



FRIENDSVILLE, TN, CITY HALL  
BOARD OF MAYOR AND COMMISSION  
MEETING

September 3, 2026  
6:00 P.M.

Invocation:

Call to Order: Mayor

Pledge of Allegiance: Ms. Walton

Opening Prayer: Ms. Walton

Roll Call: City Administrator

Approval of Minutes: August 6, 2026, Public Hearing  
August 6, 2026, Meeting

**Thursday September 3, 2026  
Minutes**

The Board of Mayor and Commission met for the regular meeting. Mayor- Cardwell called the meeting to begin at 6:02 p.m. Ms. Walton led the Pledge of Allegiance and opened prayer.

On roll call, the following city officials were present: Vice Mayor Jonathan Newberry, Commissioner Shane Rogers, Commissioner Dale Wilkins, Mayor Cardwell

COF Staff Present: City Administrator Kim Rogers, City Attorney Rob Goddard, Building Official Barry Ottinger, City Recorder Kourtney Hawkins

Absent: Commissioner Maze

Minutes of the public hearing meeting of August 6, 2026.

- **Motion Made:** Vice Mayor Newberry
- **Seconded By:** Commissioner Dale Wilkins
- **Motion Made:** All approved.

Minutes of the regular meeting of August 6, 2026.

- **Motion Made:** Vice Mayor Newberry
- **Seconded By:** Commissioner Dale Wilkins
- **Motion Made:** All approved

**Public Comments:**

None

**Discussion:**

Mayor Cardwell went into discussion about the 2<sup>nd</sup> reading of Ordinance of 2026-4, Filling the Board of Commission Vacancy. Commissioner Rogers asked if we could interview people for an elected position? Vice Mayor Newberry stated it's an appointed position for the Planning Commission. Commissioner Rogers said it was for Planning, but Administrator Rogers said that the vacancy is for ALL the positions. Attorney Rob Goddard stated that if you must fill a vacancy you can interview and only in a vacancy. Vice Mayor Newberry addressed that it would be the same way that Margaret Maze and Dale Wilkins were appointed. Administrator Rogers said that MTAS recommended us to do it this way. Commissioner Rogers asked if we have an established Interview Panel so that it is consistent. Administrator Rogers said she believes what Margaret Norris had said it was the Mayor and Commissioner for each vacancy. Vice Mayor Newberry quoted "The City Recorder should schedule a personal interview between the applicant, the City Administrator and One Commissioner. The Commissioner shall be designated on a rotating basis among the Board of Commissioners." Administrator Rogers said that Norris said if more wanted to speak to somebody, we could, but it had to be individually. Each of you could talk if that's what you choose to do, but it would need to be done individually.

- **Motion Made:** Vice Mayor Newberry approved 2026-4 on 2<sup>nd</sup> reading
  - **Seconded By:** Commissioner Dale Wilkins
  - **Motion Made:** All approved.
- 
- **First Reading of Ordinance 2026-05, Amending Title 16, Chapter 1 of the Friendsville Municipal Code to establish pedestrian-only use of designated public sidewalks.**

Administrator Rogers said we are having to put something in writing due to complaints about bicycles and skateboards along with a lawnmower and they would not move over when people are walking. MTAS recommended it needed to be in here. Mayor Cardwell referenced the highlighted page, Administrator Rogers agreed yes, that is that they recommended we add. Mayor Cardwell briefly touched on key points being; people can walk on it and then it overrules if law enforcement, emergency medical or anything like that need to use sidewalk. Community member, Rios asked if that was Blount County does as well? Mayor Cardwell said it varies depending on location. Some places don't allow scooters, etc. on the road and they are to use the sidewalk, but you must abide by pedestrians utilizing the sidewalk with traffic. Mayor Cardwell said this is the first reading; we will have a public hearing in the second reading.

