



BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES

Monday, April 06, 2026 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 Gary Mayes

Alderman James Phillips

I. CALL TO ORDER 4:30 pm by Mayor Paul Montgomery.

II. ROLL CALL by City Recorder Travis Bishop.

III. DISCUSSION ITEMS

1. City Healthcare Performance Update - Jon Manful, Mark III / Gwen Johnson, Premise Health

Human Resource Director Tyra Copas introduced each representative, noting Gwen Johnson wasn't able to be here and Rebecca Meyer will be speaking on behalf of Premise Health and the wellness clinic. She also introduced Mike Wesley, the benefits manager for the city who works closely with both of these entities.

Jon Manful and Brad Easterly gave a presentation on employee healthcare benefits. Mr. Manful provided details regarding membership as well as medical and pharmacy claims for calendar year 2025, pointing out a relatively flat growth from 2024. Mr. Easterly provided an analysis of large claims and pharmaceutical cost drivers for the last two years. He also talked about the success of the weight loss program both with medication and health coaching only. Lastly Mr. Manful commented on renewal expectation for 2026-2027.

Rebecca Meyer presented information on the utilization of the clinic in 2025 regarding the previously listed benefits, focusing on the vision, mission and value of Premise Health. She noted engagement was strong and well aligned with the health center with 23% growth with employees and 5% growth with dependents. There was some discussion as she answered questions from the board.

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2. Sullivan County Child Well Being Ranking - Dr. Hampton

Dr. Hampton gave a presentation on this item, stating he was unfamiliar with this report until recently and provided further details on the elements within the report. He pointed out the metrics provided in the report is inclusive to three school systems in Sullivan County and does not indicate specific scores relative to Kingsport City Schools. He provided statistics highlighting how Kingsport compares in each category that is measured, those being Economic and Well Being, Education, Health, and finally Family and Community. There was considerable discussion.

IV. REVIEW OF BUSINESS MEETING AGENDA

City staff gave a summary for each item on the April 7, 2026 proposed agenda. No items were discussed at greater length or received specific questions or concerns.

IX.1 Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 076, Portion of Parcel 006.50, Located along S. John B. Dennis Highway from the BC, Business Conference District to B-3, Highway-Oriented Business District (AF-88-2026)

City Planner Jessica McMurray stated this was requested by the owner to rezone this property from BC to B3, noting this change is compatible with surrounding development and aligns with the land use plan.

IX.2 Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 120, Parcel 003.20, Located along Fordtown Road from the R-3, Low Density Apartment District to M-1R, Light Manufacturing Restricted District (AF-86-2026)

City Planner McMurray stated this was also requested by the owner to rezone this property from R3 to M1. She stated the change from residential to light industrial will not adversely affect nearby properties and is consistent with the zoning pattern that supports appropriate development in that area. Assistant City Manager Jessica Harmon confirmed it was originally M1R before and had been rezoned residential, but that project did not pan out.

IX.3 Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 046I, Group A, Parcel 014.00, Located along Revere Street from the B-2, Central Business District to B-2E, Central Business Edge District (AF-87-2026)

City Planner McMurray stated this was also requested by the owner to rezone this property from B2 to B2E, noting it is still compatible with downtown permitting similar uses and is consistent with the land use plan. She confirmed the only difference is the new zone permits indoor climate controlled in existing buildings.

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IX.4 Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 045E, Group C, Parcels 01.00, 00.26 and 00.27 Located along Fairview Avenue from the R-1C, Residential District to B-3, Highway-Oriented Business District (AF-96-2026) City Planner McMurray stated this was also requested by the owner to rezone this property from R1C to B3 and pointing out it is not appropriate or compatible with surrounding properties and is also inconsistent with the land use plan. She further stated the Planning Commission originally voted 7-0 to send a negative recommendation to the BMA. The property owner amended the plan and brought it back to the Planning Commission. The vote changed to 4-3 in favor of a positive recommendation. Vice-Mayor Duncan stated this is an established neighborhood and this rezoning would be a detriment to the neighbors. Alderman George pointed out the plan doesn't stay with the property so if it is sold then any business that is allowed in the new zone couldn't be stopped. She stated if it was an office designation it would be different but not the designation that allows for the highest level of business. Alderman Mayes stated the redesign of the entrance and egress from the property changed the vote for the planning commission. Considerable discussion ensued.

NOTE: Vice Mayor Duncan left the meeting during this discussion at 6:05 p.m.

XII.8 Acceptance of the June 30, 2025 Annual Comprehensive Financial Report Filed with the State of Tennessee March 30, 2026 (AF-103-2026) City Recorder Travis Bishop presented this item, noting the audit committee met on March 30 and voted to accept the report as presented by Brown Edwards. He stated the unmodified opinion is best that can be received, pointing out there were no material weaknesses, one significant deficiency and two compliance matters. Mr. Bishop mentioned significant changes in the past year that contributed to the delay in presenting the ACFR.

The City Manager commented on the budget ordinance that was deferred at the last meeting and would be considered on second reading, pointing out Petworks has met the requirements.

V. ITEMS OF INTEREST

1. Projects Status Report

VI. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 6:34 p.m.

ANGELA MARSHALL
Deputy City Recorder

PAUL W. MONTGOMERY
Mayor