



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, February 05, 2024 at 4:30 PM

City Hall, 415 Broad Street, Montgomery - Watterson Boardroom

Board of Mayor and Aldermen

Mayor Patrick W. Shull, Presiding
Vice Mayor Colette George
Alderman Betsy Cooper
Alderman Darrell Duncan

Alderman Paul W. Montgomery
Alderman Tommy Olterman
Alderman James Phillips

Leadership Team

Chris McCartt, City Manager
Michael Borders, Assistant City Manager
Bart Rowlett, City Attorney
Lisa Winkle, City Recorder/Treasurer
John Morris, Budget Director
Scott Boyd, Fire Chief

Ryan McReynolds, Deputy City Manager
Jessica Harmon, Assistant City Manager
Tyra Copas, Human Resources Director
Dale Phipps, Police Chief
Adrienne Batara, Public Relations Director
Floyd Bailey, Chief Information Officer

I. CALL TO ORDER

II. ROLL CALL

III. DISCUSSION ITEMS

1. KHRA Update on Lee Apartments - Terry Cunningham

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

- [1.](#) Projects Status Report

VI. ADJOURN

Next Work Session: Feb. 19, 2024, 4:30 PM

Projects in Pictures

City of Kingsport

1 DB Dome Renovations

The current work includes painting the steel rings and columns that were recently installed.

3 Farmers Market Renovations

The prep work for painting is complete and painting started Friday.

5 Sanitary Sewer Improvements

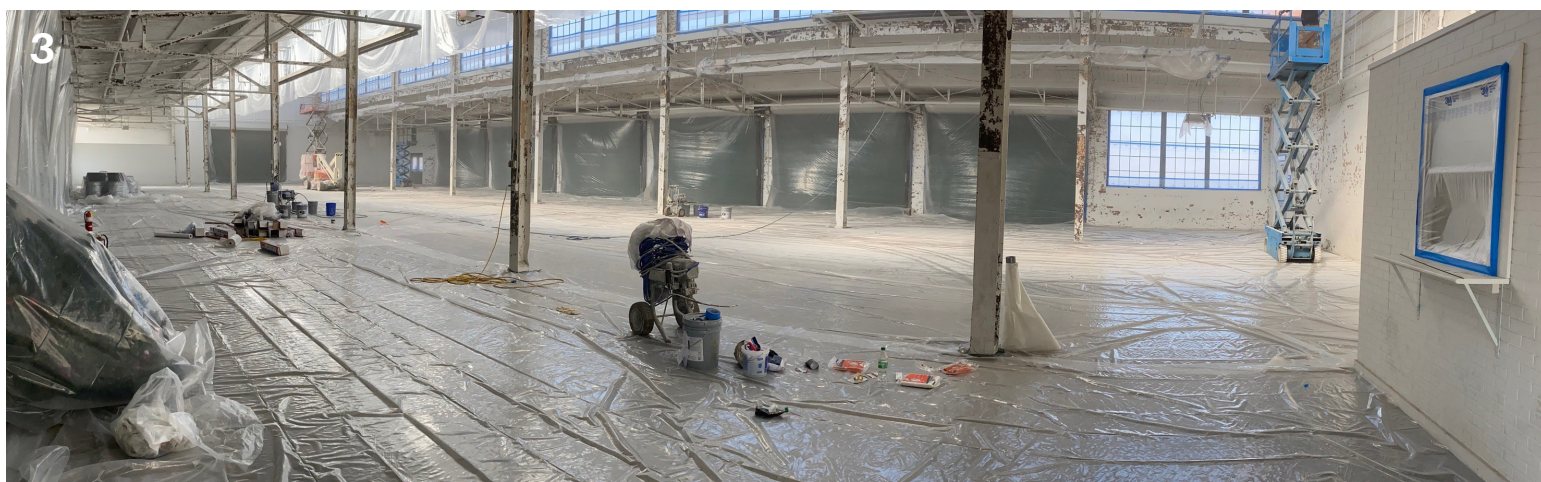
The contractor is working on sanitary sewer improvements along Garden Dr.

2 ADA Sidewalk Improvements

City crews are currently making sidewalk improvements along Watauga Street.

4 Main Street Rebuild

The contractor is currently working to install new light poles.



Status Updates on Active Projects sorted by Cost

Item V1.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$38,000,000.00	Chad Austin	Reedy Creek Trunk Line (Lovedale to John B Dennis)	Replacement and upgrade of the sewer trunkline along the Reedy Creek corridor from Lovedale Dr to John B Dennis Highway. Project will be completed in multiple phases to be determined during the design process.	12/31/2030	90% plans and spec delivered to Utilities. Page turn to go over comments set for 12/19.
\$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.		Contract amendment #1 to insert construction funds has been fully executed.
\$18,054,496.00	Michael Thompson	Main Street Rebuild	The reconstruction of Main Street from Sullivan Street to Clay Street. [City & MTPO Funded]	3/31/2025	Current work includes installation of conduit for underground communications and power in the vicinity of Main St and Unicoi St.
\$13,500,000.00	Ryan McReynolds	SR 347 (Rock Springs Road) [State & MTPO funded]	TDOT Managed, joint funded reconstruction of the State portion of Rock Springs Road	12/31/2025	TDOT expects to have a Public Hearing Spring 2024.
\$8,473,700.00	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).	8/12/2025	Pre-Construction meeting held. Notice to Proceed set for 2/19/2024.
\$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.	12/31/2024	CSX has agreed to pedestrian bridge but adamant that at-grade crossing is closed. Agreements with CSX are forthcoming to BMA.
\$3,500,000.00	Michael Thompson	Island Road Improvements from SR-126 to Kingsport City Limits	This project will realign Island Road to the southeast to improve vertical and horizontal roadway geometry for better traffic management and safety. The remaining unused portion of Island Road will be converted into a separated buffered multi-use path co	4/30/2026	TDOT sent back additional comments to be addressed in NEPA document. M&C will revise and resubmit.
\$3,068,087.00	Chad Austin	I&I System Upgrades - Garden Dr and Industry Dr	Upgrade of sewer collection system to include internal lining of trunkline along Garden Dr and Industry Dr.	2/16/2024	Contractor to begin 24" CIPP installion on January 22nd.
\$2,500,000.00	Michael Thompson	2021 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Moreland Dr, Cooks Valley, Fall Creek and Netherland Inn Road	11/1/2024	Still awaiting concurrence on Construction documents.
\$2,300,000.00	Ryan McReynolds	Justice Center Renovations	Renovations and expansion of Justice Center that will accommodate court space and county offices currently residing in City Hall.	12/31/2024	Finalizing construction plans in preperation for a Spring 2024 bid opening.

