



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, July 15, 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. Dental Clinic Update - Bill Wetherholt
- [2.](#) Projects Status Report - Chris McCartt

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

- [1.](#) Sales Tax Report
2. Workers' Compensation Report

VI. ADJOURN

Next Work Session: August 5, 2024, 4:30 PM

Projects in Pictures

Item III.2.

City of Kingsport

1 Main Street Rebuild

Contractor crew is working on stormwater collection infrastructure in the vicinity of Shelby & Main St.

3 DB Dome

Crew is currently preparing concrete forms in preparation for a new retaining wall.

2 Industry Drive Recycling Center

The crew is working on concrete form work and rebar tying for the recessed dumpster enclosure.

4 Concrete Road Repairs

Concrete crew has been working in Fairaces replacing road panels. Pictured is Crescent Dr.



Status Updates on Active Projects sorted by Cost

Item III2.

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	Bat field study completed with no issues. Archaeological and cultural resources study in progress. Working on the SRF Facilities plan.
\$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 structural steel work and HVAC units installation are complete. The current focus of the work is the front plaza and finishing of the athletics offices. Also ceiling work is being performed.
\$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	The work on Sullivan Street is complete except some final fine tuning in the future. The majority of the concrete curb and gutter work is complete from Sullivan St to Cherokee St. Paving complete from Sullivan St to Wexler St.
\$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	Project Bid Date has been moved to July 23rd at request of architect.
\$8,643,991.00	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	Waiting on utility deconfliction meeting to be scheduled.
\$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	Contractor is fully mobilized and starting site work for the new building.
\$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.		Project is in deisgn phase. Official groundbreaking forecasted for early fall.
\$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 bids late fall.

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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.
\$2,500,000.00	Chad Austin	Sullivan County ARP Water Upgrades PH2	Upgrade of waterlines in areas off HWY 36 in the Midway area, and along Gravelly Rd and Thomas Addition. This is funded partially by \$2.3M ARP funds granted to Sullivan County.	3/31/2025	Traxon Construction low bidder, agreement will come to BMA in August
\$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	Sent to TDOT on 6/25 for bid concurrence and recommendation to award bid.
\$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	Designer working through TVA permitting.
\$1,500,000.00	Megan Krager	Bays Mountain Park - New Otter Habit	Construction of a New Otter Habitat.		Working on final construction documents. LPRF Grant application submitted, waiting on award notification
\$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	BMA approved June 18th. Will be working to get executed contract in place with contractor.
\$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.	10/4/2024	Punchlist walkthrough conducted on 7/3/24
\$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.	4/30/2025	Contractor has finished work in Lynn Garden and Allandale and is working on downtown.

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\$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	Bid scheduled for 8/2024
\$720,000.00	Chad Austin	Stormwater Asset Mapping	Multi-year project to obtain survey grade mapping of all stormwater infrastructure.	8/31/2026	Asset mapping started the week of 6/26.
\$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.		CRW will begin with finalizing site layout before building design starts.
\$500,000.00	Chad Austin	Utilities Warehouse Renovations	Renovating the Utilities Department Warehouse building to increase storage capacity. Renovations include reducing the unused officespace and increasing shelving.	7/1/2025	Prebid meeting 7/18/24, bid opening 7/25/24
\$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. Contracts are currently being executed.
\$190,638.00	Chad Austin	West Kingsport Sanitary Sewer Inspection	LJA Engineering led inspection of the Pendragon sanitary sewer basin in the Ridgefields area of West Kingsport. This effort will perform (1) Manhole Inspections, (2) GPS Survey and GIS Integration, (3) Smoke Testing, (4) CCTV inspection and cleaning and	8/16/2024	Manhole inspections, CCTV and cleaning nearing completion. Smoke testing being set up for week of 22 July.
\$176,000.00	Wendy Terrazas	Aquatic Center - Starting Blocks	Replace 16 starting blocks. Remove concrete around existing starting blocks, remove old cores and pour new concrete. Purchase new Spectrum starting blocks	9/30/2024	Bid has been awarded to DWR Aquatics. Construction will start early September.
\$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	Watershed identification and hydrologic evaluation progressing. Water quality evaluation and desktop assessment progressing.
\$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.
\$135,000.00	Wendy Terrazas	Aquatic Center - Lazy River	Power wash, repair cracks, replace caulking, and paint the concrete surface of the Lazy River.	10/31/2024	Bid Awarded to DWR Aquatics. Construction will commence early September.
\$135,000.00	Wendy Terrazas	Aquatics Center - Slides	Restore gel coating, replace caulking, and paint slide exterior for the 2 outdoor slides and kiddie slides.	11/30/2024	Bid Awarded to DWR Aquatics. Construction will commence early September.
\$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.		Work restarted, Footings poured, Wall forms being installed.

