



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, September 14, 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 Julie Byers

Alderman Calvin Clifton
Alderman Richard Isaacs
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.** Raftelis - Delaney Ridgley

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

- 1.** Projects Status Report

VI. ADJOURN

Next Work Session: Oct. 5, 2026, 4:30 PM

Projects in Pictures

Item V1.

City of Kingsport

1 Clinchfield Street Bridge

The new concrete deck on the east bound travel lane is complete. Work on the west bound travel lane is expected to begin next week.

3 Justice Center Renovation

Exterior work continues with curbs, sidewalks, and subgrade for the parking lot.

5 Demolition Project

Demolition of former city owned storage buildings on Industry Drive to return area to a green space.

2 Watauga Street Improvements

Contractor is installing Sanitary sewer and removing existing road and subgrade in the Piedmont to Linville Street block.

4 Sidewalk Improvments

City crews are working on ADA sidewalk improvements around the Watauga Street and Clinch Street intersection.



Status Updates on Active Projects sorted by Project Name

Item V1.

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	Preconstruction meeting held on 9/3/26. Sign installation to begin on 9/7/26. Paving work will be performed at night.
\$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	10/30/2026	KZ Construction to start 9/14.
\$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	Roof Replacement 80% complete
\$2,400,000.00	Megan Krager	Bays Mountain Park - New Otter Habitat	Construction of a New Otter Habitat.	9/15/2027	Footings were Poured - construction 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.		Pricing quotes for budget sent to contractors. Project expected to go out for Bid mid September
\$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	Awaiting TDOT notice to proceed for right of way phase of project.
\$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	Anticipate work to shift on 9/14/26 to other side of bridge.
	Michael Thompson	Eastman Road over Lincoln Street Bridge Repairs - Phase 2	Repairs to Eastman Road bridge over Lincoln Street and Railroad.		Working to get an agreement with designer and beginning design work.
	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.

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\$807,549.00	Michael Thompson	Fordtown Road Bridge Repairs	Repairs to both approaches of Fordtown Road bridge.	1/6/2027	Clearing, grubbing and saw cutting on approaches is underway.
	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	11 of 21 lines completed.
\$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 Lynn Garden 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.	12/31/2026	Opened bids on 9/3/2026. Awaiting TDOT concurrence on bid award.
\$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)	10/1/2027	Parking lot lights installed.
\$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.
	Niki Ensor	Lead & Copper Water Service Line Inventory	AMP grant received to assist with inventory of water service lines to determine the locations, if any, of lead water service lines in the system. Inventory must be complete by fall 2027.	3/31/2027	Meeting with consultant on 9/10 to scope proposal.
\$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

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	Tom Hensley	Lift Station Replacements - Lakecrest (323), and Lakeside Dr (325)	Lakecrest and Lakeside Dr Sewer Lift Stations are beyond their useful life and in need of replacement.	3/31/2028	Met with consultant on 9/3. Preferred options discussed. Consultant to proceed to 60% plans.
\$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	TDOT has project in October 2, 2026 bid letting.
	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.
\$2,400,000.00	Tom Hensley	Old Mill Lift Station Replacement	Replacement of Old Mill Lift Station which is past its useful life.	8/31/2027	Expecting 90% plans for review in mid-September 2026
\$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 going to SRF Board in October/November.
	Chad Austin	Phase 3 Sewer Lining	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: Bays View Rd, Holyoke St, Pearl Ln, Teasel Rd, Greenfield Av, Ardmore, N Eas	6/30/2027	Plans being prepared.
\$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 sent to TDEC and TDOT for approval.
\$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	1/31/2028	Loan documents to be reviewed by SRF in September. Send plans to TDEC in September. Plan to bid in January 2027.

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	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 has completed 29 hammer tap replacements.
	Chad Austin	Rushmore Rd Waterline Replacement	Replacement of 1,100 ft of 2" galvanized waterline with 2" PVC. Working with Sullivan County Highway Department to ensure work is done for their spring 2027 paving.	11/30/2026	Plans submitted to TDEC on 9/4
\$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.
\$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).
	Wendy Terrazas	Timing System Replacement	The manufacturer 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.
	Niki Ensor	Utilities Asset Management Plan	Prepare an Asset Management Plan (AMP) for Drinking Water, Wastewater, and Stormwater Utilities. Having an AMP will be a requirement for receiving state funding moving forward.	3/31/2028	RFQ submitted to TDEC for approval
\$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	11/24/2026	Contractor working on Good Rd.
\$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 includes sanitary sewer installation in the Piedmont St to Linville St block.

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	Kirby Walker	Water Treatment Plant Clarifier Sweeps	The clarifier equipment in settling basins 4 and 5 have reached the end of their useful life and require in-kind replacement. The gear and associated electrical in the residuals clarifier tank has failed and requires replacement.	3/31/2027	Staff is reviewing proposal.
	Tom Hensley	West View and Easley Water Storage Tank Rehabilitation	West View and Easley Water storage tanks were identified as the highest priority for rehabilitation work according to the latest water tank inspections. These tanks are 1,500,000 and 150,000 gallons in size. They will be sandblasted and recoated to indu	3/31/2028	Consultant working on cost opinons for budgeting purposes.
	Kirby Walker	West View Pressure Zone Study	West View Pump Station is in need of replacement and possible upsizing due to growth in its service area. Since this pump station feeds two different tanks, a study will be conducted to determine if the pressure zone needs to be split with two separate p	12/31/2026	Proposal under review.
	Niki Ensor	WWTP Blower Replacement	Replacement of aeration blowers with new engergy effiecient 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	12/31/2027	90% plans due in November 2026.

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