



2022 MODEL CITY *MOMENTUM*



State of the City • Oct. 20, 2022



The State of the City is strong!

Kingsport continues to see strong growth in all sectors of its economy. Revenues have grown by nearly \$7.25 million during the 2022 fiscal year – a 4% increase over the previous year. Property tax collections grew by \$750,000, and local option sales tax collections rose by \$2.4 million.

Additionally, we continue to see record growth in residential and commercial development across our city. Calendar year 2022 has seen \$60.08 million in residential development.

Funding from the first tranche of the American Rescue Plan Act allowed us to catch up on much-needed improvements to our facilities such as Allandale Mansion and the Kingsport Renaissance Center. Additionally, it provided funding for needed equipment for Kingsport Public Works and our police and fire departments. We now turn our attention toward the second tranche with plans to invest more than \$5.5 million in much-needed renovations and modernization of the Kingsport Public Library.

We celebrated several proud moments this year, from the opening of the new Scott Adams Memorial Skatepark to dedicating a new legacy trail at Bays Mountain Park to approving a developer for Brickyard Village. We also moved forward on the long-awaited Main Street rebuild by executing a contract with Summers-Taylor. The \$17.6 million project is scheduled to begin this fall.

Growth continues to be a primary focus for Kingsport as nearly 2,000 families have moved to Kingsport from outside the region since March 2020, and currently more than 2,500 housing units are in some stage of development. People want to move here and we're working hard to meet that demand.

Our success is the result of strong partnerships. To the businesses and residents that call Kingsport home, a Board of Mayor and Aldermen that recognizes and supports the need for critical investments, strong community partners who collectively strive for excellence and dedicated city employees who work tirelessly providing quality services, I appreciate your hard work and perseverance. It's an honor to work alongside each of you!

Thank you,

A handwritten signature in white ink that reads "Chris McCartt". The signature is fluid and cursive.

Chris McCartt
Kingsport City Manager

PROUD MOMENTS

Scott Adams Memorial Skatepark



The City of Kingsport held a grand opening for the new Scott Adams Memorial Skatepark on June 24, 2022, with a tour, skate clinic, dedication ceremony, professional demonstrations, skate jam, music and prizes. Professional skateboarders Kanten Russell, who designed the park, and Brandon Turner both attended.

The \$1.86 million skatepark includes a backyard bowl and flow bowl, four-stair set with up-down rails, two quarter pipes, up-down hubba ledge, five-stair with a down rail and pyramid.

Kingsport's original skatepark opened in November 2005 at Cloud Park and was named after Scott Adams, a 13-year-old who was struck by a car while retrieving his skateboard.



Kingsport Senior Center

The Kingsport Senior Center hosted a grand opening celebration June 17, 2022, for the newly renovated atrium, which can now be used for weddings, receptions, movies, lectures and exercise classes.



"The new atrium looks fantastic and our seniors are excited to use the space for games, dancing, yoga and other activities," said Shirley Buchanan, director of the Kingsport Senior Center.

Comsa Construction removed four plant boxes, which took up 80% of the space, and put down vinyl wood-style flooring. The \$67,500 project resulted in 2,000 square feet of new space.

Fire Training Facility Improvements

The Kingsport Fire Department's fire training facility became even more versatile this year with a new classroom space and the purchase of a cascade system so firefighters can immediately replenish their air packs after training and return to service.

The facility is located on Horsecreek Lane off Wilcox Drive and includes a burn building, maze trailer and scrapped vehicle – all of which are used to replicate real-life situations that firefighters face.

Kingsport earmarked \$150,000 in American Rescue Plan Act (ARPA) funds for the improvements.



Bays Mountain Park Legacy Trail



To celebrate its golden anniversary in 2021, Bays Mountain Park began construction on a legacy trail that would be the longest in the park at 4.2 miles and

the first new one built in nearly a decade. The trail, called "Moonshiner's Delight," was dedicated June 3, 2022.

