

Friendsville Board of Commissioners  
Regular Meeting  
March 7, 2024  
Friendsville City Hall  
**Minutes**

**Present:**

Mayor Steven Cardwell	Debbie Bentz
Vice Mayor Sandra Bell	Betty Staley
Commissioner Jonathan Newberry	Jason Nagorny
Commissioner Margaret Maze	Evan Melhorn
City Recorder Janet Ledbetter	Caitlyn Good
City Attorney Rob Goddard	Building Official Barry Ottinger
Executive Assistant Kim Rogers	Steve Palmer
Danny Bradley	Brandon Lamb
Bill Driscoll	Shelly Rios
Dana Bentz	Sergio Rios

**Absent: Commissioner Shane Rogers**

1. Meeting was called to order at 6:00 p.m.
2. Motion to approve minutes from previous meeting by Commissioner Newberry, second by Vice Mayor Bell. Motion passed.
3. Public input not on agenda: Shelly Rios, 706 Kiser Station Rd., asked if the road in front of her home belonged to the city or county. The city had annexed their property, but the board didn't know if that part of the road would be considered as city or county. Mayor Cardwell said he would check into it and follow up with her. Bill Driscoll, 1231 N. Union Grove Rd, had been to a previous meeting and had asked the city to help control speeders on his road. He said he had never heard back from anyone at the city. Mayor Cardwell told him to contact Blount County Sheriff's Office dispatch and ask for the lieutenant in charge of traffic, and that he would also give them a courtesy call on behalf of Mr. Driscoll.

4. Other business not on agenda: Vice Mayor Bell said she had 3 phone calls in the past month about the fence at E. Main and S. Farnum. She asked if there was anything they needed to do about it, since it had previously been addressed. Commissioner Newberry and Barry Ottinger told her that the owner had built the fence according to the sight lines in the zoning ordinance. Barry said he would research the ordinance and see if there was anything else they could do, and that he would let them know what he found out.

5. Discussion:

Second reading of Ordinance No. 2023-08: An ordinance amending the Zoning Ordinance of the City of Friendsville, Tennessee, by revising sections of Article 6: Motion to approve ordinance on second reading by Commissioner Newberry, second by Commissioner Maze. Motion passed.

Matt Synowiez was scheduled to speak about purchasing part of the Staley property across from City Hall, but he didn't show up. Kim Rogers spoke about his plans to put in businesses with apartments on the second floor. The property is zoned C-1, which only allows accessory apartments occupied by an owner, manager, or security staff of the business below. It is not zoned for mixed use. Commissioner Newberry said he would be open to adding mixed use to the Zoning Ordinance. Mr. Synowiez would have to go through the Planning Commission and explain his plans to them. Kim also told the board that Mrs. Staley was still open to selling the property to the city because she is not sure she wants the buildings there. The city would use it as a parking lot if purchased. The board said they would have to look at the budget if she would be willing to wait until the next budget takes effect.

HUD grant update: Kim Rogers said that there had been issues with the Nashville HUD office, so she had to resubmit the paperwork for the fifth time. HUD had hired someone in the Knoxville office to help, but they only gave them one month to handle the paperwork. Kim said she had gotten farther with the Knoxville office than she ever did with the Nashville office, but they were still at a standstill. She hadn't heard anything about the sidewalk grant either. Kim also mentioned that if the grant paid for sewer, but no one hooked up, there would be a problem. There weren't enough customers hooked to the system to sustain it. She had been discussing the sewer issue with Brad Harris from MTAS, and Mayor Cardwell wanted him to discuss it with the board.

LPRF grant update: The project is almost ready for bid. There will be a pavilion, the parking lot will be paved, and there will be sidewalks around the area. There will also be bathrooms in the pavilion and at the playground. A splash pad was planned originally, but it may be left out due to the cost.

City garage: The decision on the garage had been tabled from a previous meeting. Kim Rogers asked the board what they wanted to do with it. If it is sold, it would have to be auctioned off. If it is turned into a parking lot, the tenants of the apartment building next door would probably take it over, leaving less space for parking during events. The fire department needs some extra property, and they possibly could use it. It could also be rented out. Commissioner Newberry asked if it would be possible to get costs of removal of the building and also possible uses of the building or the vacant lot (if it is torn down) and decide what to do from there.

## 6. Staff reports:

Planning: There was no meeting in February.

Administration: Janet Ledbetter presented the Budget to Actuals and Profit & Loss for February.

Events: The community yard sale was scheduled for May 6. Kim asked about allowing the CCI to store their items in the little white building at the parking lot across from the post office. They would pay to fix the roof and change the doors. Motion to allow CCI to use the building for storage by Vice Mayor Bell, second by Commissioner Newberry. Motion passed. Mr. Goddard would have to draw up a contract before they would be allowed to use it.


Parks & Rec: Kim said that there were 81 kids signed up to play ball. There were only 30 from the previous year. She said that the city was approved to use \$20,000 from the ARPA funds already dedicated to LPRF grant matching to prepare the field and put in drainage. The elementary school is allowing the city to use an existing shed and add bathrooms later. The infield dirt required for the field would cost \$5,850. The quote for hydroseeding around the field and along the banks was \$5,600. Evan Melhorn said the field was being built large enough for older kids to play in the future. Soccer, softball and flag

football are also planned. Motion to use \$20,000 of ARPA funds for Parks & Rec by Commissioner Newberry, second by Vice Mayor Bell. Motion passed. The current Parks & Rec budget has been used to purchase equipment for the teams. Vice Mayor Bell said she would like to name the field Painter Field after Leroy Painter. He had been Principal at the elementary school, Mayor of Friendsville, and most recently Chairman of the Planning Commission for many years. The board thought that was a great idea. Evan Melhorn asked if he could put Officer McCowan's number on the players' shirts to honor him, and Mayor Cardwell told him he could, but said if he wanted to put anything else on there that he would have to get permission from the family.

7. Motion to adjourn by Commissioner Newberry, second by Vice Mayor Bell. Motion passed. Meeting was adjourned at 6:47 p.m.



Mayor Steven Cardwell



City Recorder Janet Ledbetter