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\$103,700.00	Megan Krager	Bays Mountain Park -Farmstead Museum	ADA Improvements to the Farmstead Museum.	9/30/2024	Work starting July 15th, completion by end of September.
\$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.		Permitting process has begun
	Megan Krager	Bays Mountain Park - Observation Tower Improvements	Aesthetic Improvements to the observation tower.		Working on cost estimates
	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	Bids were opened 7/9 and currently being evaluated.
	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.		Working on final design development documents. LPRF grant application submtted. Waiting on award notification.
	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 Thompson	2024 Main Road Paving (MTPO Funded)	Paving of functionally classified roadways: Clinchfield Street and Eastman Road	12/31/2026	NEPA document resubmitted to TDOT for approval.

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Local Option Sales Tax 2.25%

April 2024

	FY19	FY20	FY21	FY22	FY23	FY24	FY24	Over/Under	% Over/Under	Over/Under	% Over/Under
	Actual	Actual	Actual	Actual	Actual	Actual	Original Budget	FY24 Orig Bud	FY24 Orig Bud	FY23 Actual	FY23 Actual
Jul	\$1,444,727.00	\$1,517,710.01	\$1,560,032.54	\$1,791,460.48	\$1,904,436.51	\$1,945,174.61	\$1,905,000.00	\$40,174.61	2.11%	\$40,738	2.14%
Aug	\$1,660,189.01	\$1,466,245.00	\$1,466,134.09	\$1,605,188.64	\$1,849,130.72	\$1,839,477.58	\$1,850,000.00	(\$10,522.42)	-0.57%	(\$9,653)	-0.52%
Sept	\$1,440,056.00	\$1,544,461.94	\$1,508,122.79	\$1,668,359.84	\$1,994,020.56	\$1,801,293.64	\$2,000,000.00	(\$198,706.36)	-9.94%	(\$192,727)	-9.67%
Oct	\$1,503,032.00	\$1,447,066.95	\$1,546,557.57	\$1,702,507.26	\$1,919,283.71	\$1,895,208.23	\$1,925,000.00	(\$29,791.77)	-1.55%	(\$24,075)	-1.25%
Nov	\$1,510,894.40	\$1,462,498.00	\$1,524,485.85	\$1,818,738.26	\$1,811,059.41	\$1,615,053.63	\$1,825,000.00	(\$209,946.37)	-11.50%	(\$196,006)	-10.82%
Dec	\$1,788,766.43	\$1,772,437.00	\$1,898,886.33	\$2,088,757.00	\$2,306,710.31	\$2,454,343.59	\$2,351,100.00	\$103,243.59	4.39%	\$147,633	6.40%
Jan	\$1,358,902.17	\$1,348,872.00	\$1,530,774.86	\$1,643,547.05	\$1,812,266.56	\$1,831,193.66	\$1,850,000.00	(\$18,806.34)	-1.02%	\$18,927	1.04%
Feb	\$1,280,154.07	\$1,326,133.00	\$1,416,746.27	\$1,656,365.50	\$1,810,500.50	\$1,762,926.22	\$1,850,000.00	(\$87,073.78)	-4.71%	(\$47,574)	-2.63%
Mar	\$1,484,980.00	\$1,493,996.00	\$1,898,355.80	\$1,920,619.39	\$1,980,457.89	\$1,964,189.76	\$1,980,000.00	(\$15,810.24)	-0.80%	(\$16,268)	-0.82%
April	\$1,412,517.03	\$1,327,489.66	\$1,750,965.28	\$1,874,537.84	\$1,867,464.07	\$1,884,321.94	\$1,900,000.00	(\$15,678.06)	-0.83%	\$16,858	0.90%
May	\$1,527,469.00	\$1,460,028.68	\$1,715,204.91	\$1,962,580.55	\$1,923,148.28		\$1,950,000.00				
June	\$1,571,086.24	\$1,617,153.10	\$1,707,660.22	\$1,959,190.92	\$2,048,923.66		\$2,050,000.00				
Total	\$17,982,773.35	\$17,784,091.34	\$19,523,926.50	\$21,691,852.73	\$23,227,402.18	\$18,993,182.86	\$23,436,100.00	(\$442,917.14)	-2.44%	(\$262,147)	-1.52%

