



AGENDA ACTION FORM

Consideration of Approval of Offer for Right-of-Ways and Easements for the Reedy Creek Trunk Sewer Replacement Project (Clinchfield to Gibson Mill)

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

Action Form No.: AF-108-2026
Work Session: April 20, 2026
First Reading: N/A
Final Adoption: April 21, 2026
Staff Work By: R. Trent; W. Stallard
Presentation By: R. McReynolds

Strategic Focus Area: Sustainable Infrastructure

Recommendation:
Approve the offers.

Executive Summary:

If approved, this action would authorize the Property Acquisition Agent to proceed with obtaining permanent and temporary easements for the construction of the Reedy Creek Trunk Sewer Replacement Project (Clinchfield to Gibson Mill). Seven properties require easements for this project.

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.

This phase of work will start near Clinchfield Dr and continue past Gibson Mill Rd and includes approximately 2,800 linear feet of 36" sewer main.

In order to proceed with the construction of this phase of the project, the Utilities Department has requested rights-of-way and easements across affected properties. 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.

These easements will be funded under #SW2410.

Attachments:

- 1. Project Location Map

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

<u>Tax Map/Parcel</u>	<u>Property Owner/s</u>	<u>Easement Area</u>	<u>Appraised Value</u>
046G; A; 001.05	Wellmont Health System 400 N. State of Franklin Johnson City, TN 37604	Perm. 5,381 sq. ft. Temp. 3,577 sq. ft.	\$1,937.00 \$966.00
046G; A; 015.00	Holston Valley Hospital, Inc. 400 N. State of Franklin Johnson City, TN 37604	Perm. 10,664 sq. ft. Temp. 5,827 sq. ft.	\$1,109.00 \$455.00
046G; A; 031.00	Clinton T. Bellamy c/o Lucille Peters 4504 Chicksaw Road Kingsport, TN 37664	Perm. 1,574 sq. ft. Temp. 467 sq. ft.	\$957.00 \$213.00
046G; C; 033.00	Matthew Todd Klepper 105 E. Millpond Street Kingsport, TN 37660	Perm. 6,115 sq. ft. Temp. 2,345 sq. ft.	\$1,052.00 \$303.00
046G; C; 036.00	Justin & Bridget Adams 1920 Brookside Lane Kingsport, TN 37660	Perm. 6,704 sq. ft. Temp. 3,455 sq. ft.	\$4,076.00 \$1,578.00
046G; A; 012.00	Allyn Hood 151 Clay Street Kingsport, TN 37660	Perm. 5,440 sq. ft. Temp. 3,725 sq. ft.	\$979.00 \$503.00
046G; A; 013.00	Chris Kendrick 2701 Flyway Avenue Anchorage, AK 99516	Perm. 4,450 sq. ft. Temp. 2,966 sq. ft.	\$801.00 \$400.00