



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, April 20, 2026 at 3:30 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. Utility Financial Overview - Ryan McReynolds

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

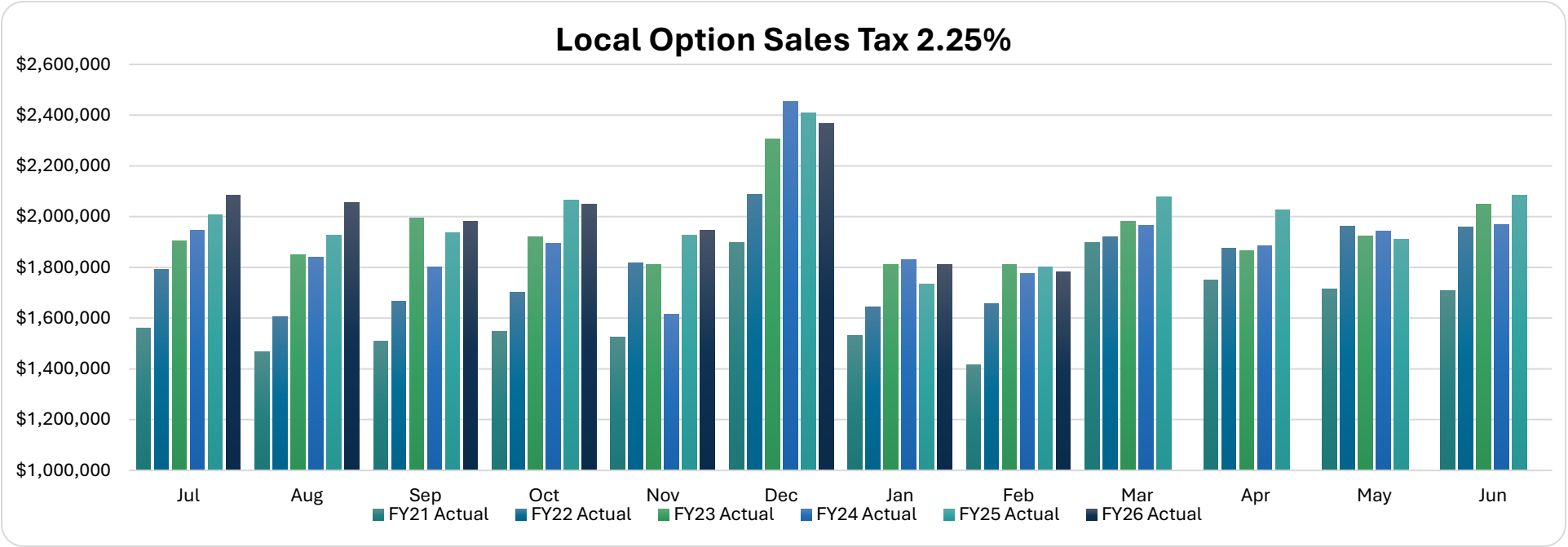
- [1.](#) Sales Tax Revenue Report
- [2.](#) Projects Status Report

VI. ADJOURN

Next Work Session: May 4, 2026, 4:30 PM

Local Option Sales Tax 2.25% February 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	\$2,053,999.73	\$1,975,000.00	\$78,999.73	4.00%	\$128,154.42	6.65%
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	\$1,981,201.73	\$1,950,000.00	\$31,201.73	1.60%	\$44,649.34	2.31%
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	\$2,049,560.10	\$2,000,000.00	\$49,560.10	2.48%	(\$16,585.12)	-0.80%
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	\$1,946,279.24	\$1,950,000.00	(\$3,720.76)	-0.19%	\$20,321.61	1.06%
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	\$2,366,903.45	\$2,450,000.00	(\$83,096.55)	-3.39%	(\$43,629.57)	-1.81%
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	\$1,811,203.80	\$1,825,000.00	(\$13,796.20)	-0.76%	\$75,795.58	4.37%
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	\$1,782,968.50	\$1,850,000.00	(\$67,031.50)	-3.62%	(\$17,590.17)	-0.98%
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	\$16,077,371.81	\$24,142,600.00	\$27,371.81	0.23%	\$269,637.06	1.84%



Projects in Pictures

Item V2.

