



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, November 20, 2023 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 Rose, Economic Development Director
Adrienne Batara, Public Relations Director
Floyd Bailey, Chief Information Officer

Ryan McReynolds, Deputy City Manager
Jessica Harmon, Assistant City Manager
Tyra Copas, Human Resources Director
Dale Phipps, Police Chief
John Morris, Budget Director
Scott Boyd, Fire Chief

I. CALL TO ORDER

II. ROLL CALL

III. DISCUSSION ITEMS

1. Historic Zoning Update - Jessica Harmon

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

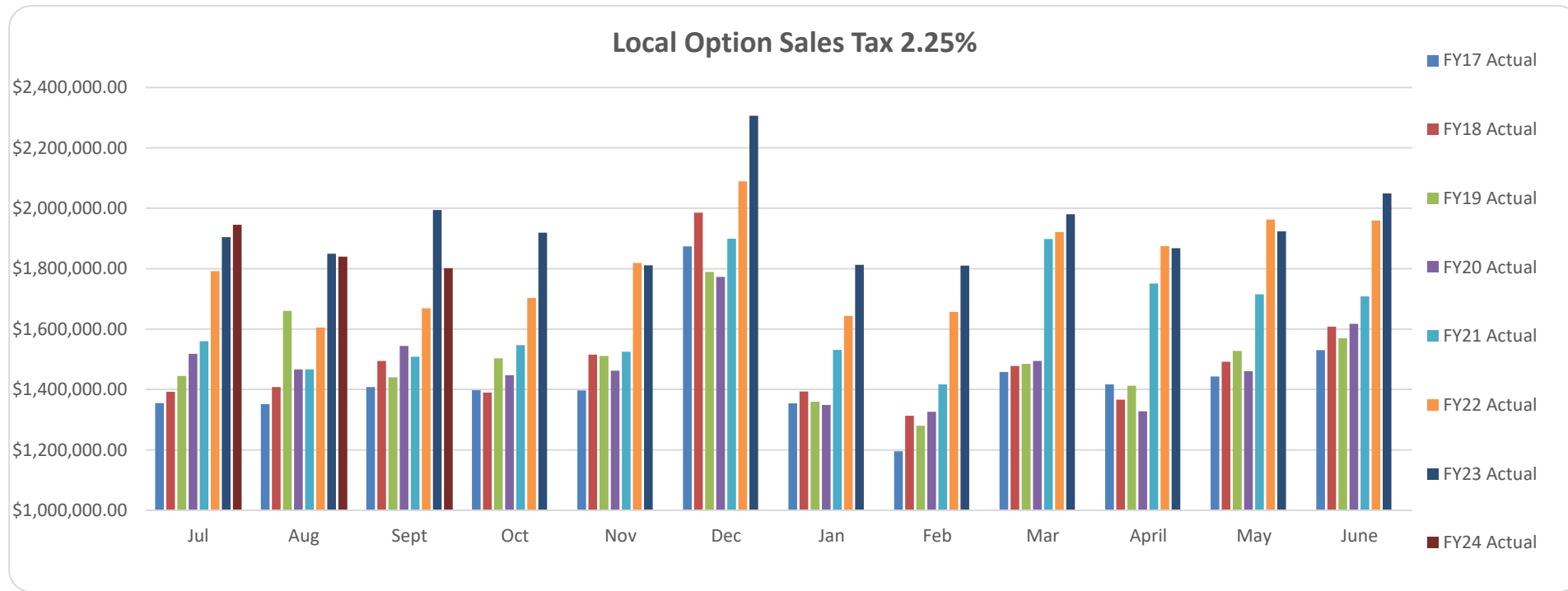
- [1.](#) Sales Tax Report
- [2.](#) Projects Status Report

VI. ADJOURN

Next Work Session: Dec. 4, 2023, 4:30 PM

Local Option Sales Tax 2.25% September 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		\$1,925,000.00				
Nov	\$1,510,894.40	\$1,462,498.00	\$1,524,485.85	\$1,818,738.26	\$1,811,059.41		\$1,825,000.00				
Dec	\$1,788,766.43	\$1,772,437.00	\$1,898,886.33	\$2,088,757.00	\$2,306,710.31		\$2,351,100.00				
Jan	\$1,358,902.17	\$1,348,872.00	\$1,530,774.86	\$1,643,547.05	\$1,812,266.56		\$1,850,000.00				
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	\$5,585,945.83	\$23,436,100.00	(\$169,054.17)	-2.80%	(\$161,642)	-2.68%



City of Kingsport

Item V2.

