



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, April 01, 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. Academic Village Update - Dr. Stephanie Barham
- [2.](#) Projects Status Report

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

- [1.](#) Sales Tax Report

VI. ADJOURN

Next Work Session: April 15, 2024, 4:30 PM

Projects in Pictures

Item III.2.

City of Kingsport

1 Bays Mountain Nature Center

Renovations to the Nature Center are nearing completion with just punch list items remaining.

3 Farmers Market Renovations

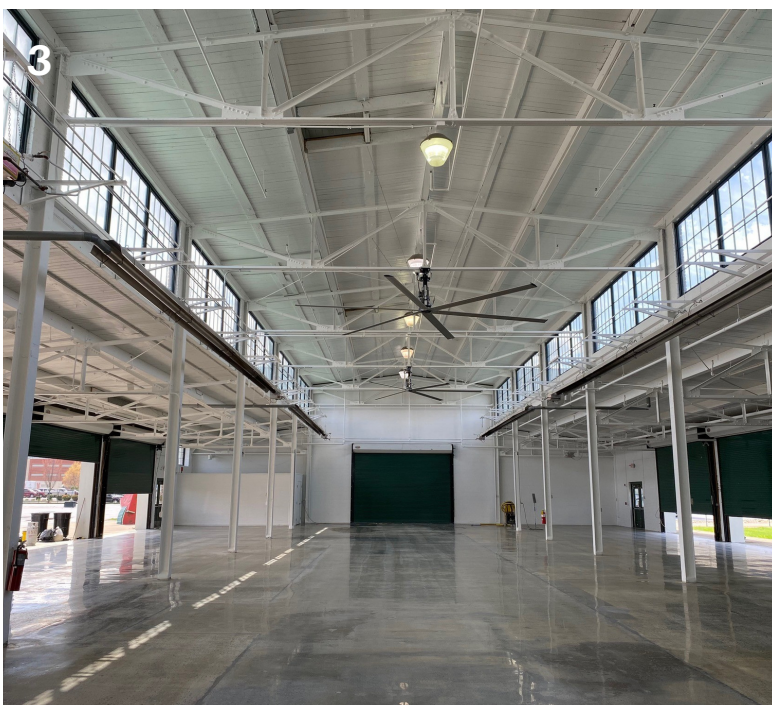
Painting and fan wiring is nearly complete. The crew is currently working on sealing the floor.

2 Eastman Park at Horse Creek

This project includes a renovation to the building housing restrooms and concessions.

4 Main Street Rebuild

Concrete work has begun - curbs, gutters, sidewalks. Demolition of old roadway is complete.



Status Updates on Active Projects sorted by Cost

Item III.2.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	Current Status
\$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	Reviewing design proposal
\$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.		TDOT currently surveying.
\$20,405,085.00	City Schools	DBHS - Dome Renovations	Renovations to the existing dome and surrounding area.	3/31/2025	Structural steel work in between rings two and three continues. Grading on the parking lot has started.
\$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	Heavy emphasis at the intersection of Sullivan and Main Street and the new connector road. Demolition work complete. New concrete work is current focus - curb, gutter, sidewalk, etc.
\$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	Finalizing construction plans in preparation for a Spring 2024 bid opening.
\$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	Not included in TDOT 10-year plan
\$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.
\$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.		A preliminary master plan for the site has been developed. Contracts are being finalized and BlueCross is establishing design teams for the project.
\$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 received all Environmental Studies responses and forwarded to designer. The Environmental Document is now being drafted.
\$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.

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\$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.	4/5/2024	Paving on Industry Drive and clean-up on Garden Drive underway.
\$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	Awaiting NTP with Construction from TDOT.
\$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 PH1	Upgrade of waterlines in Lakecrest area of Colonial Heights. This is funded by \$2.3M ARP funds granted to Sullivan County.	5/25/2024	Testing on Elmhurst Dr. to Light St. line. Trench paving underway for entire project area.
\$1,500,000.00	Megan Krager	Bays Mountain Park - New Otter Habitat	Construction of a New Otter Habitat.		Working on final construction documents. Awaiting for notice to proceed with LPRF grant application.
\$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	All three screens delivered to site. The first Replacement to begin 3/13/24
\$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.	4/30/2024	Gas line crossing complete.
\$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.	12/31/2024	Contract signed 2/15/24, 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	Contracts being signed.
\$697,790.00	Michael Thompson	2024 Contracted Paving - Area 17	Paving a portion of roadways in Fairacres Community: Lamont St, White St, Jerry Ln, Springfield Ave	7/31/2024	Tentatively plan on paving operations to being in mid April.
\$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.		Kickoff meeting for design of sanitation site to be held on 4/5/2024.

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\$295,400.00	Kristie Leonard	Farmer's Market Upgrades	Cosmetic and ventilation updates to the Farmer's Market Building	3/31/2024	Exhaust equipment has been installed. Current work is floor repair/refinishing.
\$200,000.00	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	9/14/2024	Bid Process.
\$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	Staff working with CDM Smith on data collection
\$150,000.00	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 Process.
\$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.
\$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.		Project on pause for Soil Testing
\$80,000.00	Wendy Terrazas	Aquatic Center - Lazy River	Power wash, repair cracks, replace caulking, and paint the concrete surface of the Lazy River.	11/30/2024	Bid Process
\$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	Demos have been completed and vendors have been narrowed down to two. The next phase is site visits and reference checks.
	Jessica Harmon	McAninch Apartments Demolition	Structural demolition of apartment building.		Randal Harrision with Nashville TDEC/NESHAP met on site with Engineer to discuss environmental issues involved in the demolition.
	Megan Krager	Bays Mountain Park - Observation Tower Improvements	Aesthetic Improvements to the observation tower.		Finalizing project scope.
	Megan Krager	Bays Mountain Park -Farmstead Museum	ADA Improvements to the Farmstead Museum.		Working with Architect on concepts.

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	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 with Architect on concepts. Awaiting for notice to proceed with LPRF grant application.
	Michael Borders	Bays Mountain Park Nature Center Renovations- Phase 1	Renovations to the Nature Center at BMP.		Partial C.O. Rec'd - Punch List items being fixed
	Michael Borders	Library Renovation	Major renovation of Library interior.		Electrical Engineer did walk through with IT Department for electrical and low voltage electrical design.
	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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Local Option Sales Tax 2.25% January 2024

	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY24 Original Budget	Over/Under FY24 Orig Bud	% Over/Under FY24 Orig Bud	Over/Under FY23 Actual	% Over/Under 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		\$1,850,000.00				
Mar	\$1,484,980.00	\$1,493,996.00	\$1,898,355.80	\$1,920,619.39	\$1,980,457.89		\$1,980,000.00				
April	\$1,412,517.03	\$1,327,489.66	\$1,750,965.28	\$1,874,537.84	\$1,867,464.07		\$1,900,000.00				
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	\$13,381,744.94	\$23,436,100.00	(\$324,355.06)	-2.58%	(\$215,163)	-1.81%