City of Kingsport

1 Bays Mountain Park - Otters

The boundaries have been placed and current project work includes grading.

3 Justice Center Renovations

The current project tasks are mostly indoors with installing new flooring and carpets.

2 ADA Sidewalks

City sidewalk crews are working on ADA sidewalk improvements along Clinchfield Rd.

4 Concrete Panels

Contractor crew is working to replace concrete panels in the Highland Area.



Status Updates on Active Projects sorted by Project Name

Item V2.

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 construction plans comments. Consultant working to address comments.
\$1,500,000.00	Michael Thompson	2027 Main Road Paving (MTPO Funded)	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	2029 Main Road Paving (MTPO Funded)	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	Bancroft Chapel Rd Annexation Sewer Extension	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	Bays Mountain Nature Center Roof Replacement	Replacement of existing Roof and associated work for the Nature Center at Bays Mountain Park.	4/2/2026	Structural repairs are on-going. Time extension related to weather delayed start and needed additional structural repairs found during construction forthcoming.
\$2,400,000.00	Megan Krager	Bays Mountain Park - New Otter Habitat	Construction of a New Otter Habitat.	9/15/2027	Temporary Access Road created, grading is underway
	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.
\$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	ROW Plans submitted to TDOT for review 2/13/26 and to CSX railroad 3/2/26.
\$918,888.00	Michael Borders	Cattails Pump House Replacement	Replacement of the pump house at Cattails Golf Course.		Preconstruction Meeting Held. Schedule being developed.
	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.		Design is underway.
\$24,900.00	Tim Elsea	Church Circle Accident Repairs	Repairs to the Church Circle structure from damage incurred on Septemeber 6, 2025.		Waiting for Concrete Caps from Distributer
	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		BMA action form on 4/21 to recommend awarding bid.
	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.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
	Floyd Bailey	Financial and HR Information Systems	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	Fordtown Road Bridge Repairs	Repairs to both approaches of Fordtown Road bridge.		Awaiting funding source to be identified for construction. Documents ready for bidding.
	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	3/31/2027	Approved by BMA on 4/7. Working on contracts.
\$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 monitors have been pulled. Consultant will review data and prepare report by end of June.
\$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.	12/31/2026	Waiting for approval from TDEC.
\$3,500,000.00	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	Working to get funding obligated so TDOT will send the NTP with Construction.
\$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	Awaiting bond funds to begin design.
\$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	Second Floor floor finishes 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.

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Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$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.
\$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.
\$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 final plans and bid documents.
	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.
	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.	3/31/2027	Project areas are being surveyed.
\$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	Waiting on final approval from SRF for funding.
\$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.	9/30/2026	Approved by BMA on 4/7. Working on contract.
\$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	6,244 ft of 7,340 ft (85%) of sewerline extension has been completed.
\$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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Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$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).
\$720,000.00	Chad Austin	Stormwater Asset Mapping	Multi-year project to obtain survey grade mapping of all stormwater infrastructure.	8/31/2026	Working in Area 18 (around Indian Path Hospital). Areas 10-14 have been sent to our GIS for integrataion.
\$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.	5/31/2026	Consultant working on final report
\$2,000,000.00	Floyd Bailey	Utility Billing Solutions	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	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	Project to begin in August at request of Washington County Highway Department.
		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	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. The bids have been opened. Construction expected to begin late May.
\$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	Project is substantially complete. Working on remaining punch items and project close out.
	Niki Ensor	WWTP Blower Replacement	Replacement of aeration blowers with new energy 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	Engineering proposal will be on BMA agenda on 4/21.

Item V2.