Projects in Pictures

1 Kingsport Cultural Arts

The cultural arts department launched their new website - www.artskingsport.com. Check it out!

3 DB Dome

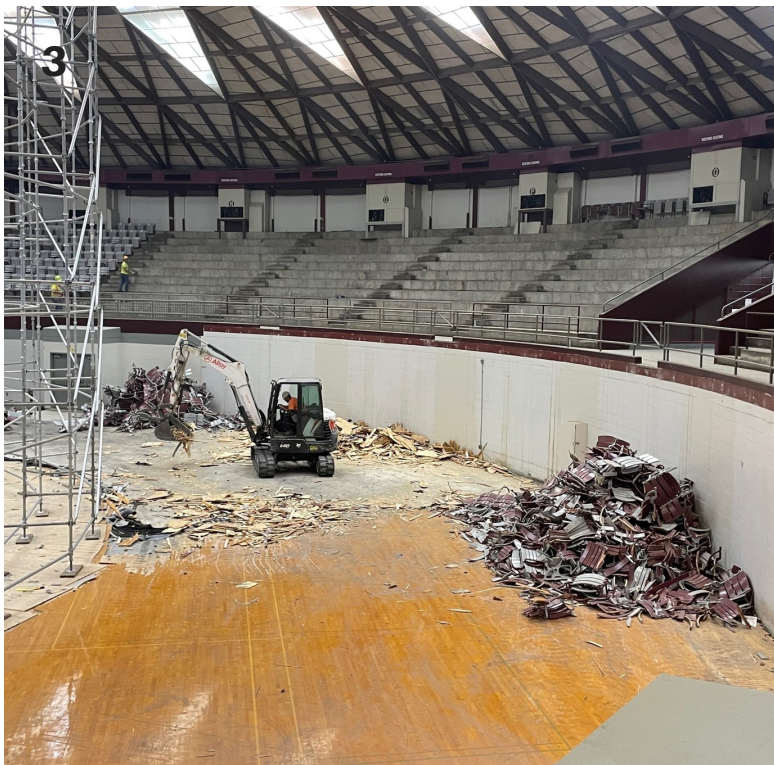
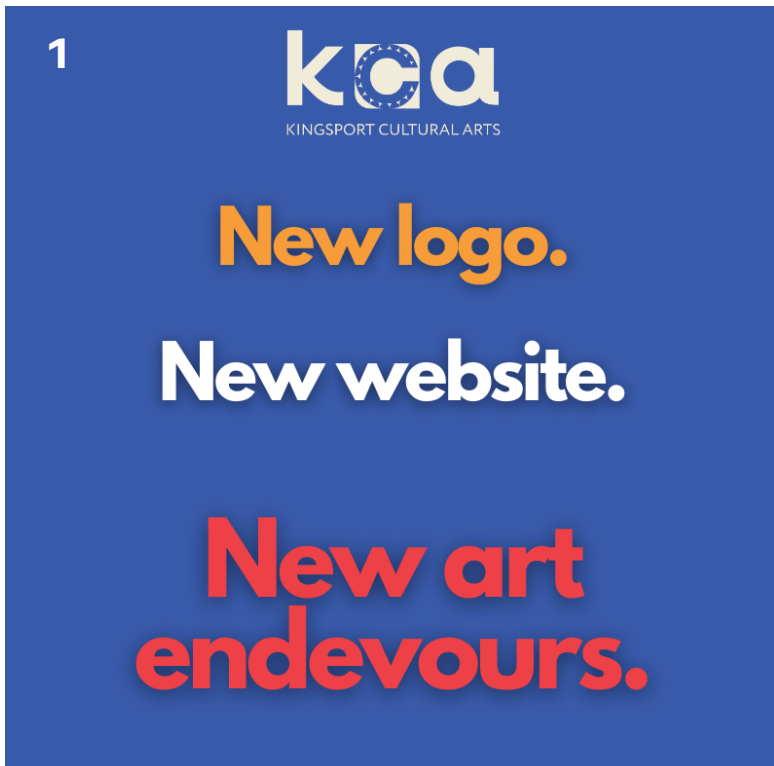
Crews have been working on the demolition of the wooden playing surface and chairs.

