

Friendsville Utility Board
Regular Meeting
February 5, 2026
Friendsville City Hall
Minutes

Present:

Mayor Steven Cardwell	Caitlyn Good
Vice Mayor Jonathan Newberry	Steve Palmer
Commissioner Shane Rogers	Trevis Gardner
Commissioner Margaret Maze	Janet Walton
Commissioner Dale Wilkins	Dana Bentz
City Recorder Janet Ledbetter	Debbie Bentz
City Administrator Kim Rogers	Shelley Rios
City Attorney Rob Goddard	Sergio Rios
Building Official Barry Ottinger	

1. Meeting was called to order at 6:33 p.m.

2. Motion to approve minutes from January 12 by Commissioner Rogers, second by Commissioner Maze. Motion passed.

3. Public comment- on the agenda items: Steve Palmer, 104 Buena Vista Ln. asked about a rumor that someone was putting a helicopter pad on Cedar Crest. Mayor Cardwell told him someone had gotten a permit, but that it had been expired for nearly two years. Barry Ottinger told him that it would require the pilot to fly in and out over the water, not over houses.

4. Discussion:

456 Unitia Rd, sewer hook-up discussion: The customer, who requested to be listed on the agenda, didn't show up for the meeting so there was no discussion.

4835 Scenic Point Loop, flushing water lines, discussion: That customer also didn't show up for the meeting. She was complaining about the water being brown after the lines were flushed and asked for an adjustment on her bill. She also complained about her bill, and a profile was completed, which

showed a possible toilet leak. Mayor Cardwell said the customer could come and speak on her behalf, but that the city's policy doesn't allow for a discount due to not being able to use the water.

832 North Union Grove Rd., water leak, discussion: The customer had passed away, and the son wanted the meter pulled. The daughter came in a few days later and wanted the meter reinstalled because they were going to sell the house. The son came in several months later with a broken fitting that had been connected to the back side of the meter. They had noticed water near the meter, and had consulted a plumber, who repaired the leak. The plumber said that the fitting had been tightened too much, which caused it to break. The daughter asked for reimbursement of the plumbing invoice. Kim Rogers told her that the city's responsibility stopped at the meter. She said that the account never showed a leak, and that it had been at a minimum bill all that time. Mayor Cardwell told Kim that they could come and talk to the board if they wished.

5. Staff Reports:

Grants Update: West Hill Ave. and Filo Ct. were the last areas left for the sewer to be completed. There were around 13 homes left to hook up. There had been money set aside for water rehab at Front, Pine & Spring Streets, but Kim said it made more sense to use the money to bore under Highway 321 at Union Grove so the system can be looped if there is a leak. This would prevent huge outages. It would cost around \$45,000, and the money is already allocated for rehab. It would still leave enough funds to rehab at least one of the other streets downtown. The lines are also looped now at Vernie Lee Rd. Mayor Cardwell mentioned that they needed to remember the rest of the rehab during the budget workshop.

Upcoming Projects: Kim also mentioned for the budget workshop that the air conditioning on the tractor needs repairs. If everything needs to be replaced it will cost \$7,700.

Administrator Updates: The office had been closed the previous Monday due to not having heat due to an electrical issue. The repairman recommended

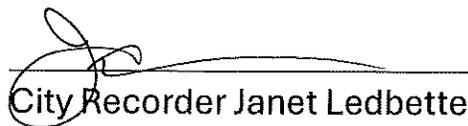
putting another return and vent in the main office. City employees also put in a return in the conference room where the previous one was located.

Financial Report: The board looked over the financial statement.

6. Motion to adjourn by Commissioner Rogers, second by Commissioner Newberry. Motion passed. Meeting was adjourned at 6:49 p.m.



Mayor Steven Cardwell



City Recorder Janet Ledbetter