



## **BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA**

**Monday, August 19, 2024 at 4:30 PM**

**City Hall, 415 Broad Street, Montgomery - Watterson Boardroom**

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### **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. Legislative Update - Ryan McReynolds

### **IV. REVIEW OF BUSINESS MEETING AGENDA**

### **V. ITEMS OF INTEREST**

- [1.](#) Projects Status Report

### **VI. ADJOURN**

**Next Work Session: Tues., Sept. 3, 2024, 4pm**

# Projects in Pictures

Item V1.

City of Kingsport

## 1 DB Dome

The crew has been prepping and coating the surface of the dome roof.

## 3 Sustainable Paving Plan

Paving in Fairaces & Highland communities is nearing completion.

## 2 Sewer Line Improvements

Crews will begin sewer line replacement on Ervin Court soon. Once complete, the road will be paved.

## 4 Main Street Rebuild Project

Paving is complete from Sullivan Street to Unicoi Street and is now open to traffic flow.



# 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	<b>Reedy Creek Trunk Line (Lovedale to John B Dennis)</b>	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	Working on easement acquisition field work, drawings and descriptions.
\$28,693,000.00	Ryan McReynolds	<b>Meadow Park Lane State Industrial Access Road</b>	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	<b>DBHS - Dome Renovations</b>	Renovations to the existing dome and surrounding area.	3/31/2025	Ceiling framing and tectum panel installation continues in the dome. Concrete retaining wall has been poured at the front plaza. Work continues on athletic offices. Nearing completion of these offices.
\$20,083,247.22	Michael Thompson	<b>Main Street Rebuild</b>	The reconstruction of Main Street from Sullivan Street to Clay Street. [City & MTPO Funded]	4/8/2025	Asphalt paving through the binder level has been completed from Sullivan St to Cherokee Street. Anticipating opening to traffic flow soon.
\$19,000,000.00	Ryan McReynolds	<b>Justice Center Renovations</b>	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	CRW Architects have given a Recommendation Letter to award project to the low bidder Preston Construction.
\$8,643,991.00	Chad Austin	<b>SR 126 Memorial Blvd Improvements (E Center St to Briarwood Dr)</b>	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	<b>WTP High Service Improvements</b>	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 working on relocation of gravity drain lines.
\$6,500,000.00	Kitty Frazier	<b>BlueCross BlueShield Healthy Place Park</b>	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		<b>Library Renovations</b>	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	<b>Brickyard Park Bicycle-Pedestrian Bridge</b>	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	<b>Island Road Improvements from SR-126 to Kingsport City Limits</b>	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	Michael Thompson	<b>2021 Main Road Paving (MTPO Funded)</b>	Paving of functionally classified roadways: Moreland Dr, Cooks Valley, Fall Creek and Netherland Inn Road	11/1/2024	Received bid concurrence from TDOT on 7/26/24. Working to secure executed contracts and schedule preconstruction meeting.
\$2,002,507.00	Chad Austin	<b>Sullivan County ARP Water Upgrades PH2</b>	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	Waiting on contract to schedule pre-con meeting.
\$2,000,000.00	Tom Hensley	<b>Pendragon Sewer Lift Station Upgrade</b>	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	60% design review scheduled on 7/30
\$1,500,000.00	Megan Krager	<b>Bays Mountain Park - New Otter Habit</b>	Construction of a New Otter Habitat.		Working on final construction documents. LPRF Grant application submitted, waiting on award notification
\$1,394,423.80	Chad Austin	<b>FY24 Collection System Upgrade</b>	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	Work on Ervin Court to begin 8/12/24.
\$1,334,000.00		<b>2024 Contraced Paving Area 17 - Phase 2</b>	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 tentatively planned to start end of August.
\$1,044,000.00	Kitty Frazier	<b>Kingsport Greenbelt Extension from Rotherwood Drive to Lewis Lane</b>	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	<b>Water Valve Assessment &amp; Maintenance</b>	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.
\$800,000.00	Chad Austin	<b>SR 93- Horse Creek/Derby Drive Section (TDOT)</b>	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	<b>Stormwater Asset Mapping</b>	Multi-year project to obtain survey grade mapping of all stormwater infrastructure.	8/31/2026	Asset mapping to start the week of 8/19.

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\$711,000.00	Chad Austin	<b>Utilities Warehouse Renovations</b>	Renovating the Utilities Department Warehouse building to increase storage capacity. Renovations include reducing the unused officespace and increasing shelving.	4/30/2025	Contract with Construction Partners on 8/20/24 BMA Agenda for approval
\$600,000.00	Michael Thompson	<b>Sanitation Site Improvements - Design</b>	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.		Working thru site layout details and right sizing buildings.
\$424,600.00	Michael Borders	<b>Meadowview Chiller Replacement</b>	Replacement of the chiller for Meadowview Conference Center.	3/1/2025	Bid has been awarded to Comfort Systems USA. Contracts are currently being executed.
\$202,000.00	Chad Austin	<b>South Fork Sewer Basin Study</b>	Modeling and study of the South Fork Sewer Basin to determine system capacity and concerns for long term development of the basin.	9/13/2024	Draft technical memo received for review.
\$190,638.00	Chad Austin	<b>West Kingsport Sanitary Sewer Inspection</b>	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	10/16/2024	LJA compiling final report
\$176,000.00	Wendy Terrazas	<b>Aquatic Center - Starting Blocks</b>	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	<b>Stormwater Master Plan</b>	Develop overall Stormwater Program Master Plan to determine where we should be focusing our stormwater efforts to make the most impact	9/1/2025	Water Quantity models complete and Water Quality information fully processed. Beginning to combine that information at the watershed by watershed level to start identifying trends.
\$149,000.00	Floyd Bailey	<b>Smart Cities Initiatives-Broadband Study</b>	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	<b>Aquatic Center - Lazy River</b>	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	<b>Aquatics Center - Slides</b>	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	<b>Public Works Recycle Convenience Center</b>	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.		Concrete Slabs poured. Concrete curbs should be completed 08-01-2024
\$103,700.00	Megan Krager	<b>Bays Mountain Park -Farmstead Museum</b>	ADA Improvements to the Farmstead Museum.	9/30/2024	Clearing and grubbing almost complete

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\$60,000.00	Shirley Buchanan	<b>Senior Center - Kitchen Renovation</b>	Building out current kitchenette into a full kitchen for teaching and catering.		Preliminary drawings are being reviewed by senior committee.
	Floyd Bailey	<b>Utility Billing Solutions</b>	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	<b>McAninch Apartments Demolition</b>	Structural demolition of apartment building.		Demolition has started on property.
	Megan Krager	<b>Bays Mountain Park - Observation Tower Improvements</b>	Aesthetic Improvements to the observation tower.		Phase 1 expected to advertise for Bid 08-10-2024
	Megan Krager	<b>Bays Mountain Park Fox Den Playground</b>	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	<b>Bays Mountain Park Nature Center Renovations- Phase 2</b>	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 submitted. Waiting on award notification.
	Michael Borders	<b>Cattails Pump House Replacement</b>	Replacement of the pump house at Cattails Golf Course.		Holston Engineering is currently working on design and bid documents.
	Michael Thompson	<b>2024 Main Road Paving (MTPO Funded)</b>	Paving of functionally classified roadways: Clinchfield Street and Eastman Road	12/31/2026	NEPA document approved. Waiting on TDOT noticed to being Design Phase.

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