2 Christmas is Coming!

Don't forget - christmasinkingsport.com is your event headquarters for all holidays things in Kingsport!

4 Riverbend Park

The emergency access pathway needs paved and handrails need to be installed.



Status Updates on Active Projects sorted by Cost

Item V2.

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	60% plans reviewed by staff and comments sent to consultant
\$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.		Contract amendment #1 to insert construction funds has been fully executed.
\$18,054,496.00	Michael Thompson	Main Street Rebuild	The reconstruction of Main Street from Sullivan Street to Clay Street. [City & MTPO Funded]	3/31/2025	The waterline bore of the railroad tracks is complete. Current work includes installation of underground conduit for power, communications, fiber, etc.)
\$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	TDOT expects to have a Public Hearing Spring 2024.
\$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).	7/1/2024	BMA approved awarding the Bid to J Cumby Construction. Coordinating with EDA and SRF before project start.
\$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.	12/31/2024	CSX has agreed to pedestrian bridge but adamant that at-grade crossing is closed. Agreements with CSX are forthcoming to BMA.
\$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	Archaeological Survey document submitted. Also Environmental Justice documentation resubmitted.
\$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.	2/16/2024	Pre-CCTV footage submitted to Utility Department.
\$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	Still awaiting concurrence on Construction documents.
\$2,300,000.00	Ryan McReynolds	Justice Center Renovations	Renovations and expansion of Justice Center that will accommodate court space and county offices currently residing in City Hall.	12/29/2023	Owner has selected finishes with Architect.

Estimated Cost	Project Owner	Project Name	Project Description	Completion Date	CurrentStatus
\$2,282,938.19	Chad Austin	Washington County Water Project	Washington County is funding waterline extensions throughout their county. This project will provide upgraded or new service to residents along Double Springs Rd, Deakins Rd, and Hunt Rd, all in the Fall Branch area.	7/10/2024	Contractor setting up testing on Double Springs Road.
\$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.	12/31/2023	Preliminary Engineering Report under review.
\$1,879,960.00	Chad Austin	Sullivan County ARP Water Upgrades	Upgrade of waterlines in Lakecrest area of Colonial Heights, areas off HWY 36 in the Midway area, and along Gravelly Rd and Thomas Addition. This is funded by ARP funds granted to Sullivan County. They are proposing using \$2.3M in their funding and the c	5/25/2024	NTP date set for on or before 11/27/23.
\$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	Submittals received and approved. Construction to start in January 2024
\$1,295,289.00	Kitty Frazier	Bike Park at Brickyard	New Bike Park in the vicinity of the new Skate Park.	11/3/2023	Project is in final stages of completion. Cleanup, seeding, strawing, etc. Awaiting delivery of light fixtures for parking lot lights.
\$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.	1/31/2024	Project 78% 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).	5/31/2025	TDOT sent back preliminary design comments on 11/23/22. Barge will be working to address the comments.
\$952,601.98	Kitty Frazier	Riverbend Park - Phase 1		12/31/2023	Project expected to be fully complete by Friday November 17 (paving and handrail completion this week).
\$500,000.00	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
\$295,400.00	Kristie Leonard	Farmer's Market Upgrades	Cosmetic and ventilation updates to the Farmer's Market Building		Currently waiting until the end of market season to begin repairs.
\$200,000.00	Floyd Bailey	Microsoft Office 365	Implementation of Microsoft 365 for all departments	12/31/2023	Currently working to roll out G-1 licenses to the Fire Department and other departments.

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\$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.		We are expecting the finalized needs assessment report November 15.
\$133,002.00	Chad Austin	Waterline Extension on Fieldcrest Road	Waterline extension of approximately 1,480 L.F. of 6-inch DIP and all related appurtenances to serve the Fieldcrest Road area.	12/31/2023	NTP date November 6th.
	Floyd Bailey	IBM Consulting for ERP	Working with IBM to discover existing processes and document.		Focus with IBM has narrowed to exploring integrations among our existing, potential, and future software.
	Floyd Bailey	Utility Billing Solutions	Discover and implement a new utility billing solution by end of 2023.		RFP was advertized October 28, with a pre-proposal conference on November 8.
	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		Design kick-off meeting held on 5/12/23.
	Michael Borders	Bays Mountain Park Nature Center Renovations- Phase 1	Renovations to the Nature Center at BMP.		Project construction continues with Painting set to begin this week
	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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