



BOARD OF MAYOR AND ALDERMEN WORK SESSION AGENDA

Monday, September 30, 2024 at 4:30 PM

City Hall, 415 Broad Street, Montgomery - Watterson Boardroom

Board of Mayor and Aldermen

Mayor Paul W. Montgomery, Presiding

Vice Mayor Darrell Duncan

Alderman Morris Baker

Alderman Betsy Cooper

Alderman Colette George

Alderman-designate Gary Mayes

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. Jt. Meeting with Kingsport Board of Education (Operating and Capital)

IV. REVIEW OF BUSINESS MEETING AGENDA

V. ITEMS OF INTEREST

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

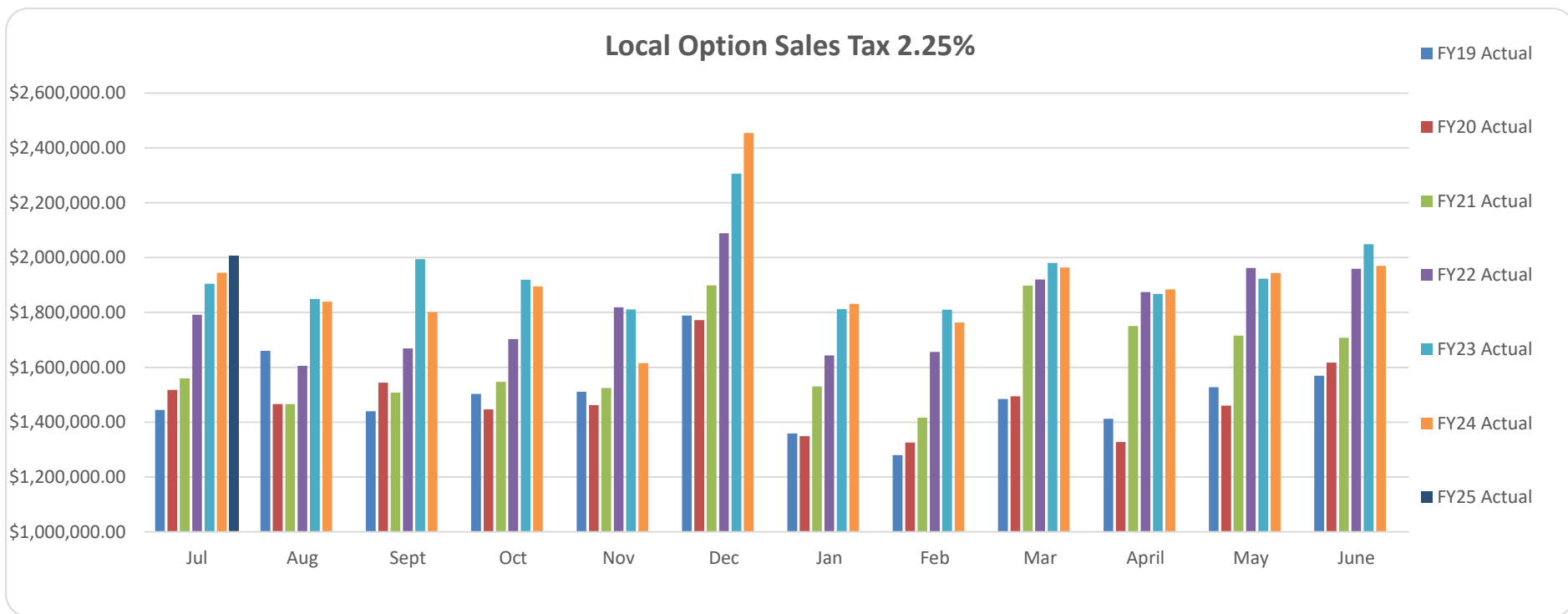
VI. ADJOURN

Next Work Session: October 14, 2024, 4:30 PM

Local Option Sales Tax 2.25%

July 2024

	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 Budget	Over/Under FY25 Budget	% Over/Under FY25 Budget	Over/Under FY24 Actual	% Over/Under FY24 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	\$2,006,734.29	\$2,000,000.00	\$6,734.29	0.34%	\$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		\$1,900,000.00				
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		\$1,850,000.00				
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		\$1,950,000.00				
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		\$1,900,000.00				
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		\$2,400,000.00				
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		\$1,900,000.00				
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				
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		\$1,950,000.00				
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				
May	\$1,527,469.00	\$1,460,028.68	\$1,715,204.91	\$1,962,580.55	\$1,923,148.28	\$1,943,479.95		\$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	\$1,970,342.12		\$1,954,000.00				
Total	\$17,982,773.35	\$17,784,091.34	\$19,523,926.50	\$21,691,852.73	\$23,227,402.18	\$22,907,004.93	\$2,006,734.29	\$23,504,000.00	\$6,734.29	0.34%	\$40,738	2.14%



Projects in Pictures

Item V2.

City of Kingsport

1 Kingsport Aquatic Center

Work crew has been cleaning, sealing, and coating the outdoor water slides.

3 DB Dome - Exterior

The concrete and paver work portion of this project at the front plaza area is complete.

2 DB Dome - Interior

Video board, speakers, lighting, and associated accessories have been hung.

4 Main Street Rebuild Project

Road subgrade stabilization in the Clay Street to Broad Street corridor is current work.



Status Updates on Active Projects sorted by Cost

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\$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	Easement acquisition(s) documents completed - passed to legal to obtain appraisals
\$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	Concrete retaining wall at front plaza is complete. Asphalt topping in parking lots is complete. Roofing/surfacing/venting is complete.
\$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 project from Sullivan Street to Cherokee Street is substantially complete except the work in the vicinity of the railroad wye. Road reconstruction is currently happening near the Clay St intersection.
\$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	Legal & Procurement working on contract process with Preston Construction.
\$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	Meeting with TDOT and other utilities to discuss alignments on 9/18
\$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	Hot taps scheudled for October 3.
\$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.		Design documents are 60% complete. Environmental review has been completed. Submitted to development review.
