to complete construction documents.
\$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.	6/1/2025	
\$187,430.00	Megan Krager	Bays Mountain Park - Observation Tower Improvements	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	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.	9/30/2025	Final report received and reviewed. Next phase will include a needs assement and rate study.
	Chad Austin	Sanitary Sewer Line Extension to Fieldcrest Road 2022-C7	Extension of sewer to Fieldcrest Acres development.	12/31/2025	Pre-bid May 22. Bid opening June 11.
	Floyd Bailey	Financial and HR Information Systems	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	Bays Mountain Park Fox Den Playground	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	Bays Mountain Park Nature Center Renovations- Phase 2	Renovate the lower level of the Nature Center with a new kids cave and cave exhibits.		Contract executed, preparing submittals to Orec
	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. M&C is working to address them.

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