



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, August 17, 2026 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
Jerry DeBerry, Fire Chief
Adrienne Batara, Public Relations Director

Ryan McReynolds, Deputy City Manager
Jessica Harmon, Assistant City Manager
Tyra Copas, Human Resources Director
Jason Bellamy, Police Chief
Floyd Bailey, Chief Information Officer

I. CALL TO ORDER

II. ROLL CALL

III. DISCUSSION ITEMS

1. Strategic Plan Update - Jessica Harmon

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

1. Sales Tax Report
2. Projects Status Report

VI. ADJOURN

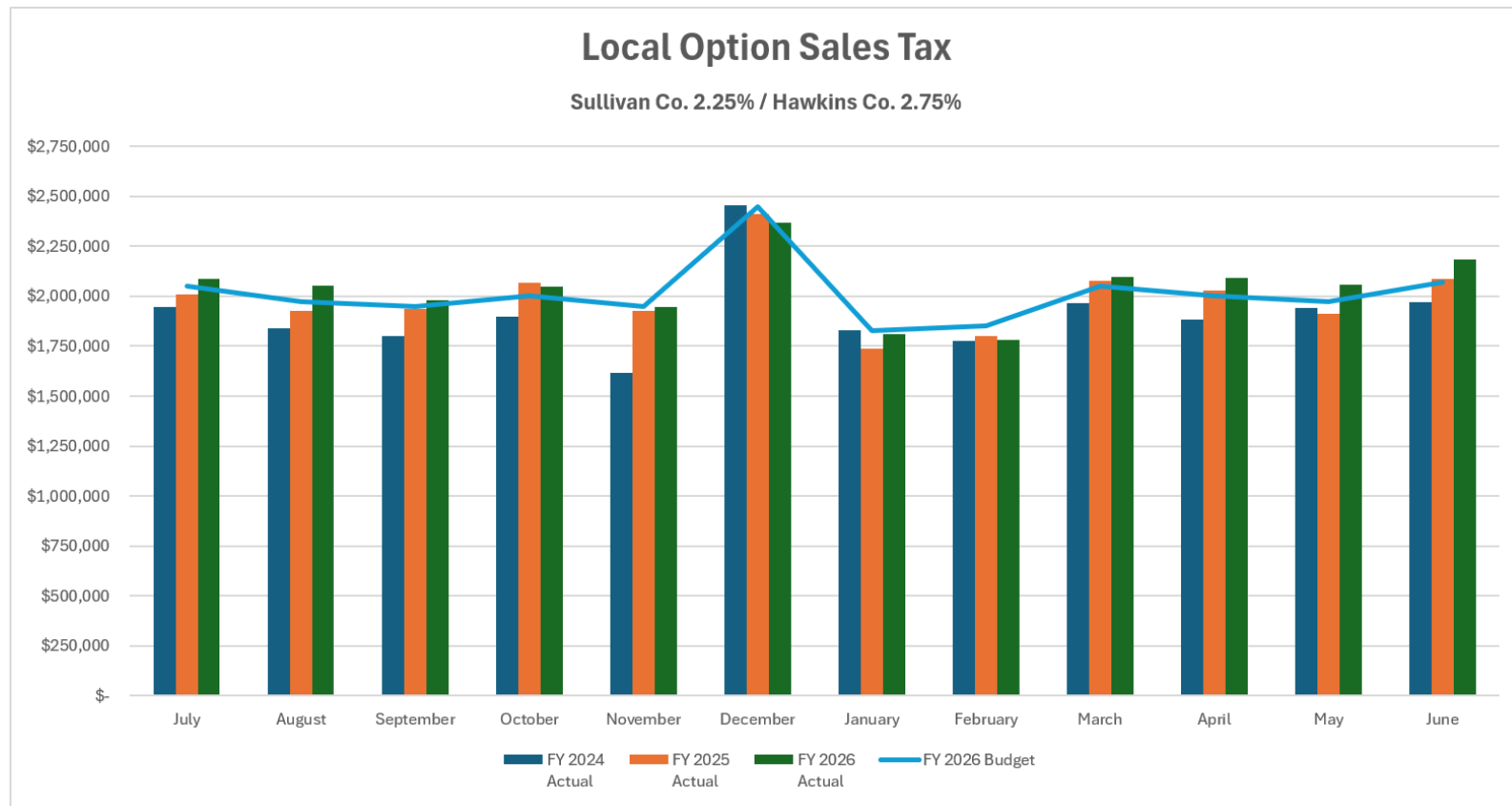
Next Work Session: August 31, 2026, 4:30 PM

Local Option Sales Tax

June 2026

Item V1.