The trail starts near Chestnut Trail, across Azalea Trail, while running parallel to River Mountain Road. The trail takes hikers, bikers and runners along the south slope of the mountain's north ridge. The project cost approximately \$65,000, which was possible thanks to donations by Woody Reeves, Lisa Shockley, Bays Mountain Park Association and Visit Kingsport.



Preston Forest Playground

In June, Preston Forest Park celebrated the culmination of improvements including a walking trail, lighted parking lot, water fountain/refill station, picnic tables, grill, bike rack and playground equipment provided through state grants, city funds and volunteer efforts.



Kingsport also refurbished the basketball court, swing set and soccer area, landscaped the property and enhanced electric service. The Preston Forest Community Association refurbished the gazebo sign, helped with landscaping and provided a Christmas event. Keep Kingsport Beautiful provided trees, and the Kingsport Public Library added a storybook walk.

Brickyard Park

The City of Kingsport received the Donald E. Hunter Excellence in Economic Development Award from the American Planning Association (APA) for the Brickyard Park/Cement Hill project. The award honors a project that demonstrates vision, leadership, innovation and commitment to the field of economic development that has a strong foundation in planning principles.

For more information about economic development in Kingsport, please visit www.kingsporttn.gov/ecd.



Kingsport's Red, White and BOOM!

The Independence Day Celebration on July 2, 2022, featured a parade and musical guests 38 Special with opening act, The Ultimate Garth Brooks Tribute. The largest Independence Day fireworks display in Kingsport history followed the concert.



CITY AWARDS & HIGHLIGHTS

Website, Social Media Recognition for Kingsport Farmers Market

Kingsport Farmers Market received two awards from the Tennessee Association of Farmers Markets (TAFM) at the 2022 TAFM annual meeting – second place for Best Website and third place for Best Social Media. These accolades confirm the high quality of the Kingsport Farmers Market, which provides a vibrant, diverse marketplace for local and regional farmers and artisans to sell their products to the community.

Event Awards for Bays Mountain Park

The 25th Annual Pinnacle Awards, which recognizes those in the tourism industry who made an impact on the community, took place June 9, 2022, at Bristol Motor Speedway, and Bays Mountain Park received two – Fall Fest for “Event of the Year” and 50th Anniversary celebration for “Attraction of the Year.” “Thank you to all the supporters, educators, staff (former and current) members, volunteers, hikers, bikers, everyone who has been to the park,” Park Manager Megan Krager said. “The park could not have received the awards without your help and support.”

Public Outreach Award for Stormwater Department

The City of Kingsport’s stormwater department earned the Public Outreach Award from the Clean Water Professionals of Kentucky & Tennessee for the annual Storm Drain Art Contest, where participants paint storm drains to underscore the importance of protecting rivers, stream habitats and aquatic wildlife.

Statewide Recognition for Kingsport Police Department

The Kingsport Police Department (KPD) earned three statewide honors, including overall winner, when the Tennessee Highway Safety Office (THSO) recognized the achievements of law enforcement agencies at the 18th Annual Law Enforcement Challenge.

Kingsport took first place in the 101-200 officer department division and earned the overall winner nod as the highest scoring department across the challenge. The police department’s winning entry was pitted regionally against the winner of a competition in Georgia and KPD took the top spot there, too.

Officers Matt McGuire and Aaron Grimes of KPD’s Traffic Unit represented the department with McGuire accepting the three awards. In addition to his KPD duties, McGuire serves as THSO’s East Tennessee network coordinator.



COMMUNITY PARTNERS

Visit Kingsport

Visit Kingsport has received rave reviews from residents and industry experts and in June earned seven awards at the Northeast Tennessee Pinnacle Awards, which honors top performers in tourism-related promotion.

December's Christmas in the Park event was crowned Best New event, while the Tennessee Songwriters Week and Wing Fling Week drew praise for bringing virtual fun to residents and adapting to the pandemic.