- **Motion Made:** Vice Mayor Newberry made a motion to pass 2026-05 on first reading
- **Seconded By:** Commissioner Shane Rogers
- **Motion Made:** All approved

- **Residents of Bowers Circle- Noise Complaint**

**Michael and Janice Beasley – 328 Dunlap Hollow Road – National Alloy Company Noise Concerns.** Michael and Janice Beasley, residents of 328 Dunlap Hollow Road, addressed the Board regarding ongoing noise concerns associated with operations at National Alloy Company. The Beasleys stated that they were unsure of the exact nature of the company's current operations, whether manufacturing, recycling, or scrap processing, but described observing dump trucks delivering materials and hearing the frequent dropping, dumping, sorting, and movement of scrap metal. Michael Beasley stated that the noise is constant and has significantly affected their ability to sleep, concentrate, and enjoy their property. He stated that conversations on their porch often require them to raise their voices to hear one another. Mr. Beasley reported using a sound-meter application that registered approximately 100 decibels inside their residence with the windows and doors closed. He stated that the noise has, at times, been louder but generally registers between 90 and 100 decibels. The Beasleys stated that they had previously been told that the property would not be developed because the land would not perk. Janice Beasley reiterated that the primary concern is the continuous noise generated by the dumping and movement of materials throughout the day and into the evening. Mayor Cardwell asked how the National Alloy property is zoned. Codes Official Barry Ottinger stated that the property is zoned M-2. Mayor Cardwell also questioned when permits were obtained for the property. Administrator Rogers explained that National Alloy had obtained a business license through Blount County. She clarified that the City does not issue business licenses; those are issued through Blount County. Administrator Rogers stated that she had previously spoken with another nearby resident, Melinda, regarding similar concerns. Melinda provided a recording taken from her front porch in which the banging associated with National Alloy's operations could be clearly heard. Administrator Rogers stated that concerns had been raised with National Alloy regarding the noise. She explained that the company initially handled wheels; however, the operation later expanded to include recycling activities, which residents identify as the primary source of the current noise concerns. Mayor Cardwell requested a copy of any applicable permit or documentation related to the business. Administrator Rogers explained that, according to information received from Blount County, the County issued the business license but did not issue a city building permit for National Alloy's operations or expansion. Mayor Cardwell clarified that the city had not permitted the business operation itself, and Administrator Rogers agreed. Mayor Cardwell asked why City officials had previously met with representatives of National Alloy. Codes Official Ottinger explained that the company had discussed adding an addition to the existing building. National Alloy was permitted by the city to construct an additional awning/lean-to on the rear of the building, which was inspected and completed. Ottinger stated that if the occupancy classification of the facility changes, a new Certificate of Occupancy may be required. He further explained that under the 2018 International Building Code, the existing occupancy classification is considered light manufacturing, which can encompass a broad range of activities. Shelley and Sergio Rios also addressed the Board regarding the matter. They recalled previous discussions in which National Alloy indicated that operations would be moved inside a proposed approximately 100,000-square-foot addition to reduce noise. Administrator Rogers stated that the city has drawings related to the proposed addition; however, National Alloy did not proceed with obtaining the city permit. Rogers explained that the City's permit fee for the proposed project would have been approximately \$53,000 based upon the applicable flat fee and square-footage calculation. National Alloy subsequently approached Blount County, where the anticipated permit cost was approximately \$3,500. Administrator Rogers clarified that although National Alloy approached the County regarding the addition, the property remains within the City limits of Friendsville. The County issued the business license but did not issue the City building permit required for construction within the City. Administrator Rogers stated that National Alloy ultimately did not