	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Budget	FY 2026 Budget Variance	FY 2026 Budget Variance %	FY 2026 Compared to FY 2025 Actual	FY 2026 Compared to FY 2025 Actual
July	\$ 1,517,710	\$ 1,560,033	\$ 1,791,460	\$ 1,904,437	\$ 1,945,148	\$ 2,006,734	\$ 2,085,255	\$ 2,050,000	\$ 35,255	1.7%	\$ 78,521	3.9%
August	\$ 1,466,245	\$ 1,466,134	\$ 1,605,189	\$ 1,849,131	\$ 1,839,478	\$ 1,925,845	\$ 2,054,000	\$ 1,975,000	\$ 79,000	4.0%	\$ 128,155	6.7%
September	\$ 1,544,462	\$ 1,508,123	\$ 1,668,360	\$ 1,994,021	\$ 1,801,294	\$ 1,936,552	\$ 1,981,202	\$ 1,950,000	\$ 31,202	1.6%	\$ 44,650	2.3%
October	\$ 1,447,067	\$ 1,546,558	\$ 1,702,507	\$ 1,919,284	\$ 1,895,208	\$ 2,066,145	\$ 2,049,560	\$ 2,000,000	\$ 49,560	2.5%	\$ (16,585)	-0.8%
November	\$ 1,462,498	\$ 1,524,486	\$ 1,818,738	\$ 1,811,059	\$ 1,615,054	\$ 1,925,958	\$ 1,946,279	\$ 1,950,000	\$ (3,721)	-0.2%	\$ 20,321	1.1%
December	\$ 1,772,438	\$ 1,898,886	\$ 2,088,757	\$ 2,306,710	\$ 2,454,344	\$ 2,410,533	\$ 2,366,903	\$ 2,450,000	\$ (83,097)	-3.4%	\$ (43,630)	-1.8%
January	\$ 1,348,872	\$ 1,530,775	\$ 1,643,547	\$ 1,812,266	\$ 1,831,194	\$ 1,735,408	\$ 1,811,204	\$ 1,825,000	\$ (13,796)	-0.8%	\$ 75,796	4.4%
February	\$ 1,326,133	\$ 1,416,746	\$ 1,656,366	\$ 1,810,501	\$ 1,776,276	\$ 1,800,559	\$ 1,782,968	\$ 1,850,000	\$ (67,032)	-3.6%	\$ (17,591)	-1.0%
March	\$ 1,493,996	\$ 1,898,356	\$ 1,920,619	\$ 1,980,458	\$ 1,964,190	\$ 2,079,214	\$ 2,097,909	\$ 2,050,000	\$ 47,909	2.3%	\$ 18,695	0.9%
April	\$ 1,327,490	\$ 1,750,965	\$ 1,874,537	\$ 1,867,464	\$ 1,884,322	\$ 2,026,607	\$ 2,093,113	\$ 2,000,000	\$ 93,113	4.7%	\$ 66,506	3.3%
May	\$ 1,460,029	\$ 1,715,205	\$ 1,962,581	\$ 1,923,148	\$ 1,943,480	\$ 1,910,408	\$ 2,058,574	\$ 1,975,000	\$ 83,574	4.2%	\$ 148,166	7.8%
June	\$ 1,617,153	\$ 1,707,660	\$ 1,959,191	\$ 2,048,924	\$ 1,970,342	\$ 2,085,410	\$ 2,185,829	\$ 2,067,600	\$ 118,229	5.7%	\$ 100,419	4.8%
Total	\$ 17,784,093	\$ 19,523,927	\$ 21,691,852	\$ 23,227,403	\$ 22,920,330	\$ 23,909,373	\$ 24,512,796	\$ 24,142,600	\$ 370,196	1.53%	\$ 603,423	2.52%



Projects in Pictures

Item V2.

City of Kingsport

1 Sustainable Paving Plan

City paving crews are working on milling streets around Church Circle in preparation for paving.

3 Justice Center Renovation

The current project work includes placement of subgrade and curb for new parking lot.

5 Sanitary Sewer Rehab Project

Contractor is installing a liner in an existing sanitary sewer line on Sullivan St.

2 Watauga Street Improvements

The project is substantially complete from Tennessee St to Piedmont St & will be open to thru traffic by Monday.

4 Clinchfield Street Bridge Rehabilitation

Contractor crews are hydro-blasting old concrete in preparation for new concrete to be placed.



