

Friendsville Board of Commissioners
Regular Meeting
September 4, 2025
Friendsville City Hall
Minutes

Present:

Vice Mayor Sandra Bell

Commissioner Margaret Maze

Commissioner Jonathan Newberry

City Recorder Janet Ledbetter

City Administrator Kim Rogers

City Attorney Rob Goddard

Earl Fields

Steve Palmer

Pattie Kuhn

Betty Staley

Sherry Mathis

Ashley Hartsell

Mike Marcum

Janet Walton

Sergio Rios

Absent:

Mayor Steven Cardwell

Commissioner Shane Rogers

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

2. Janet Walton led the Pledge of Allegiance.

3. Janet Walton led the invocation.

4. Roll Call for Board of Commissioners: Cardwell, absent; Bell, present; Newberry, present; Maze, present; Rogers, absent.

5. Motion to approve minutes from August 7 meeting by Commissioner Newberry, second by Commissioner Maze. Motion passed. Motion to approve minutes from August 7 public hearing by Commissioner Newberry, second by Commissioner Maze. Motion passed.

6. Public comment for items on the agenda: none

7. Discussion:

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

Resolution No. 2025-05: Participation in the Judy Housley Safety Partners Matching Grant: Motion to approve resolution by Commissioner Newberry, second by Commissioner Maze. Motion passed.

Small Town Beauty shop lease: Sherry Mathis has a lease with the city for her beauty shop until 2027. She has requested to extend the lease for another 10 years. Vice Mayor Bell asked what expenses the city had regarding the building. Janet Ledbetter said that the city had been paying taxes and insurance on the building. Rob Goddard asked why the city was paying taxes on a public building and she told him that Blount County started charging taxes when CCI stopped using the building (It was then rented to Chadwick's Churn at that time). He said someone needed to contact the property assessor to find out why the city was being charged taxes. The city also covers the maintenance on the roof and HVAC system as well as the outside of the building. Vice Mayor Bell said that they needed to consider the city's expenses in the lease, and Commissioner Newberry said they could look at the cost-of-living index to estimate future maintenance costs. Kim Rogers gave the board some options regarding the lease, which included 5, 10 and 15 percent options and flat fee options. The board liked the flat fee options better than the percentage increases. Sergio Rios suggested having the tenant be responsible for everything in the building. Vice Mayor Bell said since there were two different tenants in the building, that could become a problem. She said she would rather do a flat rate with a progression every three years. Commissioners Newberry and Maze agreed. They felt that a tenant shouldn't be responsible for all the building maintenance, and that the city wasn't in the business of making money, they just wanted to bring people downtown. Vice Mayor Bell asked Kim to check with the Property Assessor about the taxes, and she asked Janet to find out about the building expenses. Commissioner Newberry said he would work on the cost-of-living index. Motion to table the Small Town Beauty lease until the next meeting by Commissioner Newberry, second by Commissioner Maze. Motion passed.

8. Tabled discussion: N/A

9. Staff Reports:

Administrator Updates: none

Codes: none

Events: CCI has a bean supper scheduled on September 20, and their fall rummage sale on October 4 from 8-2. Boo in the City is scheduled for October 31 from 5-7:30.

Financial Updates: The board looked over the financial statements.

Grants: Pattie Kuhn asked if the new sidewalk would be on her side of the road. Kim Rogers told her that the sidewalks would be on the same side as the water line and the contractor would try to stay away from it, but the sidewalk would be over the water line in some places because it has to be within the city's easement. Kim said that no one was willing to give the city a larger easement on their property. Betty Staley asked why the contractor had left their yards in a mess and not cleaned them up. Kim explained to her that the contractor had just got his first payment from the grant after working for several months. During that time, he had to send his workers to other jobs in order to be able to pay them and pay for materials, so he was unable to have a full crew on the project. He was planning to come back within a couple of weeks. The grinder pumps have been ordered for the sewer project and most of them have been delivered. The grant funds will now cover more of the installation expenses for the grinder pumps being installed in the downtown area. Pattie Kuhn also asked why East College was cut in the middle. Kim explained that they had to go that way with the sewer because it was too costly to go down East Main. TDOT requires 25 feet of paving in each direction every time a state road is cut, and East Main is a state roadway. Blount County has an easement that the school previously used that went from their sewer treatment plant, but Kim said it wasn't the time to ask the county for anything. They decided to go down the middle of the road because the city owned it and it was the least expensive option. Mike Marcum asked if the county was just trying to make it difficult for the city, and Kim told him about the grant funds that the county had pulled back, which had been earmarked to put in grinder

pumps for customers on the original sewer line. Vice Mayor Bell praised Kim for fighting the county to try to get the funds back. She said that when the sewer was originally proposed, the board wanted to make sure the customers would be able to afford it. Mr. Marcum asked who they needed to vote out at the county. Commissioner Newberry said that Mayor Mitchell was not running again, and Vice Mayor Bell stated that it was about a week after the city had contacted the state Comptroller's office that he announced he wasn't running. She said it might be coincidental.

Parks & Recreation: none

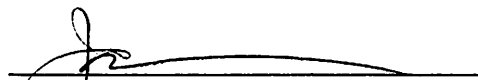
Planning: The Planning Commission meeting for August was postponed. The meeting date had not been changed on the city's website. Kim said she got it updated.

Streets: There is an SS4 grant that is being held up by the Trump administration. It is for \$80,000, and it would help with culverts and ditches.

10. Motion to adjourn by Commissioner Newberry, second by Commissioner Maze. Motion passed. Meeting was adjourned at 6:42 p.m.



Mayor Steven Cardwell


City Recorder Janet Ledbetter