TOWN OF LOUISVILLE
BOARD OF MAYOR AND ALDERMAN

March 11, 2025

6:00 p.m.

Present: Mayor Jill Pugh, Vice-Mayor Daniel Franklin, Alderman Steven Kelley,

Alderman John Loope, Alderman Lysia Vaught

Absent: None

Others Present: Hailey Russell - Administrative Assistant, Barry Ottinger - Building Official, Caleb Wheeler - Recorder, Rob Goddard - Town Attorney, Don & Julie Teffeteller - Accountants, Roger Bird - Engineer & 7 citizens

Mayor Jill Pugh called the meeting to order at 6:00 p.m.

Mayor Jill Pugh led the pledge of allegiance

Vice-Mayor Daniel Franklin led the invocation

Approval of Minutes

Mayor Pugh asked for a motion to approve the minutes from February 11, 2025. Vice-Mayor Franklin pointed out a few spelling corrections and to add an additional word to a sentence for better clarification.

MOTION by Vice-Mayor Franklin to approve the minutes as amended. Second by Alderman Vaught. VOTE: UNANIMOUS. **MOTION PASSES**.

Mayor's Report

Mayor Pugh pointed out the flags that are hung around town and the positive comments that have been given from citizens. She also let the board know that she took the Town employees out for lunch for employee appreciation. Mayor Pugh stated how incredible the employees are and appreciated all of their hard work.

Mayor Pugh also asked if the board would be willing to meet before the next meeting for a workshop on the codification and the budget for FYE June 20,
2026.

Financial Report

Caleb Wheeler presented the board with the financial report for February 2025. **MOTION** to approve the financial report for February 2025 by Vice-Mayor Franklin. Second by Alderman Kelley. VOTE: UNANIMOUS. **MOTION PASSES.**

Other Business

1. **Approval of a low bid on installation of fencing near left and top property lines at Beal Park.**

Roger Bird, Town Engineer, reviewed with the board the five bids that were submitted for the fence installation at Beal Park.

Company	Bid	Terminal Post	Line Post	Their Comments	My Comments
Kings Development Group	$34,000.00	10	160	Was at Bid opening. They want to add $2,000 if they run into a rock issue.	Low bidder first time, I met him on a sat. to get terminology and specifications in order for the 2nd bid. He is to send me some references
Brown's Custom Fencing	$52,700.00	20	170	Will do terminal about every 100 ft.	No Bid Bond or check
English Service Company LLC	$54,596.57	14	196	170 of 196 for line post and 26 for bracing	Probably a better fence. More detail on single braces and double bracing with truss rods.
Tennessee Fence Systems LLC	$59,850.00	36	170	They sent overnight	We think they tried to deliver when town hall was closed. Delivered 2/20
McCall Commercial Fencing	$85,021.00	27	154	Approximately 12 extended terminals due to terrain	Spent an hour on the job site w/ this company

Mr. Bird's recommendation to the board is that the Town should award the bid to Kings Development Group.

MOTION to approve awarding of the bid to Kings Development Group by Alderman Kelley with the addition of them giving a unit price of a terminal post before starting the project in case there is a need for additional terminal posts. Second by Vice-Mayor Franklin. VOTE: UNANIMOUS. **MOTION PASSES**.

2. **Review and approval to continue with application for LPRF Grant Application for recreation enhancements at Town Hall property.**

Vice-Mayor Franklin went through the application for the Town Hall park enhancement LPRF Grant Application with the board. Franklin asked for the board to approve moving forward with the grant application and the 50% cost the town will have to pay.
MOTION by Alderman Loope to approve moving forward with the LPRF grant application and the 50% cost the town will have to pay. Second By Alderman Vaught. VOTE: UNANIMOUS. **MOTION PASSES**.

3. **Poland Creek Campground**

Hailey Russell, Administrative Assistant, presented the board with an updated rules list for renters at Poland Creek Campground. The update included only one change which the Campground Manager, Lynn Birchfield, asked to be included this year which is "no refunds will be given to anyone who is asked to leave due to a violation of the campground rules. Renters will be given three (3) warnings when it comes to guests violating the rules of the campground and then will be asked to leave. No refunds will be given under this circumstance as well." . This rule has been in place except for the newest addition of "Renters will be given three (3) warnings when it comes to guests violating the rules of the campground and then will be asked to leave. No refunds will be given under this circumstance as well." . Last camping season the campground manager stated he had several issues with renters guest but was unable to do anything with them due to not having this rule. The other change the campground manager asked to be included this year is that sites 32, 33, & 34 be moved to monthly rentals instead of 14 day rentals due to lack of use last camping season. Site 35 will still be left as a 14 day rental for the occasional renter who would like a short term stay but the manager believes the other three sites will be better used as monthly rentals.
MOTION by Vice-Mayor Franklin to approve the changes to the rules and campsite rentals. Second by Alderman Kelley. VOTE: UNANIMOUS. **MOTION PASSES.**

4. **Update on Pickleville contract.**

Vice-Mayor Franklin advised the board that the Recreation Advisory Board went over the usage of the contract with Pickleville and they were in agreement to cancel the contract. When Franklin met with Pickleville to cancel the contract they lowered the monthly rate from $1,500 to $300 a month. Franklin advised that he accepted this new rate with Pickleville and will continue with the contract.

