



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

**Monday, April 15, 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. Mark III Update - Michael Wessely
2. Utilities Update - Ryan McReynolds, Niki Ensor

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

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

- [1.](#) Projects Status Report

### **VI. ADJOURN**

**Next Work Session: May 6, 2024 4:30 PM**



# Projects in Pictures

Item V1.

City of Kingsport

## 1 DB Dome Renovations

Painting and caulking is happening in the wrestling room.

## 3 DB Dome Renovations

Steel work in the dome continues, with a focus on ring 3.

## 5 ADA Sidewalk Improvements

City crew is currently working alongside Eastman Road.

## 2 Sustainable Paving Plan

Current milling work is happening in Fairaces (Area 17).

## 4 Main Street Rebuild

Contractor has started paving in the vicinity of KATS.





# Status Updates on Active Projects sorted by Cost

Item V1.

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\$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	Final design for Phase I to begin in May 2024
\$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.		TDOT currently surveying.
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\$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	Finalizing construction plans in preparation for a Spring 2024 bid opening.
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\$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	Consultant reviewing submittals. Contractor expects to mobilized by end of April 2024.
\$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.		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	<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 received all Environmental Studies responses and forwarded to designer. The Environmental Document is now being drafted.

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\$1,879,960.00	Chad Austin	<b>Sullivan County ARP Water Upgrades PH1</b>	Upgrade of waterlines in Lakecrest area of Colonial Heights. This is funded by \$2.3M ARP funds granted to Sullivan County.	5/25/2024	Punch list items being completed.
\$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. Awaiting for notice to proceed with LPRF grant application.
\$1,300,000.00	Niki Ensor	<b>Water Intake Screen Replacement</b>	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	<b>ETSU @ Valleybrook Farm sewer extension</b>	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.	5/17/2024	Gas line crossing complete.
\$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 Cartograph.	12/31/2024	Project kickoff meeting scheduled for 4/10/24
\$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

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\$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	Contracts being signed.
\$697,790.00	Michael Thompson	<b>2024 Contracted Paving - Area 17</b>	Paving a portion of roadways in Fairacres Community: Lamont St, White St, Jerry Ln, Springfield Ave	7/31/2024	Contractor has updated
\$697,790.00	Michael Thompson	<b>2024 Contracted Paving - Area 17</b>	Paving a portion of roadways in Fairacres Community: Lamont St, White St, Jerry Ln, Springfield Ave	7/31/2024	Contractor has updated schedule that work will likely start closer to end of April.
\$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.		Kickoff meeting for design of sanitation site to be held on 4/5/2024.
\$295,400.00	Kristie Leonard	<b>Farmer's Market Upgrades</b>	Cosmetic and ventilation updates to the Farmer's Market Building	3/31/2024	Finishing up final punch list items.
\$200,000.00	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	9/14/2024	Bid Process.
\$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	Data collection and analysis continues
\$150,000.00	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 Process.
\$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.		Meeting with Jacobs Consulting in March to review radio frequency reports and plan for next steps.
\$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.		Project on pause for Soil Testing
\$80,000.00	Wendy Terrazas	<b>Aquatic Center - Lazy River</b>	Power wash, repair cracks, replace caulking, and paint the concrete surface of the Lazy River.	11/30/2024	Bid Process
\$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	We have completed demonstrations of the software for the short listed candidates. Currently scheduling site visits to localities using one of the two remaining vendors' software.

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	Jessica Harmon	<b>McAninch Apartments Demolition</b>	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	<b>Bays Mountain Park - Observation Tower Improvements</b>	Aesthetic Improvements to the observation tower.		Finalizing project scope.
	Megan Krager	<b>Bays Mountain Park -Farmstead Museum</b>	ADA Improvements to the Farmstead Museum.		Working with Architect on concepts.
	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	Finishing conceptual design. Expected to bid Summer 2024.
	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 with Architect on concepts. Awaiting for notice to proceed with LPRF grant application.
	Michael Borders	<b>Bays Mountain Park Nature Center Renovations- Phase 1</b>	Renovations to the Nature Center at BMP.		Partial C.O. Rec'd - Punch List items being fixed
	Michael Borders	<b>Library Renovation</b>	Major renovation of Library interior.		Finishes are being selected for final plans.
	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 Borders	<b>Meadowview Chiller Replacement</b>	Replacement of the chiller for Meadowview Conference Center.		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	Mattern & Craig working on NEPA document.

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