



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

**Monday, April 06, 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. City Healthcare Performance Update - Jon Manful, Mark III / Gwen Johnson, Premise Health
2. Sullivan County Child Well Being Ranking - Dr. Hampton

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

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

- [1.](#) Projects Status Report

### **VI. ADJOURN**

**Next Work Session: April 20, 2026, 3:30 PM**

# Projects in Pictures

Item V1.

City of Kingsport

## 1 Bays Mountain Park - Otters

The project area disturbance boundary and erosion control measures have been established.

## 3 Justice Center Renovations

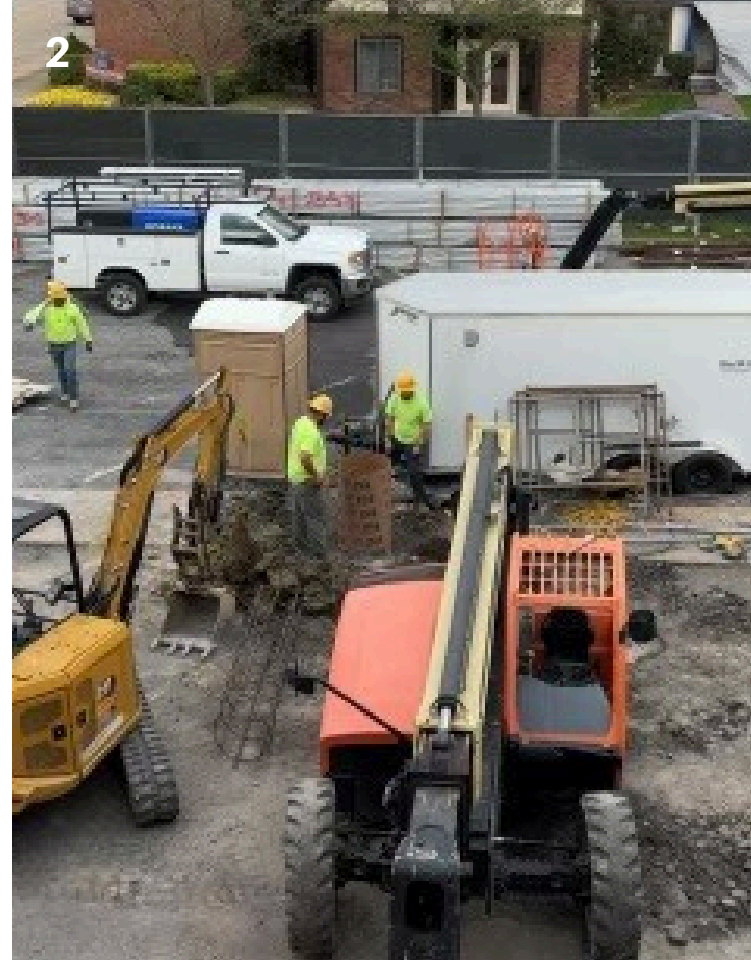
The exterior wall brick and masonry work is nearing completion.

## 2 Kingsport Public Library

Contractor is setting up placement for the new light pole bases in the library parking lot.

## 4 BlueCross Play Place

Contracted paving crew is putting final asphalt topping on parking lot.



# Status Updates on Active Projects sorted by Project Name

Item V1.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	Current Status
\$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 construction plans comments. Consultant working to address comments.
\$1,500,000.00	Michael Thompson	<b>2027 Main Road Paving (MTPO Funded)</b>	Paving of functionally classified roadways: Meadowview Parkway	8/11/2030	Consultant has began working on design plans and updating NEPA document.
\$2,015,000.00	Michael Thompson	<b>2029 Main Road Paving (MTPO Funded)</b>	Paving of functionally classified roadways: Orebank Road	2/10/2030	Survey work completed. Field review conducted on 3/2/26. Consultant will begin preliminary design and NEPA document.
\$500,000.00	Chad Austin	<b>Bancroft Chapel Rd Annexation Sewer Extension</b>	Extension of sewer system approximately 1,300 ft to support Bancroft Chapel Rd Annexation	9/30/2026	Plans have been approved. Waiting for developer to sign and return developer's agreement.
\$222,477.00	Michael Borders	<b>Bays Mountain Nature Center Roof Replacement</b>	Replacement of existing Roof and associated work for the Nature Center at Bays Mountain Park.	4/2/2026	Structural repair work continues
\$2,400,000.00	Megan Krager	<b>Bays Mountain Park - New Otter Habitat</b>	Construction of a New Otter Habitat.		Staking underway, meeting for coordination with utilities and grading contractor 03/31
	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.		Design is continuing to progress.
\$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	Finalizing construction items. Outstanding items include fencing around park. Ribbon cutting date tentatively scheduled for mid-April
\$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.	12/31/2027	ROW Plans submitted to TDOT for review 2/13/26 and to CSX railroad 3/2/26.
\$918,888.00	Michael Borders	<b>Cattails Pump House Replacement</b>	Replacement of the pump house at Cattails Golf Course.		Preconstruction Meeting Held. Schedule being developed.
	Michael T. Borders	<b>Cement Hill Project</b>	Phase 1 Remediation on Cement Hill. Closing of two Monitoring Wells along with phase 1 remediation including entry road improvements.		Design is underway.
\$24,900.00	Tim Elsea	<b>Church Circle Accident Repairs</b>	Repairs to the Church Circle structure from damage incurred on Septemeber 6, 2025.		Waiting for Concrete Caps from Distributer
	Michael Thompson	<b>Clinchfield Street Bridge Rehabilitation</b>	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		Pre-Bid held 03/31