Status Updates on Active Projects sorted by Project Name

Item V2.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$2,277,793.40	Michael Thompson	2024 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Clinchfield Street and Eastman Road	12/19/2027	TDOT has given the City bid concurrence. Recommendation to award bid before BMA on 8/18/26.
\$1,500,000.00	Michael Thompson	2027 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Meadowview Parkway	8/11/2030	TDOT has approved plans. Working towards NTP with Construction. Awaiting submittal by consultant and TDOT approval on bid documents.
\$2,015,000.00	Michael Thompson	2029 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Orebank Road	2/10/2030	Consultant working on preliminary design plans and NEPA document.
\$524,000.00	Chad Austin	Bancroft Chapel Rd Annexation Sewer Extension	Extension of sewer system approximately 1,300 ft to support Bancroft Chapel Rd Annexation	9/30/2026	Waiting for contracts and material submittals.
\$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.	8/31/2026	Decking repairs continue - expect Roofers on-site August 10 for Shingle Replacement
\$2,400,000.00	Megan Krager	Bays Mountain Park - New Otter Habitat	Construction of a New Otter Habitat.	9/15/2027	Earthwall Structure complete - grading and 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.		Finalizing interior design drawings. Exterior drawings are at 75%. Exhibits design for Kids Cave beings mid-August.
\$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.	12/31/2027	TDOT has concurred with ROW Plans. Consultant continuing coordination with CSX on ROW needs.
\$918,888.00	Michael Borders	Cattails Pump House Replacement	Replacement of the pump house at Cattails Golf Course.	3/31/2027	Electrical work to begin late October. Pump replacement to begin November 2nd.
	Michael T. Borders	Cement Hill Project	Phase 1 Remediation on Cement Hill. Closing of two Monitoring Wells along with phase 1 remediation including entry road improvements.		Project is currently under design. Staff are preparing to ask for a Grant extension. Voluntary Brownfield Agreement under review.
\$1,275,000.00	Michael Thompson	Clinchfield Street Bridge Rehabilitation	Project consists of repairs to concrete deck, widening of sidewalk on west side and the raising of both parapet walls and "Rub" Rails on the existing Clinchfield Street Bridge over Reedy Creek	12/4/2026	Hydrodemolition work on bridge deck continues.
	Michael Thompson	Eastman Road over Lincoln Street Bridge Repairs - Phase 2	Repairs to Eastman Road bridge over Lincoln Street and Railroad.		Budget ordinance at 8/18/26 meeting to transfer funds and set up new project account. Have scope and fee to move forward into design once project is set up.

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	Floyd Bailey	Financial and HR Information Systems	Software modules that will replace the Central Square Naviline ERP.	1/31/2028	Project on hold pending CIP and funding.
\$807,549.00	Michael Thompson	Fordtown Road Bridge Repairs	Repairs to both approaches of Fordtown Road bridge.	1/6/2027	Contractor mobilized August 10th.
	Michael Thompson	Fort Robinson Bridge Replacement	TDOT managed project to replace the bridge on Fort Robinson Drive near Union Street.		TDOT is in the right-of-way phase of this project. Current bid letting date is December 4, 2026.
\$1,072,879.00	Chad Austin	FY26 Sewer Lining Project - 2022-C23	Upgrade of sewer collection system to eliminate maintenance or I&I issues. Project will include line cleaning and placing a liner inside damaged sewer mains. Locations include: University Blvd, Union St, Whippoorwill Ln, Lomax St, Watauga St, Belmeade D	12/6/2026	Contractor began work on 7/1/26.
\$366,150.00	Chad Austin	Hydrant Maintenance and Assessment	Assessment of all hydrants in our system, including greasing, painting, and gathering information for our asset management program. Project funded by AMP grant from TDEC.	5/31/2027	Contractor working in Greenacres area
\$700,000.00	Michael Thompson	Island Road Resurfacing 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 Construction Phase on 7/30/2026. Advertise for bids on 8/8/26 with bid opening on 9/3/26.
\$650,000.00	Michael Thompson	Jack White Dr. at N. Eastman Rd. Traffic Signal Upgrades	This project will replace all signal related items as well as shift the left turn lanes for better alignment. New signal will be black mast arm configuration.	4/30/2027	Working to obtain two easements. Design plans are 90% and consultant is addressing final comments.
\$750,000.00	Michael Thompson	Jesse St. at Memorial Blvd. Traffic Signal Upgrades	This project will replace the temporary signal installed in 2025 with permanent black mast arm signal as well as shift the left turn lanes for better alignment.	8/31/2027	Initial survey work has been completed.
\$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)	6/21/2027	Concrete Curb & Gutter placing has begun.
\$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.	6/30/2027	Notices of proposed acquisition have been sent to affected property owners. Appraisal services are underway.
\$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 furniture, fixtures, and equipment.	4/30/2027	Interior work continues. Design team is working on water remediation issues on New Street side of the building. City engineering and building maintenance is working on a replacement plan for sump pumps and backup generator

Item V2.