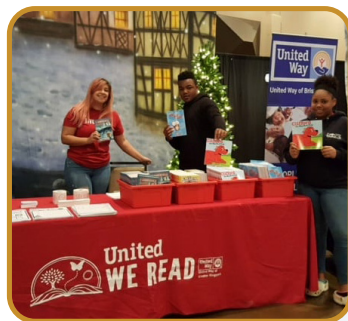
United Way of Greater Kingsport

The United Way of Greater Kingsport is finishing another successful year of helping local families work toward the goals of quality education, financial stability and good health.

Through 29 partner organizations, United Way brings resources to projects, including literacy efforts via the United WE READ campaign, a cooperation with the Kingsport City and Sullivan County school systems that impacts over 2,000 third-graders through book donations and workshops, and efforts to fight hunger through Feed Kingsport, which has contributed funds and supplies to 30 food banks.

Inventor Center

The Inventor Center introduced #MadeinKingsport, a day-long event exhibiting some of the city's best and brightest minds showcasing



their trades, from robotics and 3D printing to woodcarving and ceramic throwing. The Inventor Center supports creatives year-round by offering access to tools and materials and hosting informational workshops.

Kingsport Public Library

For the Kingsport Public Library, 2022 has been a year of creating opportunities for people to come together and be more than just a place to check out books by offering programming for young people and families. The library catered to families with young children by hosting weekly storytimes and craft clubs. For adolescents, the library offered a beginner's Dungeons and Dragons club to escape to a fantasy world via the classic role-playing game and "Craft and Chat" guided classes.



Kingsport Theatre Guild

The Kingsport Theatre Guild (KTG) has celebrated 75 years of operations this year with a slate of local productions from classic stage favorites like "Little Shop of Horrors," popular modern plays like "RENT" and new favorites like the farcical comedy "Noises Off." The guild has seen record attendance numbers, welcoming over 300 attendees on the opening night of "RENT."



Kingsport Chamber

The Kingsport Chamber is celebrating 75 years as the trusted advocate for Kingsport businesses and had plenty of reasons to celebrate in 2022 with over 40 ribbon cuttings and groundbreakings to date. Additionally, the Kingsport Office of Small Business and Entrepreneurship (KOSBE) reached the milestone of having launched its 100th startup this year. Marquee events include: The 4th annual BrewHaHa in August, a performance sponsored by local businesses to showcase national comedians; its annual dinner in February with over 1,700 in attendance; and the premier event to come in November with the 75th anniversary celebration featuring Broadway stars on stage.

Downtown Kingsport Association

This year, the Downtown Kingsport Association (DKA) hosted monthly Downtown Shop and Hop events to bring attention and loyal customers to businesses that call downtown Kingsport home. In addition, downtown Kingsport welcomed 12 new businesses since the start of 2022.



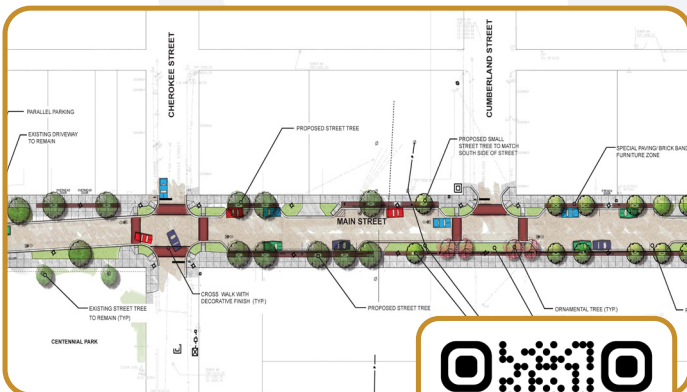
Tribe Sports

Tribe Sports, a cooperative partnership between Dobyns-Bennett High School, partner organizations and the Kingsport Parks and Recreation department, launched recreation and competitive youth teams in football, basketball, soccer and swimming this year.