proceed with the larger addition and instead constructed the permitted lean-to/storage shed. Codes Official Ottinger described the structure as an exterior storage shed. It was discussed that the location and configuration of the shed, particularly because it is positioned toward the neighboring residences, could potentially contribute to or amplify the noise experienced by nearby property owners. Sergio Rios stated that the noise can be heard from across the highway and described the company's activities as involving the dumping and sorting of rims and, more recently, the processing of scrap metal. He stated that the noise is particularly significant during the morning hours and can continue for three to four hours at a time. Administrator Rogers also relayed concerns from another nearby resident who works from home. According to Rogers, the resident has had to leave her home and work from another location with Wi-Fi because her employer indicated that the background noise from National Alloy was too disruptive during working hours. Administrator Rogers further stated that Melinda had reported concerns regarding debris or trash blowing from the National Alloy property onto neighboring properties due to a lack of gates or containment. Rogers also relayed that Melinda had attempted to sell her home and had obtained a prospective buyer. After disclosing the noise issue, the prospective buyer visited the property, heard the noise, and subsequently withdrew from the purchase. Shelley Rios asked whether OSHA representatives could be contacted regarding the matter. Codes Official Ottinger stated that he did not have an OSHA representative or contact available to address the residents' concerns. Michael Beasley stated that Melinda had previously contacted Bruce Nickels regarding the issue and was advised that he was not interested in addressing the matter. Mr. Beasley also presented the Board with a document titled "Noise Impact Survey and Neighbor Statement" for consideration. Vice Mayor Newberry requested that the City's existing noise ordinance be reviewed, particularly provisions addressing permitted hours of operation and noise restrictions. Administrator Rogers stated that the current ordinance is vague and may need to be revisited. Codes Official Ottinger cautioned that changes to the ordinance could not necessarily be applied retroactively to existing operations. Vice Mayor Newberry expressed concern that the City's available remedies may be limited unless National Alloy is determined to be violating the existing noise ordinance or operating outside of allowable hours. Mr. Beasley asked whether a scrap yard would be considered an industrial use. Vice Mayor Newberry responded that the property is located within an M-2 zoning district. Codes Official Ottinger suggested that an acoustic or sound barrier along the highway or property could potentially help reduce the impact of the noise on surrounding residences. Mayor Cardwell asked whether City officials had directly contacted National Alloy management regarding the current complaints. Administrator Rogers stated that she had not yet personally contacted management. She added that information regarding the issue had previously been provided to Melinda, who intended to contact Blount County and speak with Blount County Planning. Mayor Cardwell stated that he would like City officials to contact the owner or management of National Alloy to better understand the company's current operations, future plans, operating schedule, and whether measures could be implemented to reduce the impact on neighboring residents. He expressed an interest in determining whether a reasonable compromise could be reached between the business and surrounding property owners. Mayor Cardwell concluded that the city did not have an immediate resolution to provide that evening but assured the residents that City officials would continue reviewing the matter and determining what options may be available. The Board acknowledged that the National Alloy property is zoned M-2 for industrial use and agreed that the City's existing noise ordinance and the company's operations should be further reviewed. Mayor Cardwell said a member from the city will keep him updated with information.

- **Consideration of converting N. Young St. to one way traffic:**

Administrator Rogers said we are about to pave the road through the grant at N Young. If you come in off N Morgan side, it is very narrow. We have discussed widening it, some citizens have spoken up about it and talked, and we have discussed turning it into a one way. Rogers stated they have not talked to everyone, but they have talked to 3 residents who are on board. Mayor Cardwell said that the discussion is to make it one way traffic, and without surveys and signed signatures we don't even consider this as an option until we have spoken to everyone. Administrator Rogers asked if it was something that would be considered though? Mayor Cardwell said he thought with public input it could be considered by the board, but not without every residence speaking their peace on the subject. If the residents want us to do that, it doesn't benefit the city any way to be a one-way street. If everyone on the street wants it, then it will be considered. Mayor Cardwell wants a survey from the citizens on turning the road into a one way that is on that affected street.

- **Consideration of converting Church St. to West Hill**

Administrator Rogers discussed a safety concern at the intersection of Church Street and West Hill Avenue. She explained that there is an embankment in the area that the city currently maintains and mows; however, due to the height and slope of the embankment, motorists exiting West Hill Avenue must pull partially into the roadway to see approaching traffic, creating a significant blind spot. Administrator Rogers stated that Andy had previously spoken with the adjacent homeowner regarding the possibility of cutting the embankment back to improve visibility. However, doing so properly would require extending the work into the homeowner's property. As an alternative, Administrator Rogers proposed considering West Hill Avenue as an entrance-only access point at that location. Mayor Cardwell discussed the possibility of implementing a "No Left Turn" restriction and asked how many residences are located along Church Street. Vice Mayor Newberry expressed concern regarding the nearby Post Office and the amount of traffic entering and exiting the area. Commissioner Rogers also noted that the city currently has stop signs in place that some motorists do not obey. Administrator Rogers acknowledged this concern but stated that the visibility issue had been brought to the City's attention by area residents. Jim McCaulley, a resident of West Hill Avenue, addressed the Board regarding several concerns in the area. He stated that motorists traveling from Disco Loop often travel at excessive speeds and described the roadway as being treated "like I-40." He also noted that improvements to the culvert could potentially help address some of the concerns but emphasized that speeding traffic coming from Disco Loop remains a primary issue. Commissioner Rogers asked whether a pole-mounted traffic mirror could be installed to improve motorists' visibility. Administrator Rogers stated that the property directly across from the location is the church and that she was uncertain where a mirror could be appropriately placed. Vice Mayor Newberry stated that he would like the matter to be discussed further. Administrator Rogers suggested contacting the adjacent homeowner to obtain his input regarding possible modifications to the embankment and potential solutions for improving visibility. Mayor Cardwell stated that he would not support converting streets to one-way traffic unless the affected residents agreed and there was a demonstrated safety concern. He recommended that the city contact the homeowner to discuss what improvements may be possible to the embankment.

