

Friendsville Board of Commissioners
Regular Meeting
September 5, 2024
Friendsville City Hall
Minutes

Present:

Mayor Steven Cardwell	Building Official Barry Ottinger
Commissioner Margaret Maze	City Engineer Bob Colvin
Commissioner Jonathan Newberry	Caitlyn Good
Commissioner Shane Rogers	Steve Palmer
City Recorder Janet Ledbetter	Trevis Gardner
City Administrator Kim Rogers	Janet Walton
City Attorney Rob Goddard	Chris Brouwer

Absent: Vice Mayor Sandra Bell

1. Meeting was called to order at 6:00 p.m.
2. Janet Walton led the Pledge of Allegiance.
3. Janet Walton led the prayer.
4. Roll Call: Commissioners Rogers, Newberry and Maze were present.
5. Motion to approve minutes from previous meeting by Commissioner Newberry, second by Commissioner Maze. Motion passed.
6. Public input not on agenda: Janet Walton asked about the former Steve's transmission building. The owner has been working on the building and will have to connect to the sewer and add a restroom in order to put in another business there.
7. Other business not on agenda: Kim Rogers discussed the property for sale next to the ballfield, which could be used for parking during ball games. She told the board the owner wanted \$20,000 for the lot and that there was money in capital outlay to purchase it. Motion to purchase the property for \$20,000

by Commissioner Rogers, second by Commissioner Newberry. Motion passed.

8. Discussion:

- Second reading of Ordinance No. 2024-02: Rezoning property at 210 Front Street from R1 to R2: Motion to approve on second reading by Commissioner Newberry, second by Commissioner Rogers. Motion passed.
- City Garage estimate: There was one estimate to upgrade the city garage for \$15,480. That number would not include the city having to connect to sewer and pay to install the sewer pump, which would make the number around \$30,000. B.J. Knight was interested in renting the building for \$350 per month. The board said they could look for more estimates, but they probably wouldn't be much cheaper. Motion to not move forward on remodeling city garage by Commissioner Newberry, second by Commissioner Rogers. Motion passed.
- Permit for Air B&B rentals: The city does not have a current policy regarding short-term rentals. Kim Rogers discussed drawing up a policy to regulate Air B&B type rentals. Rob Goddard told the board that there was a recent Supreme Court case regarding restrictive covenants in a subdivision and the court agreed that short term rentals should be allowed. He said although it wasn't based on a city ordinance that it would be considered the same way. Trevis Gardner, who represents Whispering Cove Marina, mentioned that Townsend had the same issue and adopted an ordinance. He said there is a model ordinance out there for the city to look at. The mayor said the board would look further into the issue.
- Handbook Policy update: The handbook states that when an on-call employee gets called out, he or she will be paid for time worked at overtime pay. Kim told the board that there is no overtime allowed unless there is an emergency, so when an employee has to come in during the week after hours due to a leak, they are asked to leave early on Friday once they reach their 40 hours. She asked the board to clarify

whether that statement should be removed from the handbook. The employees had been asking if they would receive overtime pay for working after hours. The mayor said that anything over 40 hours would be overtime, and in his opinion that would give the employees who have been called in after hours the flexibility to go home early on Friday if they didn't want more than 40. After more discussion, the board decided to postpone the vote until they received more information. Kim also mentioned that the performance review schedule in the handbook had been twice yearly but that it wasn't feasible to do them twice a year. She suggested doing them annually in April. Motion to change performance review schedule to once yearly in April by Commissioner Newberry, second by Commissioner Maze. Motion passed.

9. Staff reports:

- ◉ **Planning:** There was a meeting in August, mainly for training. Commissioner Newberry mentioned that they had discussed changing some sections of the zoning ordinance with the previous planner, but that nothing had been done regarding that since then.
- ◉ **Codes:** The board had a copy of Barry Ottinger's updates for the month.
- ◉ **Grants:** Blount County is working on the bid packet for the meters. The two HUD grants are still in process. The LPRF grant requires 3 planning meeting agendas and minutes signed off on before they can proceed.
- ◉ **Administration:** There was no financial report due to Janet Ledbetter's absence from work the three previous days. Mayor Cardwell asked her to email the report to the board when it was completed.
- **Events:** Boo in the City will be on Halloween night. Santa Comes to Town will be on December 7.
- **Parks & Rec:** no updates

10. Motion to adjourn by Commissioner Rogers, second by Commissioner Newberry. Motion passed. Meeting was adjourned at 6:37 p.m.

Mayor Steven Cardwell

Vice Mayor, Sandra Bell
Sandra Bell

City Recorder Janet Ledbetter