INFRASTRUCTURE

Main Street Rebuild



Main Street, a gateway into downtown, is being rebuilt from East Sullivan Street to Clay Street.

Contractor Summers-Taylor will remove the existing road structure and backfill it with



stone. Over the past century, soil underneath Main Street has weakened to the point where any new asphalt failed. The project also includes placing telephone and cable lines underground, relocating power lines and adding landscaping and curb extensions. The \$20 million project is funded 80% by state and federal dollars with 20% coming from the city.

Recycling Update

Kingsport is taking steps to improve recycling options, including the reestablishment of a drop-off site at the Kingsport Civic Auditorium and moving the drop-off site on Industry Drive further down the road and expanding it to full service. The Industry Drive facility also will accept yard and household waste and construction debris. Kingsport hopes to have this site available within the coming year.

Progress on Paving

Kingsport allocated \$2.7 million in 2022 for paving projects, including nine miles of streets in the Lynn Garden community and 3.5 miles of streets in neighborhoods near the Walmart Supercenter on Fort Henry Drive.

Annually, Kingsport budgets \$2 million-\$3 million, resulting in 17-21 miles of repaving for city roads. Nearly \$10 million in state funds was



allocated last year for the repaving of 16 miles of state highways throughout the Model City.

Kingsport Area Transit Service Garage

Path Construction is building an adjoining 23,000-square-foot garage to house KATS' 22-bus fleet.



BEYOND LIMITS

Warriors' Path State Park Marina

Through capital funds from the state, a \$6 million expansion project greatly enhanced Warriors' Path State Park, including an upgraded marina that features a snack bar, large dining area, fire pit and improved public restrooms. The project also upgraded 40 campground sites with electric service and sewer connections and added a new dock with 40 covered slips and eight rental slips. Park goers also will drive on all newly paved roads by the end of 2022.

The 950-acre state park is home to boating and fishing options, hiking trails, an 11-mile mountain bike trail system, which is a designated National Recreational Trail, award-winning nature education programs and a golf course.

Kingsport Charter Bicentennial Celebration

Kingsport celebrated its charter bicentennial in 2022 at The Netherland Inn and Boat Yard where more than 100 people enjoyed an afternoon of music, historic games, craft demonstrations and re-enactors. Visitors toured the historic inn and complex, viewed artifacts and signed the mock charter commemorating the 200th birthday.

Kingsport celebrated its centennial in 2017 and five years later its bicentennial. The Model City originally had two charters – the first on Aug. 21, 1822, and the second on March 2, 1917.



QUALITY OF LIFE

Economic Development Update

The City of Kingsport continues to see growth in virtually every sector of the market, including residential, commercial, industrial, small business and professional services.

Revenues have grown by nearly \$7.25 million during the 2022 fiscal year – a 4% increase over the previous year. Property tax collections grew by \$750,000, and local option sales tax collections rose by \$2.4 million.

Since the pandemic started in 2020, nearly 2,000 families have moved to Kingsport and more than 2,500 housing units are in development. Eastman Chemical Company plans to build a \$250 million plastic-to-plastic molecular recycling facility, while Domtar plans to spend \$350 million on renovating and expanding its containerboard facility.

Swinging Bridge

One of the town's most iconic bridges is now ready for the next generation of visitors to the Holston River following much-needed repairs after city crews discovered damage in the wooden substructure.



The swinging bridge across the South Fork was built in the 1970s, connecting Riverfront Park to Domtar Park. Inland Construction replaced the wooden joists and added vinyl-coated green fencing to replace the chain link and tension wire and repainted the existing steel towers, cables and other structural steel components.



A herd of almost 100 goats were brought to Cement Hill as an environmentally friendly way of removing kudzu, a non-native, invasive plant.

Riverbend Park

Kingsport takes pride in its parks through routine maintenance, periodic upgrades and long-term planning. One of



the noteworthy spaces to come is Riverbend Park – a new, 24-acre park planned for the South Fork of the Holston River.