Following discussion, the Board agreed to table the matter at this time pending additional information and communication with the property owner.

- **Motion Made:** Vice Mayor Newberry motion to table
- **Seconded By:** Commissioner Dale Wilkins
- **Motion Made:** All approved

- **Continuing W. 3<sup>rd</sup> Ave, removing N. Young St.**

Administrator Rogers stated that she had spoken with the Postmaster regarding mail delivery in the area and was advised that mail carriers do not deliver to the rear portion of the roadway. The mailbox serving the area is currently located at the front of the road on the right-hand side. Mayor Cardwell asked whether the residents at 305 N. Young Street had expressed an opinion regarding the proposed change. Administrator Rogers stated that the residents did not have a preference and were agreeable either way. Commissioner Rogers stated that he had no objection to removing the N. Young Street designation from the short section of roadway and continuing the W. Third Avenue designation through that area. Mayor Cardwell clarified that the proposed change would not alter the existing traffic pattern or roadway configuration; rather, it would simply continue the W. Third Avenue designation through the short section currently identified as N. Young Street. He noted that the current designation has caused confusion for emergency services as well as postal services. Attorney Goddard advised the Board to consider that the change may require some affected residents to update their addresses. Mayor Cardwell agreed and stated that the City would need to communicate with those residents regarding any necessary address changes. Administrator Rogers stated that she had also spoken with 911 representatives regarding the proposed change. She was advised that municipalities routinely make similar addressing changes and that, in Friendsville's case, the impact would be minimal because only one or two residents would be affected. Mayor Cardwell stated that if 911 representatives and the affected residents are agreeable to the proposed change, he did not see an issue with proceeding. He emphasized, however, that the City should ensure all affected parties are informed and in agreement before moving forward.

- **Motion Made:** Commissioner Rogers motion pending residence approval, if agreed then move forward with changing.
- **Seconded By:** Vice Mayor Newberry
- **Motion Made:** All approved.

- **Continue E. College Ave down, removing Pine St.**

Administrator Rogers said it is a straight shot until you turn and then you're on Pine St. No houses there, it is wooded area, just trying to continue to the stop sign. Mayor Cardwell said he does not see an issue with it, if 911 agrees and there is no resident, he is okay with it. Vice Mayor Newberry said we do have instructions on how to name streets as well. Administrator Rogers said they found an old survey and every street was named something different in earlier years.

Mayor Cardwell said, today, the GIS coordinator for 911 picks it. Unless it is in the county or a residence or developer wants it.

- **Motion Made:** Commissioner Rogers
- **Seconded By:** Vice Mayor Newberry
- **Motion Made:** All approved.

**Tabled Discussion:**

- None currently.

**Departments:**

**Codes.** Codes Official Barry Ottinger provided an update regarding the Simerly property, stating that cleanup efforts are ongoing and that the property owners are working diligently to address the issues. He noted that the City is seeing progress at the property, despite information recently presented by Don Dare in a news report. Mayor Cardwell addressed the matter and provided his perspective regarding the news report. In the interest of transparency, Mayor Cardwell stated that, after viewing the report, he sent an email to City Attorney Rob Goddard. Mayor Cardwell expressed concern with statements made in the report suggesting that the City did not have legal counsel, clarifying that this information was inaccurate.

