

**Friendsville Board of Commissioners  
Regular Meeting  
November 6, 2025  
Friendsville City Hall**

**Present:**

**Mayor Steven Cardwell**

**Vice Mayor Sandra Bell**

**Commissioner Jonathan Newberry**

**City Recorder Janet Ledbetter**

**City Administrator Kim Rogers**

**City Attorney Rob Goddard**

**Building Official Barry Ottinger**

**Caitlyn Good**

**Pattie Kuhn**

**Betty Staley**

**Earl Fields**

**Dale Wilkins**

**Dana Bentz**

**Debbie Bentz**

**Janet Walton**

**Trevis Gardner**

**Shelley Rios**

**Sergio Rios**

**Absent:**

**Commissioner Shane Rogers**

**Commissioner Margaret Maze**

**1. Meeting was called to order at 6:03 p.m.**

**2. Janet Walton led the Pledge of Allegiance.**

**3. Ms. Walton also led the Invocation.**

**4. Roll call: Cardwell, present; Bell, present; Newberry, present; Maze, absent; Rogers, absent.**

**5. Motion to approve minutes of previous regular meeting by Commissioner Newberry, second by Vice Mayor Bell. Motion passed.**

**6. Public comment of items on the agenda: none**

**7. Discussion:**

**Second reading of Ordinance No. 2025-07 Rezoning Property Currently Zoned R-2 Medium Density Residential to R-1 Low Density Residential: Motion**

to approve on second reading by Commissioner Newberry, second by Vice Mayor Bell. Motion passed.

Second reading of Ordinance No. 2025-08 The Maintenance and Disposition of Abandoned/Vacant Residential and Commercial Properties: Motion to approve on second reading by Commissioner Newberry, second by Vice Mayor Bell. Motion passed.

8. Tabled discussion: none

9. Staff Reports:

Administrator Updates: Kim Rogers told the board that the health insurance had gone up 11% and that she would have updated figures for the next meeting. She also presented some drawings showing a 3-way stop at Endsley Quarry Ln. and South Farnum St. The board had discussed the possibility of adding the stop signs in the previous meeting. Vice Mayor Bell discussed the issue further and said she thought raised crosswalks would be the best option. Commissioner Newberry complained about an 18-wheeler that comes by his house two or three nights a week on South Farnum late at night using a jake brake, even though those trucks are not allowed on that road. Vice Mayor Bell said that putting raised crosswalks at that intersection would stop the 18-wheelers from using that road, and if they were put at the 4-way stop downtown, it might not make drivers stop, but it would at least slow them down. The only place the city couldn't put them is on Highway 333 because it is a state road. She said that there could be caution signs and flashing lights ahead of them to warn drivers. Janet Walton asked what a raised crosswalk was, so Vice Mayor Bell explained that it was a calming device that is raised and is wider than a speed bump. They would be well marked so that people would notice them. She suggested putting them in while the sidewalks were being installed and said they would be more effective than a sign.

Kim also mentioned the equipment leases that were expiring. The skid steer lease had already expired, and the excavator had another year left. The representative from Stowers Caterpillar suggested for the city to go ahead and take out new leases on both items, because the crew needed a larger excavator with a ditch bucket. The excavator payments will be around \$105 more than the previous one. They don't make the same skid steer anymore, so

they were able to lease a smaller one, but the cost difference will still be \$265 more per month. There were two resolutions in the lease paperwork to approve, which were required by CAT Financial. Motion to approve both resolutions by Commissioner Newberry, second by Vice Mayor Bell. Motion passed.

**Codes:** The board looked over Barry Ottinger's report for the month.

**Events:** Boo in the City was a success. The pumpkin that the crew built to fill with candy was a hit. Attendance was down from the previous year. For Santa Comes to Town, Kim Rogers suggested to hold it from 1:00 to dark. The choir would sing around 3:00 and the parade would start at 5:00. After the parade, Santa would light the tree and then would go to the Community Center to meet the kids. Kim felt that since it was usually cold on that night, it would be better to get everything done earlier, and the board agreed. CCI will have cookies and hot chocolate for the kids who go to see Santa. There will be food and craft vendors, and rides for the kids. Kim said that the ride vendor was trying to get a carousel for the event, which the adults could also ride. The marching band from William Blount was also scheduled to march in the parade.

**Financial updates:** The board looked over the financial report.

**Grants:** The sidewalk project is moving forward. The TDOT permit has been signed. There are some trees that need to be removed, and some sewer boxes that will have to be moved for the sidewalk. Both the sidewalk and sewer grants are federal grants, so there are no payments coming in until the federal government shutdown ends. Nitzschke is stopping work on the project until he is able to get paid, but he has a crew working on another project for the city. The LPRF grant was supposed to go out to bid on October 20, but due to rising costs, the bathrooms in the pavilion were eliminated and some things will have to be reconfigured. Bids should be ready to go out by Thanksgiving. The Cybersecurity grant contract has been signed, and the total award was \$47,712. The new switch was put in, so the internet and phones have been working better. Comcast ran the fiber line, but they still have to set up the rest. The SF42-4A grant, which was \$80,000, will be used to work on tiles, and possibly some paving.


Parks & Rec: none

Planning: Planning Commission didn't meet in October due to technical issues.

Streets: The crew has been cutting and patching roads. They have been working on E. Hill and W. Hill Avenues. They will begin cleaning out ditches in the winter. The long arming has been done, and they have mowed up at the tanks.

10. Motion to adjourn by Commissioner Newberry, second by Commissioner Bell. Motion passed. Meeting was adjourned at 6:37 p.m.

  
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Mayor Steven Cardwell

  
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City Recorder Janet Ledbetter