

Friendsville Board of Commissioners
Regular Meeting
June 4, 2026
Friendsville City Hall
Minutes

Present:

Mayor Steven Cardwell	City Administrator Kim Rogers
Vice Mayor Jonathan Newberry	City Attorney Rob Goddard
Commissioner Margaret Maze	Building Official Barry Ottinger
Commissioner Dale Wilkins	Shelley Rios
City Recorder Janet Ledbetter	Sergio Rios

Absent: Commissioner Shane Rogers

1. Meeting was called to order at 6:05 p.m.
2. Mayor Cardwell led the Pledge of Allegiance.
3. Mayor Cardwell also led a moment of silence.
4. Roll call: Cardwell, present; Newberry, present; Maze, present; Wilkins, present; Rogers, absent.
5. Motion to approve minutes from May 7 public hearing by Commissioner Maze, second by Commissioner Wilkins. Motion passed.
6. Motion to approve minutes from May 7 regular meeting by Commissioner Maze, second by Commissioner Wilkins, motion passed.
7. Public comment: none
8. Discussion:
Second reading of Ordinance 2026-03: FY 2026-2027 budget: Motion to approve on second reading by Vice Mayor Newberry, second by Commissioner Maze. Motion passed.

SF424 Safe Street plan for streets: Kim Rogers presented the board with two options to improve safety in the city. The first was a 3-way stop at S. Farnum and Endsley Quarry Ln., which would also have traffic calming strips at the intersection. Vice Mayor Newberry liked the idea because it would deter large trucks from traveling down South Farnum. Mayor Cardwell asked Kim what would happen if they decided the plan didn't work well and wanted to change it after the grant had paid for the installation. Kim said she didn't know but said she would find out. She also showed a plan to convert part of W. Hill Ave. to a one-way street from S. Farnum to S. Morgan streets. Outgoing traffic would have to go around to W. College or out N. Morgan. This was a plan that had been discussed for years and was recommended by TDOT, but there previously hadn't been any funds available. There is no match required for the grant, so the city wouldn't have to pay for anything. Motion to apply for the Safe Streets grant as laid out by Kim Rogers by Vice Mayor Newberry, second by Commissioner Maze. Motion passed.

Paving of streets with funds from the HUD Sidewalk grant: Kim Rogers stated that all of the streets the sidewalk touched can be paved with the sidewalk grant funds. North Morgan and North Young could be paved. If they just do a topping on North Young, it will not last because of the poor condition of the road. The road needs to be taken up and completely redone. It will save around \$10,000 if city employees do the demolition. It will cost about \$66,000 to redo North Young, and about \$65,000 to do the topcoat on North Morgan. The board discussed having the contractor (Nitzschke) perform the demolition. Motion to pave the streets as discussed and having Nitzschke do the demolition by Vice Mayor Newberry, second by Commissioner Maze. Motion passed.

Property Code Violation Enforcement: The city had passed a MOU with Blount County Sheriff's Department to enforce the city's property maintenance codes, so Barry Ottinger will begin working on those properties that need to be cleaned up.

9. Table Discussion: none

Codes: The board looked over Barry Ottinger's report

Planning: The Planning Commission did not meet due to lack of a quorum. Kim Rogers mentioned that the city needed to look into the zoning on

Highway 321. Vice Mayor Newberry mentioned an industrial property behind the Quaker church that needed to be rezoned. Kim stated that the city had made it through the first round of the special appropriations, which would cover putting in a new 12-inch line from W. Vinegar Valley to Highway 321. This could attract more commercial development, so the Planning Commission needs to regulate what types of businesses can go in that zone. Vice Mayor Newberry mentioned that the city couldn't supply enough water for certain types of businesses, so that could deter them. Kim said that with the grant, the tanks will not be upgraded but there will be boosters on them. Barry Ottinger mentioned that even though they couldn't ban businesses outright, they could allow them only in certain zones, like manufacturing. The property behind the Quaker church is in the M1 zone and needs to be rezoned because it is in a residential area. The only other properties in the M1 zone are quarries. Vice Mayor Newberry said the Planning Commission had been discussing Al center regulations. Barry Ottinger said the noise ordinance also needs to be revisited. Kim also mentioned that the city's ordinances needed to be codified because it has been 20 years since that has been done. MTAS does this as a service, and they will add every ordinance to the code that has been passed since it was last codified. They will also help to update the ordinances to comply with updated state laws. Once this is done, the city only has to send them each new ordinance to add to the codes. Mayor Cardwell told Kim to go ahead and have it done.

Parks, Recreation & Events: Wee Ball has officially ended. The parents will receive surveys asking for feedback. CCI is doing a community project, which is having a mural painted on the wall at the playground. They asked if the city would pressure wash and paint the wall with Kilz. There are a couple of spots that need to be repaired. The city will seal the wall once it is finished.

Administration: The sidewalk is 85% finished. The sidewalks are being curved on the corners at the 4-way stop downtown. There will be new sidewalks on N. Young, in front of the barbershop, and from the coffee shop to the current sidewalk. The drawings for the pavilion have been finished and will be submitted with the final budget to be approved. Kim has submitted the updated equipment requests for the cybersecurity grant.

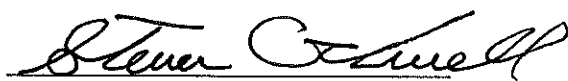
Employees have been ditching and replacing culverts on N. Morgan. There is a tile that went under the road, and the sidewalk is now poured over

the top of it. They have been working along with the sidewalk contractor to repair that. The drain tiles in that area were working great during the recent rains but there was a berm at Filo Court and no drain tile in the adjacent driveway, which caused the water to flood down Filo Court. A drain tile in the driveway should fix the issue. North Young will be ditched before it is paved. Kim asked for approval for new street signs. There are around 13 Welcome to Friendsville signs that have been stolen. New posts are also needed. Both Vice Mayor Newberry and Mayor Cardwell agreed that the signs were needed.

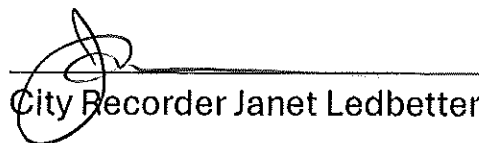
Kim discussed her exit interview with VC3. They are going to send a quote for the website, which had been included in the essentials plan. The website had options for email or text notifications to citizens, which was never turned on, and employees never knew about it. The city can either stay with VC3 for the website or find another vendor. Mayor Cardwell said he wanted to cut all ties to VC3. However, the phones are still under contract. The city signed the contract in October 2023, and VC3 took until November 2024 to get everything hooked up, VC3 said the contract didn't start until that point, and it lasts for 60 months. Allevia Technology uses the same phones, so once the city is out of the contract the service can be switched to them. Allevia does not do websites, but Kim suggested contacting Civic Plus, which did the city's previous website. Mayor Cardwell told her he would help her find a website vendor. Allevia's representatives were scheduled to meet with office employees for onboarding the following week. They will be working with VC3 to get everything switched over.

Financial updates: The board looked over the financial report. Janet Ledbetter also showed them a list of the city's debt that Commissioner Rogers had asked for in the previous meeting.

10. Motion to adjourn by Vice Mayor Newberry, second by Commissioner Wilkins. Motion passed. Meeting was adjourned at 6:44 p.m.



Mayor Steven Cardwell



City Recorder Janet Ledbetter