The Board of Mayor and Aldermen approved the bid for the first phase of construction, which will include a half-mile, granite walking trail, fishing pier and emergency access to the park. Ultimately, the park will stretch from Riverbend Drive to Wesley Road.

Tennessee College of Applied Technology

The Tennessee College of Applied Technology (TCAT) cut the ribbon earlier this year on its newest campus in the Model City located in the old Career and Technical Education (CTE) space in the former Sullivan North High School building. Programs include licensed practical nursing with 24 adult students and building construction technology with 20 dual enrollment and eight adult students.

David Hicks, president of TCAT's Elizabethton campus, said the college has tentatively identified collision repair, automotive, criminal justice, diesel and pre-LPN as programs to offer in the fall of 2023 with digital arts and design/ CAD in 2024. The Tennessee Board of Regents has allocated \$450,000 to renovate the North campus. Following renovation, planning and scheduling, TCAT-Kingsport could potentially provide workforce training for 240 students.

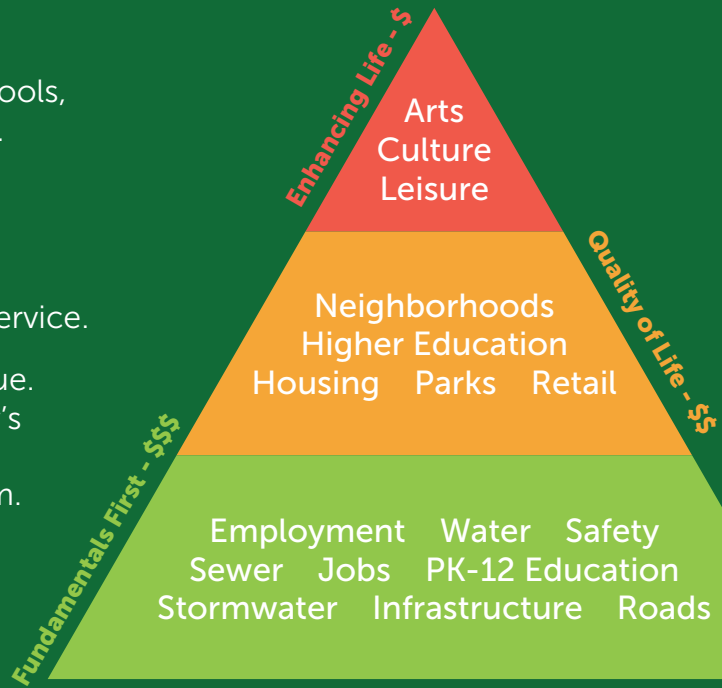


**TENNESSEE COLLEGE
OF APPLIED TECHNOLOGY**
— ELIZABETHTON —

FISCAL SUCCESS

Kingsport has:

- \$280 million budget supporting schools, infrastructure, operations and more.
- Tax rate of \$1.998.
- AA Rating from S&P Global.
- Aa2 Rating from Moody's Investor Service.
- Debt is 6.5% of taxable assessed value. The debt limit is 3.5% below the city's self-imposed maximum and 13.5% below the state's imposed maximum.



The pyramid illustrates the hierarchy of needs that city officials use to guide Kingsport's capital budget and prioritize improvements.



Front row, from left: Mayor Patrick Shull and Aldermen Paul Montgomery, Darrell Duncan and Tommy Olterman; back row from left, Aldermen James Phillips and Betsy Cooper and Vice Mayor Colette George.

EDUCATION



Kingsport City Schools continues its mission to provide a student-focused and world-class education that ensures college and career readiness. Some major accomplishments include:

- Dobyns-Bennett High School's Dr. Chris Hampton named 2021-22 Tennessee Principal of the Year by the State of Tennessee.
- Kingsport City Schools' Dr. Jeff Moorhouse named 2022 First Tennessee District Superintendent of the Year.
- Adams Elementary School and Johnson Elementary School named on inaugural U.S. News & World Report 2022 Best Elementary Schools list.
- Robinson Middle School named on inaugural U.S. News & World Report 2022 Best Middle Schools list.
- Dobyns-Bennett High School marching band named Bands of America Class AAA National Champions.
- Washington Elementary School received Tennessee STEM School Designation by Tennessee Department of Education and Tennessee STEM Innovation Network.

