



AGENDA ACTION FORM

Consideration of Approval of Offer for Right-of-Ways and Easements for the Reedy Creek Trunkline Sanitary Sewer Improvement Project – Lovedale to Clinchfield

To: Board of Mayor and Aldermen
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-321-2024
Work Session: December 2, 2024
First Reading: N/A
Final Adoption: December 3, 2024
Staff Work By: R. Trent, W. Stallard
Presentation By: R. McReynolds

Recommendation:
Approve the Offers.

Executive Summary:

The Reedy Creek Trunk Sewer Replacement project is a culmination of efforts to carry out key aspects of the Wastewater System Master Plan developed in 2009. The entire project includes approximately 21,000 linear feet of 36” sewer line replacement beginning at Lovedale Drive and ending near the west side of John B. Dennis Highway (SR 93). The overall project will increase capacity while reducing infiltration and inflow with new infrastructure and will be broken down into several phases.

The first phase of work will start at Lovedale Dr and continue past Clinchfield Dr near Cassell Dr. This phase includes approximately 2,400 linear feet of 36” sewer main and 2,100 linear ft of cast in place lining of an existing 18” sewer main.

In order to proceed with the construction of the Reedy Creek Trunkline Sanitary Sewer Improvement Project, the Utilities Department has requested rights-of-way and easements across affected properties in the first phase. Appraisals have been prepared in accordance with the City of Kingsport’s Real Property Acquisition Policies & Procedures and indicate the fair market value as per the attached property owners.

This project will be funded under #SW2410.

Attachments:

- 1. Property Location Map

	Y	N	O
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Phillips	—	—	—
Mayes	—	—	—
Montgomery	—	—	—

<u>Tax Map & Parcel</u>	<u>Property Owner</u>	<u>Easement Area</u>	<u>Appraised Value</u>
#046B; G-001.00	M. Clyde Groseglose, Jr., etal 925 Mimosa Drive Kingsport, TN 37660	Perm. 34,176 sq. ft. Temp. 16,329 sq. ft.	\$4,375.00 \$1,568.00
#046H; B-006.00	Dennis R. Phillips & Bobbie Marie Phillips Joint Living Trust 2121 Pendragon Road Kingsport, TN 37660	Perm. 724 sq. ft. Temp. 485 sq. ft.	\$371.00 \$150.00
#046H; C-007.00	Oak & Prosper, LLC 1524 Bridgewater Lane, Ste. 102 Kingsport, TN 37660	Perm. 15,611 sq. ft. Temp. 7,332 sq. ft.	\$14,924.00 \$5,257.00
#046H; C-035.00	Luther & Mary Jewell Travis 529 Sequoyah Drive Kingsport, TN 37660	Perm. 48 sq. ft. Temp. 272 sq. ft.	\$28.00 \$118.00
#046H; C-036.00	JHL Investment Group 3657 Crest Road Kingsport, TN 37664	Perm. 2,375 sq. ft. Temp. 1,584 sq. ft.	\$1,377.00 \$689.00
#046H; C-037.00	Elizabeth L. Millsap Life Trust 1081 Cold Comfort Rd Church Hill, TN 37642	Perm. 2,044 sq. ft. Temp. 1,362 sq. ft.	\$1,186.00 \$592.00
#046H; C-038.00	Terry Fields 6626 Mabe Stanleytown Road Duffield, VA 24244	Perm. 1,727 sq. ft. Temp. 746 sq. ft.	\$1,001.00 \$324.00
#046H; C-039.00	Herman & Linda Ketron 708 Dewberry Circle Kingsport, TN 37663	Perm. 47 sq. ft. Temp. 167 sq. ft.	\$27.00 \$73.00