



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, February 02, 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. Create Appalachia - Davin Brown**
- 2. Projects Status Report - Ryan McReynolds**

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

VI. ADJOURN

Next Work Session: Monday, February 16, 2026, 4:30 PM

Projects in Pictures

Item III2.

City of Kingsport

1 Dobyns-Taylor Warehouse Redevelopment

The contractor has mobilized equipment and installed the construction fencing. Demolition of the back/block building will begin soon.

3 Kingsport Library (3 & 4)

Removal of existing concrete slab in the children's area for preparation of the footers for the new mezzanine.

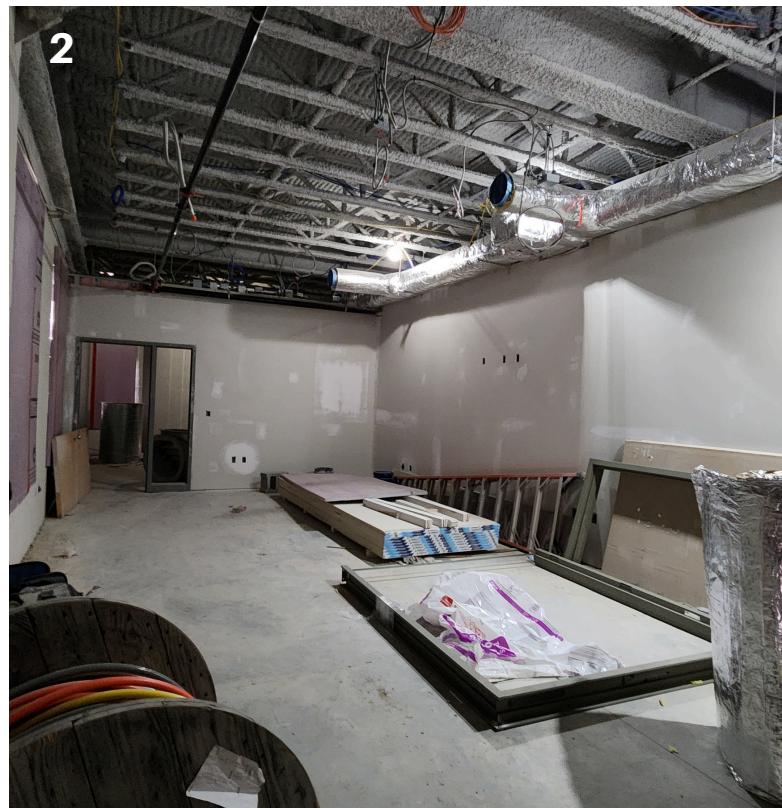
1



2 Justice Center Renovations

Sheetrock work and HVAC duct installation continues.

2



3



4



Status Updates on Active Projects sorted by Project Name

Item III2.

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		Contractor installing railing.
\$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	Work expected to begin once the weather breaks.
\$2,400,000.00	Megan Krager	Bays Mountain Park - New Otter Habit	Construction of a New Otter Habitat.		Preconstruction Meeeting scheduled for Thursday, January 29th.
	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 is continuing to progress.
\$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.	12/31/2027	Design continues. Next plan delivery expected in February.
\$918,888.00	Michael Borders	Cattails Pump House Replacement	Replacement of the pump house at Cattails Golf Course.		Preconstruction Meeting Held. Schedule being developed.
\$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.
	Michael Thompson	Clinchfield Street Bridge Repairs	Repairs to deck on Clinchfield Street bridge		Design plans for repairs are at 80% complete.
	Michael Thompson	Eastman Road over Lincoln Street Bridge Repairs - Phase 2	Repairs to Eastman Road bridge over Lincoln Street and Railroad.		Awaiting bond funds to begin design.
\$276,273.00	Kristie Leonard	Exterior Façade Renovations for Allandale Mansion	Replacement of balustrades on the mansion.		Project is currently underway.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	Current Status	
\$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.	3/6/2026	Contractor is installing 12-inch waterline along Browder Rd to Pearl Lane intersection.	Item III2.
	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.	
	Michael Thompson	Fordtown Road Bridge Repairs	Repairs to both approaches of Fordtown Road bridge.		Design plans for repairs are 90% complete.	
	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.	
\$1,246,200.00	Chad Austin	FY26 Sewer Lining Project	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	Project has been submitted to TDEC for approval.	
\$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.	6/30/2026	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.	
\$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.	12/31/2026	Working to finalize plans. No ROW needed.	
\$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.	8/1/2027	Awaiting scope and fee from design consultant.	
\$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	Dry wall work continues; ceiling grid installation 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.	6/30/2027	Title searches are being completed and then the notice of proposed acquisitions will be mailed to affected property owners.	

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	Current Status	
\$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	Asbestos remediation is complete. Construction continues, moving into framing.	Item III.2.
\$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.	
	Michael Thompson	Mitchell Road Bridge Replacement	Replace the deck and beams on Mitchell Road bridge over Kendrick Creek.		Design plans for work are 80% complete.	
	Michael Thompson	Netherland Inn Bridge Repairs	Repairs to the bridge approach on Netherland Inn Road.		Awaiting bond funds to begin design.	
\$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	SRF Environmental Review period was complete on 1/19/26. Awaiting on comments from SRF.	
\$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	Bid opening scheduled for 2/5/26.	
\$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 is continuing.	
\$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	Construction is continuing on schedule.	
\$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	Teams meeting to review Surge Analysis memo with CDM and Staff on 1/30/26	
\$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.	

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	Current Status	
\$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 part of the project.	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.	Item III2.
\$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 have been submitted to TDEC for approval.	
Watauga Street Improvements			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		Final construction documents are being completed. Construction expected to begin this upcoming spring season.	
\$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	Pump #1, #2 and #4 complete. Piping and wiring complete on pump #3. Start up scheduled for 1/28/26.	