\$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.
\$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 approved the NEPA document and sent it to FHWA for review on 7-19-24.

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\$2,295,402.50	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	Plan is for work to begin September 16th and they are starting with Moreland Drive.
\$2,002,507.00	Chad Austin	Sullivan County ARP Water Upgrades PH2	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	Notice to proceed 10/9
\$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	Working on 90% plans and property acquisition
\$1,500,000.00	Megan Krager	Bays Mountain Park - New Otter Habit	Construction of a New Otter Habitat.		LPRF Grant awarded. Working with TDEC to execute contract.
\$1,394,423.80	Chad Austin	FY24 Collection System Upgrade	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 and Wendover completed. Plan is to work two crews on Linville-Springfield week of 9/16/24.
\$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	Paving completed on Park St, Highland St, and Lamont St. Still working on Linville St and Longview St.
\$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 completed 3,500 inspections to date.
\$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	Bids opened, waiting for pre-construction meeting
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\$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.		Working thru site layout details and right sizing buildings.
\$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.
\$202,000.00	Chad Austin	South Fork Sewer Basin Study	Modeling and study of the South Fork Sewer Basin to determine system capacity and concerns for long term development of the basin.	10/15/2024	Reviewing draft final report
\$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	10/16/2024	LJA compiling final report
\$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	Starting Blocks arrived the week of 9/23 and are in the process of being installed.
\$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	Peer surveys completed. Meeting with maintenance and billing on 10/3 to discuss current processes in place.
\$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	Construction is currently in progress.
\$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	Construction is currently in progress.
\$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.		Base stone and Binder installed - waiting for Fence to be installed before Surface will be installed
\$103,700.00	Megan Krager	Bays Mountain Park -Farmstead Museum	ADA Improvements to the Farmstead Museum.	9/30/2024	Paving Complete - Striping and landscaping should be installed next week weather permitting
\$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.

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	Jessica Harmon	McAninch Apartments Demolition	Structural demolition of apartment building.		Demolition continues.
	Megan Krager	Bays Mountain Park - Observation Tower Improvements	Aesthetic Improvements to the observation tower.		Bids were opened 9/18. Staff are currently evaluating the bids.
	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	Bid has been awarded to Inland Construction. Currently working on executing the contract.
	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.		LPRF Grant awarded. Working with TDEC to execute contract.
	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	Design plans submitted to TDOT on 9/23/2024 for review and comments.

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