Mayor Cardwell further stated that he spoke with Mr. Simerly for approximately 25 minutes regarding the matter. During that conversation, he addressed what he believed to be inaccurate information and discussed the apparent misunderstanding regarding the City's ability to pursue enforcement action. Mayor Cardwell explained that the issue was not that the City lacked legal representation, but rather that the City did not currently have all the necessary mechanisms in place to bring certain ordinance violations or fines before a court for enforcement. He stated that there appeared to have been several misunderstandings surrounding that portion of the matter but emphasized that, from the City's standpoint, its position and communication had been clear. Mayor Cardwell stated that he had received documentation, including time-stamped photographs and records of communications with the residents, demonstrating the City's involvement and efforts regarding the property. He said that whatever misunderstanding or misinterpretation may have occurred in the information provided to Don Dare did not accurately represent the City's actions. Mayor Cardwell also discussed the City's continued efforts to establish Memorandums of Understanding (MOUs) with Blount County. He explained that these agreements would assist Codes Official Barry Ottinger in representing the city and enforcing applicable City ordinances.

Mayor Cardwell stated that he was also very clear with Mr. Simerly regarding the limitations the City faces in providing certain services without a municipal property tax, explaining, "You want big city services, but no property tax." He emphasized that the city is doing everything within its available resources to address the concerns. Mayor Cardwell added that, had the city ignored Mr. Simerly's concerns, he would not have personally spent time discussing the matter with him. Mayor Cardwell further emphasized that the members of the Board of Commissioners and City staff have worked diligently and devoted a considerable amount of time to addressing the matter, and he reiterated those efforts during his conversation with Mr. Simerly. Mayor Cardwell concluded by stating that he has encouraged the Simerly's to attend City meetings and bring their concerns directly before the Board of Commissioners for discussion. To date, however, he stated that he has not seen them attend a meeting to personally address the Board regarding these concerns.

## **Planning:**

Previous discussions were:

- Administrative Balances
- 321 Corridor (Mayor Cardwell reiterated no movement on this until we get more information)
- Existing lots

## **Parks, Recreation and Events:**

Administrator Rogers discussed the City's remaining ARPA funds and potential uses for those funds. She explained that the City had originally planned to use a portion of the funds as the required match for the LPRF project. However, the City was subsequently informed that the land appraisal could be applied toward the required match, eliminating the need to use the ARPA-related funds for that purpose and making those funds available for other City needs. Administrator Rogers stated that she contacted Recreation Concepts, a company the City has worked with previously, to discuss options for utilizing a portion of the available funds for additional playground equipment. She explained that the existing playground primarily serves children ages 5–12, with some equipment intended for ages 7–12. The proposed project would create a separate playground area specifically designed for children ages 2–5, providing younger children with an age-appropriate area of their own. Administrator Rogers stated that the proposed playground could also include turf surfacing, which would be all inclusive. She noted that discounted pricing is available through Sourcewell, which is also an approved purchasing contract available to the City. Vice Mayor Newberry reviewed the proposed pricing, noting that two components were approximately \$69,000 and another was approximately \$84,000, for a total project cost of approximately \$154,000. Administrator Rogers stated that the City would still have funds remaining after the proposed playground project and that the remaining balance could potentially be used for other park improvements, including restroom-related improvements. Vice Mayor Newberry expressed support for making the playground all inclusive. Administrator Rogers stated that she had also measured the existing playground area and was working to obtain pricing to replace the current mulch with surfacing that would coordinate with the proposed new playground. This could potentially make the entire playground all inclusive. However, she cautioned that pricing had not yet been received and that the Board should not assume this additional improvement could be completed within the available funding.

Mayor Cardwell asked what other projects the available funds could be used for if the City chose not to proceed with the playground improvements. Vice Mayor Newberry asked whether the funds could be applied toward the pavilion project. Administrator Rogers explained that the pavilion project is already receiving the improvements that were requested and does not currently require additional funding. Mayor Cardwell clarified that he was not opposed to the proposed playground but wanted the Board to consider whether the approximately \$154,000 could be better utilized for another City need. Administrator Rogers stated that she and Janet had reviewed other potential uses for the funds. Their initial consideration was to use the money for road paving; however, they were advised that the funds could not be used for that purpose. The Board then discussed the history and status of the City's ARPA funding. Mayor Cardwell stated that his understanding was that ARPA funds were required to be spent or fully allocated to eligible projects by a December deadline. Administrator Rogers explained that the