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
	Michael Thompson	<b>Eastman Road over Lincoln Street Bridge Repairs - Phase 2</b>	Repairs to Eastman Road bridge over Lincoln Street and Railroad.		Awaiting bond funds to begin design.
\$276,273.00	Kristie Leonard	<b>Exterior Façade Renovations for Allandale Mansion</b>	Replacement of balustrades on the mansion.		Contractor has finished installing railings and extra work.
\$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.	3/31/2026	Waterline connection completed. Scheduling milling and paving.
	Floyd Bailey	<b>Financial and HR Information Systems</b>	Software modules that will replace the Central Square Naviline ERP.	7/1/2027	Working through best and final contract negotiations with software vendors.
	Michael Thompson	<b>Fordtown Road Bridge Repairs</b>	Repairs to both approaches of Fordtown Road bridge.		Awaiting funding source to be identified for construction. Documents ready for bidding.
	Michael Thompson	<b>Fort Robinson Bridge Replacement</b>	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.
	Chad Austin	<b>FY26 Distribution System Upgrades</b>	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.
\$1,072,879.00	Chad Austin	<b>FY26 Sewer Lining Project - 2022-C23</b>	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	3/31/2027	Morgan Contracting, Inc. was the low bidder. Will go to BMA on 4/7 for approval to award.
\$110,000.00	Chad Austin	<b>Garden Dr Sewer Flow Study</b>	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.	6/30/2026	Flow monitors have been pulled. Consultant will review data and prepare report by end of June.
\$366,150.00	Chad Austin	<b>Hydrant Maintenance and Assessment</b>	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.	12/31/2026	HydroMax is the low bid with project cost of \$366,150. Bid being sent to TDEC for approval.
\$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 Utility Certification and construction plan comments. Consultant working to address comments.
\$650,000.00	Michael Thompson	<b>Jack White Dr. at N. Eastman Rd. Traffic Signal Upgrades</b>	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.	12/31/2026	Working to finalize plans. No ROW needed.

Item V1.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$750,000.00	Michael Thompson	<b>Jesse St. at Memorial Blvd. Traffic Signal Upgrades</b>	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.	8/1/2027	Awaiting scope and fee from design consultant.
\$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)	6/21/2027	Ceiling installation nears finish on 2nd Fl; ballistic boards are being installed; Flooring has begun on 2nd Fl.
\$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 Port Drive.	6/30/2027	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	<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.	12/23/2026	Asbestos remediation is complete. Construction continues, moving into framing.
\$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	Project has moved into the ROW and Utility stage.
\$82,304,524.92	Michael Thompson	<b>Memorial Boulevard (SR-126) Road Improvements</b>	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;		<a href="https://www.tn.gov/tdot/projects/projects-region-1/sr-126-memorial-boulevard.html">https://www.tn.gov/tdot/projects/projects-region-1/sr-126-memorial-boulevard.html</a>
	Michael Thompson	<b>Mitchell Road Bridge Replacement</b>	Project consists of replacement of the deck and beams on Mitchell Road Bridge over Kendrick Creek.		Final Plans expected 03/22
	Michael Thompson	<b>Netherland Inn Bridge Repairs</b>	Repairs to the bridge approach on Netherland Inn Road.		Awaiting bond funds to begin design.
\$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.	12/31/2026	SRF Environmental Review period was complete on 1/19/26. Awaiting on comments from SRF.
\$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	2/28/2027	SRF has approved funding of \$6M, with \$1.8M being principal forgiveness. We will be downloading the final documents to secure funding.
\$611,474.00	Chad Austin	<b>Ridgefields Sewer Tap and Lateral Replacement</b>	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	JTB was low bidder at \$611,474, contract to go to BMA 4/7.
\$1,851,550.00	Chad Austin	<b>Sanitary Sewer Line Extension to Fieldcrest Road 2022-C7</b>	Extension of sewer to Fieldcrest Acres development.	6/30/2026	Construction is 80% complete.

Item V1.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$270,500.00	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	Construction is continuing on schedule.
\$600,000.00	Michael Thompson	<b>Solid Waste 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.		Have 90% design plans and updated cost estimate of \$16.5 million.
\$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	Traffic signal being installed by TDOT in area of construction for the remainder of the project (up to one year).
\$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	Area 17 should be complete this week (3/9). Will continue work in Lynn Garden and Stone Dr.
\$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.	3/31/2026	Met consultant on site 3/5 to discuss concept. Concept plans expected by end of April.
\$2,000,000.00	Floyd Bailey	<b>Utility Billing Solutions</b>	Discover and implement a new utility billing solution by spring 2026.	5/1/2026	Project is in user acceptance testing phase.
\$518,458.91	Chad Austin	<b>Washington County Water Task Force - Kincheloe and Good Rds</b>	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	9/1/2026	Traxon Construction Co, Inc was the low bidder. Will go to BMA for approval on 4/7 to award contract.
		<b>Watauga Street Improvements</b>	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	The project will be constructed in two different phases with phase 1 being from the Gibson Mill Roundabout eastward to Linville St. Construction expected to begin this May.
\$8,120,707.26	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).	3/31/2026	Project is substantially complete. Working on remaining punch items and project close out.

Item V1.