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\$2,282,938.19	Chad Austin	Washington County Water Project	Washington County is funding waterline extensions throughout their county. This project will provide upgraded or new service to residents along Double Springs Rd, Deakins Rd, and Hunt Rd, all in the Fall Branch area.	7/10/2024	Contractor is preparing to test line on Deakins Road and is installing line on Link Road.
\$2,000,000.00	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.	12/31/2024	Design kick-off meeting
\$1,879,960.00	Chad Austin	Sullivan County ARP Water Upgrades	Upgrade of waterlines in Lakecrest area of Colonial Heights, areas off HWY 36 in the Midway area, and along Gravelly Rd and Thomas Addition. This is funded by ARP funds granted to Sullivan County. They are proposing using \$2.3M in their funding and the c	5/25/2024	Contractor is installing line on Woodcrest Drive.
\$1,300,000.00	Niki Ensor	Water Intake Screen Replacement	Replacement of the traveling water screens at the WTP intake. The three traveling water screens prevent debris from river from entering the raw water tunnel. Number of screens replaced will depend on bids and available funding.	6/30/2024	Haren Construction mobilized 1/29/24. First ARP inspection 1/31/24
\$1,228,491.00	Chad Austin	ETSU @ Valleybrook Farm sewer extension	Approximately 5,000 ft extension of sewer to Valleybrook Farm facility owned by ETSU. Project is funded through grant from Appalachian Regional Commission and Washington County.	2/24/2024	Contractor has made connection to existing sewer and is working toward gas line area
\$1,044,000.00	Kitty Frazier	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 West Stone Drive (State Route 1).	5/31/2025	TDOT sent back preliminary design comments on 11/23/22. Barge will be working to address the comments.
\$940,000.00	Chad Austin	Water Valve Assessment & Maintenance	Contract to exercise all valves within the distribution system. We will also use this project to identify, locate, and add the assets to GIS and Cartegraph.	12/31/2024	Contract going to BMA on 2/6
\$720,000.00	Chad Austin	Stormwater Asset Mapping	Multi-year project to obtain survey grade mapping of all stormwater infrastructure.	8/31/2026	Contract with Barge going to BMA 2/6/24
\$697,790.00		2024 Contracted Paving - Area 17	Paving a portion of roadways in Fairacres Community: Lamont St, White St, Jerry Ln, Springfield Ave	7/31/2024	PreConstruction meeting scheduled for 2/5/24.
\$500,000.00	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 are to be reloc	12/31/2025	Bid scheduled for 8/2024
\$295,400.00	Kristie Leonard	Farmer's Market Upgrades	Cosmetic and ventilation updates to the Farmer's Market Building		Cleaning and prepping for the new paint has been completed. Painting to begin soon.
\$200,000.00	Floyd Bailey	Microsoft Office 365	Implementation of Microsoft 365 for all departments	6/30/2024	Implementing training classes for 365 & continuing to expand usage by departments.

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\$149,000.00	Ryan McReynolds	Smart Cities Initiatives-Broadband Study	Exploring Smart Cities Initiatives and applications with a view toward modernization of technology infrastructure for the City of Kingsport.		Meeting with Jacobs Consulting in March to review radio frequency reports and plan for next steps.
	Floyd Bailey	IBM Consulting for ERP	Working with IBM to discover existing processes and document.		Discussions and planning continue, contingent on CIS selection.
	Floyd Bailey	Utility Billing Solutions	Discover and implement a new utility billing solution by end of 2023.	7/1/2025	Narrowed potential vendors to three, Advanced Utility Systems, Hansen, and Cayenta. Demonstrations are scheduled for early March 2024.
	Megan Krager	Bays Mountain Park Fox Den Playground	Construction of a natural outdoor play area that blends with the existing features at Bays Mountain Park		Design kick-off meeting held on 5/12/23.
	Michael Borders	Bays Mountain Park Nature Center Renovations- Phase 1	Renovations to the Nature Center at BMP.		Asbestos Abatement completed
	Michael Borders	Cattails Pump House Replacement	Replacement of the pump house at Cattails Golf Course.		Holston Engineering is currently working on design and bid documents.
	Michael Borders	Meadowview Chiller Replacement	Replacement of the chiller for Meadowview Conference Center.		Holston Engineering is currently working on design and bid documents.

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