

Friendsville Board of Commissioners  
Regular Meeting  
January 12, 2026  
Friendsville City Hall  
**Minutes**

**Present:**

Mayor Steven Cardwell	Building Official Barry Ottinger
Commissioner Shane Rogers	Nicole Swint- Rodefer Moss
Commissioner Margaret Maze	Pattie Kuhn
Commissioner Dale Wilkins	Shelley Rios
City Recorder Janet Ledbetter	Sergio Rios
City Administrator Kim Rogers	Jeff Howe
City Attorney Rob Goddard	

**Absent:** Vice Mayor Jonathan Newberry

1. Meeting was called to order at 6:02 p.m.
2. Mayor Cardwell led the Pledge of Allegiance.
3. Mayor Cardwell then led a moment of silence.
4. Roll call: Cardwell, present; Maze, present; Rogers, present; Wilkins, present; Newberry was absent.
5. Motion to approve minutes from November 6, 2025 public hearing (was missed at previous meeting) by Commissioner Rogers, second by Commissioner Maze. Motion passed.
6. Motion to approve minutes from December 4, 2025 regular meeting by Commissioner Maze, second by Commissioner Rogers: Motion passed.
7. Public comment on agenda items: Pattie Kuhn, 205 N. Morgan, said the sewer grinder pump hadn't been hooked up at her rental house, and that there was a trench in the yard that was a trip hazard. Kim Rogers told her the grinder pump had been hooked up and that the contractor would go back and finish it

when it settled. Ms. Kuhn told her it hadn't even been covered up, so Kim told her she would reach out to the contractor to find out about the delay. Jeff Howe, 203 N. Farnum, said he had a public records request he was going to submit regarding the TDEC/ARPA funds because he lived along the original sewer line and had been promised a grinder pump. He had heard that the funds were spent for something else and thought he would have to go to the county for more information. Commissioner Rogers told him that it was out of the city's hands and it didn't turn out like they had wanted it to. He also said that Kim Rogers had been researching other grants to try to pay for the pumps. Mayor Cardwell said that the county mayor wanted to be the administrator of all the funds, so everything had to go through the county. Mr. Howe said he would probably go speak to the county mayor and submit a request for their records. Pattie Kuhn also asked when the grinder pump would be installed at her son's house at 211 N. Farnum and wanted to know if his outside power box could be used for the electrical. Mayor Cardwell said that they would look into the issue.

Nicole Swint, with Rodefer Moss, discussed the audit. She explained a new accounting standard regarding compensated absences, which would have to be listed on the books depending on how it is used. There was a clean opinion on the audit. After Ms. Swint explained the financial statements to the board, she mentioned the only finding, which was material audit adjusting entries, mainly due to how grant funds were listed. Motion to approve audit by Commissioner Rogers, second by Commissioner Maze. Motion passed.

#### 8. Discussion:

Motion to approve Ordinance No. 2025-09: Amending the 2025-2026 budget (second reading) by Commissioner Rogers, second by Commissioner Maze. Motion passed.

First reading of Ordinance No. 2026-01 Amending Ordinance No. 2017-04: Authorizing Blount County Sheriff's Office to enforce specific ordinances of the City of Friendsville: After the agenda was printed, it was discovered that this ordinance must be submitted to the Planning Commission before being presented for a vote.

Small Town Beauty propane tank: The tank was filled on November 6 when it was discovered that there was more usage than expected for the Beauty Shop. Andy Vineyard remembered that the upstairs heat had been turned on to prevent the pipes from freezing in the upstairs bathrooms, which would account for the higher usage. Since the Beauty Shop doesn't rent the upstairs portion of the building, it was thought that the city should pay partial payment toward the propane bill. Motion to pay half of the propane bill for the Beauty Shop building by Commissioner Rogers, second by Commissioner Maze. Motion passed.

9. Tabled discussion:

Update on the 3-way stop to address speeding concerns: Kim Rogers had spoken with Nick Barnett with TDOT, who said since the signs would be new, he would recommend putting out flashing lights ahead of the signs and painted stop bars across the street. He also recommended JSF technologies for flashing lights and calming strips. Kim had contacted them and also C&G for a quote. The board wanted to ask for public comment regarding the signs, but not until more information was available.

10. Staff reports:

Administrator Updates: Kim Rogers will begin taking Certified Public Manager classes, which will be once a month for twelve months.

Codes: The board looked over Barry Ottinger's report.

Events: There were issues with the parade, especially with drop-offs. There were a lot of people participating who didn't sign up, so the lineup was longer than expected. Kim said that next time it should begin and end at the school. Mayor Cardwell mentioned that they also would need more volunteers to help with parking to free up employees to ride in the parade. Kim said the employees would like to have the tree lighting on Friday night as in the past and have the kids' games and rides along with the parade on Saturday.

Financial Updates: The board looked over the financial report.

Grants: LPRF-they are waiting on engineer to get the final draft of the pavilion, sidewalks and parking lot. Once the administrator approves it, it can

go out to bid. Cybersecurity grant- was supposed to be used to pay for VC3 services, but the city needed them before the money was allocated. So now the money will be used to replace PCs and laptops that can't be updated to Windows 11, which is required to run the city's software. There is also a CDBG grant available, which is 80/20 and can be used for paving. The street fund can be used for the match. The HUD sidewalk project has begun, and a couple of the hydrants are having to be moved out of the way. The funds are already coming in from HUD to pay for that project.

Parks & Rec: There has been a lot of interest in T-ball, and Kim said they needed someone to head it up.

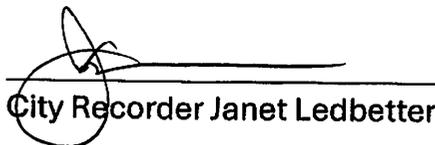
Planning: There was no meeting in December.

Streets: Employees are working on drain tiles at S. Morgan and W. Hill. Kim and Andy Vineyard had met with Maximillian Davis from TDOT to go over the tiles and drainage along the state route. He told them the city is responsible for the tiles and ditches and said he would give them a list of what needs to be done to them. Mayor Cardwell told Kim he would like to be involved in those conversations. Kim also passed out a drawing that TDOT suggested showing West Hill as a one-way street, which the board had discussed in the past. The traffic would turn in from South Farnum to West Hill, and oncoming traffic would turn left at South Morgan. They could then turn right at West College back to South Farnum. This would help to prevent accidents at the intersection of S. Farnum and W. Hill. The board agreed to discuss it further.

11. Motion to adjourn by Commissioner Rogers, second by Commissioner Maze. Motion passed. Meeting was adjourned at 6:48 p.m.



Mayor Steven Cardwell



City Recorder Janet Ledbetter