City's ARPA funding had already been closed out. She stated that the funds were originally intended to assist the City with costs and financial impacts associated with COVID-19, including the reimbursement or replenishment of eligible expenditures such as salaries. Administrator Rogers explained that, after speaking with an ARPA representative, the City was advised that because it had retained a portion of the funding for approximately three years, it should consider using eligible prior salary expenditures to complete the necessary documentation and close out the ARPA funding. The city subsequently submitted the applicable salary information, and the ARPA funding was closed out. Mayor Cardwell asked whether using the salary expenditures affected the funds previously intended to serve as the City's LPRF match. Commissioner Rogers explained that the funds could have been used for eligible salary expenses and, as a result, the ARPA project itself is technically closed. Mayor Cardwell then asked for clarification regarding whether the City had originally intended to use the ARPA funds as matching funds. Administrator Rogers confirmed that this had been the plan. She explained that the city originally received approximately \$266,000 in ARPA funding to assist with City needs following COVID-19. Of that amount, approximately \$20,000–\$40,000 was used to assist the Fire Department with the purchase of a breathing air machine, and some additional funds were used toward the existing playground. Administrator Rogers further explained that approximately \$100,000 had been reserved for the EDA sewer project, while approximately \$110,000 had been designated for the LPRF match. However, Blount County provided the necessary match for the TDEC/ARPA project, eliminating the City's need to provide those matching funds. Additionally, because the land appraisal could be applied toward the LPRF match, the City no longer needed to reserve those funds for that project.

Mayor Cardwell asked whether, since the applicable ARPA requirements had already been satisfied and the funding had been closed out, the remaining money held by the city was no longer subject to the December ARPA expenditure deadline. Administrator Rogers confirmed that this was her understanding because the ARPA funding had already been properly closed out. Administrator Rogers explained that the City had been holding the available funds because they had been earmarked for anticipated matching requirements. As the ARPA deadline approached, she contacted the ARPA representative to determine whether previous COVID-related expenditures could be used to satisfy the program requirements. The representative advised that eligible salary expenditures could be submitted. Administrator Rogers stated that the City subsequently gathered the necessary salary documentation, submitted the required information, and completed the closeout process. Administrator Rogers added that, had the city known this option was available earlier, it could have addressed the funding in this manner from the beginning. She also stated that she discussed the matter with Nicole, the City's auditor, who advised that other municipalities had taken a similar approach with their ARPA funding. Mayor Cardwell reiterated that his primary concern was ensuring that the available funds are used for something the City genuinely needs. He emphasized that he was not opposed to the playground project but wanted to ensure that the Board carefully considered other potential uses before committing approximately \$154,000. Vice Mayor Newberry requested that the Board be provided with a list of additional information identifying what the available funds can and cannot be used for, particularly since road paving was determined not to be an allowable use. Mayor Cardwell recommended allowing additional time to evaluate the City's needs and potential uses for the funds before making a decision regarding the playground proposal. The Board agreed to table the discussion for consideration at a future meeting.

Vice Mayor Newberry also asked for an update regarding the pavilion project. Administrator Rogers stated that the anticipated timeline is approximately eight weeks. She advised that materials are expected to arrive around the following week, at which time work on the project is expected to begin.

**Administrator's Updates:**

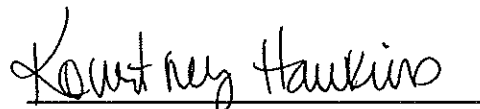
**Grants:**

- Blount County is closed out
- HUD is close to being closed out. Rogers stated this was awarded in 2021.
- Starting LPRF – Pavillion. Mayor Cardwell asked when that was awarded, Rogers stated in 2021.
- Streets- Administrator Rogers said the city has ordered new signs; they typically are good for 10 years and we are working to replace the signs. Administrator Rogers said the City Limits signs have gone missing, so they had to purchase 13 of those and have started those replacements already.

**Adjournment:** Mayor Cardwell asked if anyone had anything to discuss; if not, he needed a motion to adjourn.

- **Motion Made:** Commissioner Shane Rogers
- **Seconded By:** Vice Mayor Newberry
- **Motion Made:** All approved
- **Meeting Ended:** 7:07 p.m.

  
Steven Cardwell- Mayor

  
Kourtney Hawkins, City Recorder