- Dobyns-Bennett High School's Zach Fleming named 2022 Tennessee High School Strength Coach of the Year – Region 1 Southeast.

- Dobyns-Bennett High School's Max Norman won TSSAA Wrestling State Championship – AA 145 pound.



- Dobyns-Bennett High School men's basketball team won TSSAA State Championship – Division 1 4A.
- Dobyns-Bennett High School strength and conditioning program named National High School Strength Coaches Association Program of Excellence.
- Dobyns-Bennett High School named by U.S. News & World Report as one of the Best High Schools in the U.S.
- D-B EXCEL underwater robotics team, the R-Mateys, advanced to international stage of MATE ROV Competition for fourth consecutive year.
- Washington Elementary School's Heather Wolf named 2022 National Distinguished Principal for Tennessee.
- Dobyns-Bennett High School's Dr. Bo Shadden named 2022 CTE Administrator of the Year for Tennessee.

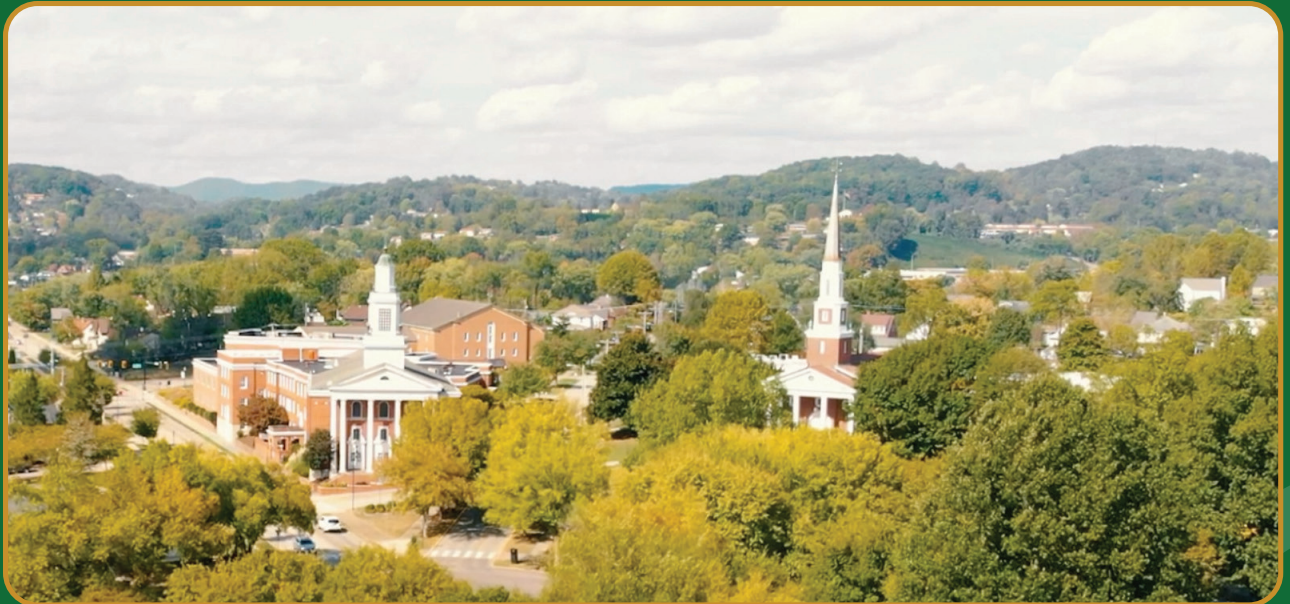




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