

Friendsville Board of Commissioners
Regular Meeting
August 7, 2025
Minutes

Present:

Mayor Steven Cardwell

Vice Mayor Sandra Bell

Commissioner Margaret Maze

Commissioner Jonathan Newberry

Commissioner Shane Rogers

City Recorder Janet Ledbetter

City Administrator Kim Rogers

City Attorney Rob Goddard

Caitlyn Good

Pattie Kuhn

Earl Fields

Kresha Fields

Janet Walton

Dana Bentz

Debbie Bentz

Shelley Rios

Sergio Rios

Steve Palmer

1. Meeting was called to order at 6:02 p.m.
2. Mayor Cardwell led the Pledge of Allegiance.
3. Janet Walton led the invocation.
4. Roll Call: Cardwell, present; Bell, present; Newberry, present; Maze, present; Rogers, present.
5. Motion to approve minutes of previous meeting by Commissioner Newberry, second by Commissioner Rogers. Motion passed.
6. Discussion:

There were three ordinances that were left off the agenda. Rob Goddard told the board they would have to vote to put them on the agenda before they could vote on them. Motion to put ordinances from public hearing on the agenda by Commissioner Newberry, second by Commissioner Maze. Motion passed.

Motion to approve Ordinance No. 2025-03: Article X, Board of Zoning Appeals Section 1001. Creation and Appointment by Commissioner Newberry, second by Commissioner Rogers. Motion passed. (Second reading)

Motion to approve Ordinance No. 2025-04: Amend Zoning Ordinance, Article IX Administration and Enforcement, Appeals Section by Commissioner Newberry, second by Commissioner Rogers. Motion passed.(Second reading)

Motion to approve Ordinance No. 2025-05: Zoning Section 310, Number 9, Expiration of Approved Site Plans by Commissioner Newberry, second by Commissioner Rogers. Motion passed.(Second reading)

Motion to approve Ordinance No. 2025-06: Establishing the position of City Administrator, adding Title 1, Chapter 6 of the Friendsville Municipal Code by Commissioner Newberry, second by Commissioner Maze. Motion passed. (First reading)

PE Partners- Policy coverage for old City garage: Kim Rogers told the board that the insurance company had inspected the city's buildings in January and told her that since the old garage is vacant, they would no longer insure it when the policy renewed in August. They said they could do an actual cash value, which would not come close to covering the replacement cost of the property. Commissioner Newberry asked if they would cover it if the city could find a use for it, and Kim told him it was not up to code. It could be used for storage as it was previously used. Commissioner Newberry asked Kim what she suggested they do with the property, and she told him if they sold it they would have to auction it off. They could also tear it down and use it for parking. Kim said she would like to try to have it listed as a historical building so it would qualify for grant funds and eventually use it as a museum. The board agreed to use it as storage for the time being, so they could keep it insured.

Vice Mayor Bell mentioned that she had received a call about wasps in the playhouse at the playground. The person had taken care of the problem but wanted the city to know about it.

7. Tabled discussion: none

8. Public comment on agenda items: Janet Walton asked about the ordinances that were on the agenda. Kim explained that the state changed the regulations regarding the expiration of permits and site plans, so the city had to increase the time allowed for those expirations, which was included on two

of the ordinances. The other ordinance was regarding training of the Board of Zoning Appeals members.

9. Staff Reports:

Codes- Barry Ottinger was out with knee surgery, and there were a couple of permits that were still out. Kim is working with him on an ordinance to have the Blount County Sheriff's Department enforce certain codes and to have a county judge hear the city's cases.

Planning- The July meeting was productive. Jonathan Newberry said they elected their officials and discussed the subdivision regulations, which haven't been changed in at least 30 years. They also discussed McReynolds Road, which is partly in the city but mostly in the county. Vice Mayor Bell spoke with Terri Hamil, who lives on that road, who told her that she had spoken to Thomas Lloyd at the county about proposed development along that roadway. She told Vice Mayor Bell in writing that Marblegate Farms had been given permission to subdivide 5 acre lots. They got permission to do 5, but they were going to do one to begin with. However, the road would have to be widened to 18 feet all the way to Miser Station, but someone told Ms. Hamil that it would be up to Jeff Headrick, the Highway Superintendent, to make them do the city's part of the road. Commissioner Newberry said it was his understanding that Thomas Lloyd was Jeff Headrick's boss, and Vice Mayor Bell agreed that she thought so, too. She mentioned that Terri Hamil had graveled the road herself in the past. McReynolds Road is basically a one-lane road which goes to Marblegate Farm, and there are a lot of big trucks using that roadway before and after events.

Streets- Foothills Paving had scheduled sealing the parking lot on August 13. They would start at 7 a.m., and no one could be on the parking lot until Friday morning, so the office would have to close on the 13th and 14th.

Grants- Preconstruction meeting was held regarding the HUD sidewalk grant. Construction was scheduled to begin September 1st. Kim Rogers said that there was some extra money so they could go farther with the sidewalks. Kim was going to apply for the PE Partners Safety Grant.

Financial Update- The board looked over the financial report, and there were no questions.

Administrator Updates- Kim discussed two brothers, Paul Foster and Robert Foster, who have been wanting to get the cemetery cleaned up at the end of Hardin Cemetery Court. The road has been part of the issue, because it is gravel and washes away frequently. Vice Mayor Bell asked if it could be

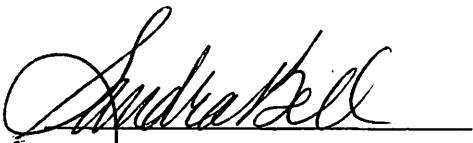
ditched, and Commissioner Newberry asked if they could use larger gravel on the road. Kim told them she would have to ask Andy Vineyard. She also had a picture from property data that showed the road as being part of the cemetery property, but the deed, which she also had, doesn't show that. Janet Ledbetter had tried to find out who owned it, but the deed only said care of trustee, and had the names of three people, who are surely deceased since the deed was from 1905. Robert Foster had asked if the city could survey the property, which it can't since the city doesn't own the property. There was also an issue with an adjoining neighbor, who has some of his belongings on the property. The board agreed that it would be a civil matter, and that the city couldn't get involved since it was private property.

Kim also mentioned that the Planning Commission was changing their meetings from the fourth Tuesday to the fourth Monday of the month. Commissioner Newberry said that Jordan Rockwell had taken on Cocke County, and since they were larger and had more community engagement it was easier to leave their meetings on the fourth Tuesday and change Friendsville's meeting day.

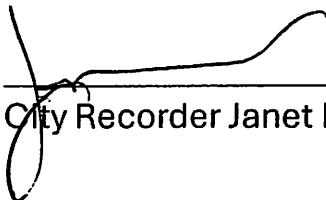
Events- none

Parks & Recreation- none

10. Motion to adjourn by Commissioner Rogers, second by Commissioner Maze. Motion passed. Meeting was adjourned at 6:30 p.m.



Mayor Steven Cardwell
Vice Mayor



City Recorder Janet Ledbetter