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Item V2.					
\$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	Final items are being addressed such as property transfers. Preparing plans and specifications for bid letting expected in October.
	Michael Borders	MeadowView Parking Lot Resurface	Resurface of the parking lots at MeadowView along with curb repair and sundry projects.		Design scope and budget development almost complete
\$82,304,524.92	Michael Thompson	Memorial Boulevard (SR-126) Road Improvements	The Tennessee Department of Transportation (TDOT) is constructing improvements to State Route 126 (Memorial Boulevard) in the City of Kingsport. Once improvements are complete, SR 126 will include 4 travel lanes from East Center Street to Harbor Chapel;		https://www.tn.gov/tdot/projects/projects-region-1/sr-126-memorial-boulevard.html
	Michael Thompson	Mitchell Road Bridge Replacement	Project consists of replacement of the deck and beams on Mitchell Road Bridge over Kendrick Creek.		Awaiting finalized plans and bid documents from consultant.
	Michael Thompson	Netherland Inn Bridge Repairs	Repairs to the bridge approach on Netherland Inn Road.		Waiting on scope and fee from design consultant.
\$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.	7/31/2027	Loan documents have been received, waiting on Mayor's signature.
\$1,730,002.00	Wendy Terrazas	Pool Replaster & Renovations	Replaster of all pools with the exception of the outdoor warm pool, plaster of the lazy river, and sundry projects.	1/1/2027	Construction to begin in September.
	Chad Austin	Poplar Grove / Mill Creek Waterline Replacement	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.	8/31/2027	Plans under review by Utilities staff.
\$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	11/30/2027	Loan documents have been received. Waiting for Mayor's signature.
	Shirley Buchanan	Renaissance Center Parking Lot	Adds an additional 73 parking space of which 14 are handicap to the front entrance of the Renaissance Center. The project also adds a porte-cochere for drop-off and pick-up.		Final design is underway, anticipate biddable documents by the end of August.
\$611,474.00	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.	10/15/2026	Contractor continues to get pre-CCTV footage of lines.
\$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.		Have 90% design plans and updated cost estimate of \$16.5 million.

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Item V2.					
\$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	4/1/2027	Traffic signal being installed by TDOT in area of construction for the remainder of the project (up to one year).
\$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.	8/31/2026	Meeting on 8/26 to discuss final report with consultant.
	Wendy Terrazas	Timing System Replacement	The manufactuer of the KAC's existing timing equipment no longer makes timing products nor provides product support. The current system is at its end of useful life. Replacement is necessary to host competitive meets.		Project procurement is being considered by the BMA on 7/21.
\$2,000,000.00	Floyd Bailey	Utility Billing Solutions	Discover and implement a new utility billing solution by spring 2026.	10/31/2026	Project implementation is complete. Working through Punch list of issues. Business Transformation Continues.
\$518,458.91	Chad Austin	Washington County Water Task Force - Kincheloe and Good Rds	Extension of waterlines along Kincheloe and Good Rds in Fall Branch area. Project to include over 5,500 ft of 6 and 4 inch waterlines serving 10 new customers along with several vacant properties. Project being funded by Washington County as part of their	12/31/2026	Construction to begin 8/24
\$1,793,821.00	Tim Elsea	Watauga Street Improvements - Phase 1	Roadway and utility improvements/replacements on Watauga Street - from the Gibson Mill Road roundabout to the Crescent Drive intersection. Improvements include new subgrade, new asphalt, and new utility lines and infrastructure. There will also be spot	11/30/2026	Current work is concrete curb installation and subgrade stabilization between Clinch St and Piedmont St.
	Niki Ensor	WWTP Blower Replacement	Replacement of aeration blowers with new ennergy effiecent blowers and the associated electrial feed. The blowers provide oxygen necessary for biological treatment at the WWTP. The electrical equipment (1980) and blowers (1980/2010) have reached the end o	9/30/2026	90% plans due in November 2026.