



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, November 18, 2024 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
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. Petworks Update - Michelle Watts
2. Roads & Paving Update - Michael Thompson

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

- [1.](#) Projects Status Report

VI. ADJOURN

Next Work Session: December 2, 2024, 4:30 PM

Projects in Pictures

Item V1.

City of Kingsport

1 Justice Center Renovations

General site work, including grading and foundation excavation work, continues.

3 Concrete Road Panel Replacement

City crews are replacing concrete panels on Oakdale Road.

5 Sullivan County Phase 2 Water Project

Contractor is working on water lines along Fort Henry Drive.

2 ADA Sidewalks

City crews are working on sidewalk improvements along Oakwood Drive.

4 Sustainable Paving Plan

Paving crew has completed the job on Cooks Valley Road.



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 | Easement acquisition(s) documents completed - passed to legal to obtain appraisals |
| \$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. | | Field Review to finalize alignment of proposed road |
| \$20,405,085.00 | City Schools | DBHS - Dome Renovations | Renovations to the existing dome and surrounding area. | 3/31/2025 | The playing surface has been installed. Sanding and sealing of the floor is current work. Bleachers will be delivered soon. |
| \$20,083,247.22 | Michael Thompson | Main Street Rebuild | The reconstruction of Main Street from Sullivan Street to Clay Street. [City & MTPO Funded] | 4/8/2025 | Current work is concrete work in the vicinity of the railroad wye and the Broad Street intersection area. |
| \$19,000,000.00 | Ryan McReynolds | Justice Center Renovations | Renovations and expansion of Justice Center that will accommodate court space and county offices currently residing in City Hall. (\$13.4M City; \$5.6M County) | 12/31/2024 | Excavation for pier footings continue. |
| \$17,000,000.00 | 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. | 12/31/2028 | All plans have been submitted to TDOT, waiting for comments. |
| \$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 | Hot taps completed 10/3. Contractor beginning pump can installation. |
| \$6,500,000.00 | Kitty Frazier | 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. | | Design documents are 60% complete. Environmental review has been completed. Submitted to development review. |
| \$6,000,000.00 | | 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. | 3/1/2027 | Construction documents are under development, working with Hull Properties on a lease and suite improvements. Estimated to open bidslate fall. |
| \$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. | 12/31/2025 | TDOT has approved the NEPA document and sent it to FHWA for review on 7-19-24. |

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| \$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. |
| \$2,295,402.50 | 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 | Paving is complete. Remaning work includes final pavement markings and guardrail end terminals. |
| \$2,002,507.00 | Chad Austin | Sullivan County ARP Water Upgrades PH2 | Upgrade of waterlines in areas off HWY 36 in the Midway area, and along Gravely Rd and Thomas Addition. This is funded partially by \$2.3M ARP funds granted to Sullivan County. | 4/30/2025 | Contractor working along Ft Henry Dr near Hall Circle |
| \$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 | Working on 90% plans and property acquisition |
| \$1,500,000.00 | Megan Krager | Bays Mountain Park - New Otter Habit | Construction of a New Otter Habitat. | | LPRF Grant awarded. Working with TDEC to execute contract. |
| \$1,394,423.80 | Chad Austin | FY24 Collection System Upgrade | Replacement of existing sewer lines with 2,400 L.F. of 8-inch PVC and all related appurtenances. Streets affected are Cindy Pl, Springfield Av, Ervin Ct, Ft Henry Dr, Kenwood St, Ridgeway Dr, and Wendover Dr. (Project 2022-C23) | 12/5/2024 | Cleaning up on Springfield Dr and Cindy Pl. Kenwood Dr, Green Valley Dr, and Wilcox Dr remain. |
| \$1,334,000.00 | | 2024 Contraced Paving Area 17 - Phase 2 | Paving a portion of roadways in Fairacres and Highland Communities: Lamont St, Linville St, Longview St, Park St, Highland St and Center Street. | 11/1/2024 | Work is complete. Processing final pay application. |
| \$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). | 6/30/2026 | Consultant has prepared preliminary ROW plans. City staff have reviewed and consultant is making revisions. |
| \$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. | 4/30/2026 | Contractor is nearing 5,000 valves inspected |
| \$800,000.00 | 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 | Bids opened, waiting for pre-construction meeting |
| \$720,000.00 | Chad Austin | Stormwater Asset Mapping | Multi-year project to obtain survey grade mapping of all stormwater infrastructure. | 8/31/2026 | Started work on 8/26 in downtown area |

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| \$711,000.00 | Chad Austin | Utilities Warehouse Renovations | Renovating the Utilities Department Warehouse building to increase storage capacity. Renovations include reducing the unused officespace and increasing shelving. | 4/30/2025 | Demolition contractor started asbestos abatement on 10/28 |
| \$600,000.00 | Michael Thompson | Sanitation 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. | | Still tweaking site layout and beginning in depth design of the buildings. |
| \$424,600.00 | Michael Borders | Meadowview Chiller Replacement | Replacement of the chiller for Meadowview Conference Center. | 3/1/2025 | Bid has been awarded to Comfort Systems USA. |
| \$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. | 12/31/2024 | Workshop completed with CDM - finalizing report and some follow-up field work. |
| \$187,430.00 | Megan Krager | Bays Mountain Park - Observation Tower Improvements | Aesthetic Improvements to the observation tower. | | Contract being processed |
| \$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 | 9/1/2025 | Recently met with Maintenance staff. Working on final report. |
| \$149,000.00 | Floyd Bailey | Smart Cities Initiatives- Broadband Study | Exploring Smart Cities Initiatives and applications with a view toward modernization of technology infrastructure for the City of Kingsport. | | Reviewing revised fiber network concept design. |
| \$107,701.00 | Michael Thompson | Public Works Recycle Convenience Center | Providing enhancements to the existing convenience center on Industry Drive as well as adding an additional convenience center near the Civic Auditorium. \$300,000 set aside for this thru bonds. | | Working on cleanup and punchlist items. |
| \$60,000.00 | Shirley Buchanan | Senior Center - Kitchen Renovation | Building out current kitchenette into a full kitchen for teaching and catering. | | Preliminary drawings are being reviewed by senior committee. |
| | Floyd Bailey | Utility Billing Solutions | Discover and implement a new utility billing solution by end of 2023. | 7/1/2025 | Negotiating the final and best offer with selected vendor. |
| | Jessica Harmon | McAninch Apartments Demolition | Structural demolition of apartment building. | | Site fencing and guardrail installation to begin this week. |
| | 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 | 12/31/2024 | Construction expected to begin after the first of the year due to complications from Hurricane Helene |
| | 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. | | LPRF Grant awarded. Working with TDEC to execute contract. |
| | 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. |

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