5. **Eurospecs Expansion Project**

   This item was added during the meeting and not voted to added to the agenda* *No action was taken in regard to this item

Alderman Loope brought to the attention of the board that local business Eurospecs came to the Planning Commission about three months ago wanting to add on due to growth within the business. They were put on hold due to the price of plans that were needed to get approval from the town. Eurospec owners considered moving their company outside of Louisville. They want to add a couple more bays and pave the back parking lot for the cars to park on. Alderman Loope stated that the owners have borrowed as much as they can and cannot afford to get the type of plans the town is wanting. Alderman Loope presented the board with a list of requirements that are not necessarily needed for this to be successful. If they cannot do this Eurospecs is going to move out of Louisville. Alderman Loope is asking the board to approve the building permit and he will oversee the building process and ensure that everything is followed as requested by the town and it does not go outside of town regulations.

Mayor Pugh asked why we wouldn't want the color of the addition to match the existing building, a stormwater permit, or why they shouldn't follow the Design Review Committee (DRC) guidelines. Alderman Loope answered these questions for Mayor Pugh. Mayor Pugh also asked why we have these rules if we are not going to require them to be followed. Alderman Loope stated he believes that the need to keep the tax dollars and companies here rather than how the building looks.

Vice-Mayor Franklin asked why the Design Review Committee does not have separate guidelines for updating an existing building and a new commercial building.

Alderman Kelley asked Building Official Barry Ottinger what his thoughts were on this list. Mr.Ottinger stated that the stormwater analysis came from the Town Planner, Jordan Rockwell, and that without this the Town could be liable. He stated the rest of the list came from BMA Assistant Debbie Walsh and is a toned down version of the Design Review Guidelines. Mr.Ottinger did state that he does not think the whole structure should be under the International Building Code (IBC) 2018 code but the new addition should meet the IBC 2018 code.

Mayor Pugh thinks it is a reasonable request to get a drawing of the addition and for them to show the board what colors the new building will be for approval.

Mr.Ottinger said that the DRC did not ask for any professional items. None of the requests from the DRC are items that need to be paid for.

Alderman Loope stated that where they lose their comfort level is the history of other commercial buildings. He stated an example of the new construction of a commercial building on Samples Road and how long it has taken. Mayor Pugh stated that the length of time on that has part to due with the change in contractors for the project. Mr.Ottinger also stated that there have been some issues with the fire safety code and that issue has been worked out along with the Blount County Fire Department Fire Chief.

Alderman Kelley wanted to clarify if they were changing the color of the building or if it was remaining the same. The answer was unknown. Alderman Loope stated that he is the one who believes that most of the line items needed to be taken off to get it down to a level they are comfortable with and will do the addition instead of selling and moving the business outside of Louisville.

Vice-Mayor Franklin stated that this brings up a concern that he has because he will have to come to the board for two or three waivers for different things under the latest guidelines the board has approved. Franklin wonders if the board has made it so difficult for small businesses that they are going to want to pass by the Town and not want to build here.

Mayor Pugh would like the Town Planner, Jordan Rockwell, to be involved in the decision on passing on the StormWater Survey. She believes that with the that being the only additional cost that the Town is asking for out of the list then they should be able to comply with the requests.

Vice-Mayor Franklin stated that he thinks the Town should try to do something to help EuroSpecs out to try and keep them in the Town and assuming a little bit of risk he is okay with that as well.

Alderman Vaught thinks the DRC can have some civility with the owners and for the board to be friendly with them and the process. Mayor Pugh stated that she believes that members of the DRC will be friendly with the owners; they just want to make sure they are matching what they have and that it coordinates with the current structures. Alderman Loope thinks the DRC has gone way beyond that. He thinks picking out a color is okay. However, the DRC wanted the newest duplexes on Louisville Road to change the roof pitch and then didn't meet for three months and cost the owner of that project money because they took too long while waiting for a roof pitch approval. Mayor Pugh believes that if they will just drop off the colors the DRC will meet and approve it in a timely manner. Alderman Vaught also stated that the safety concerns are more prominent than the color of the building.

6. **Appeal Process on Stop Work Orders and Refusal of a Letter of Occupancy *This item was added during the meeting and not voted to added to the agenda***

Alderman Loope brought this up to the board and he would like to change that the Town does not have an appeal process for stop work orders or a refusal of a letter of occupancy and he would like to change it to when there is a stop work order or a refusal of a letter of occupancy that they are signed by the Mayor or Vice-Mayor and that is their appeal process once it is given it is informed to the recipient of the order and it will be given to the Mayor or Vice-Mayor to sign but before they do it can be appealed to one of them. Mayor Pugh stated that she does not feel comfortable with that because she does not have a background or the knowledge it takes to issue those two items. Alderman Loope stated she should because she is the elected official. Mayor Pugh stated again that she is not comfortable with that and that is not something she has any expertise in and that she would like to do more research to find a better appeal process. Vice-Mayor Franklin thinks that there should be an appeal process and that maybe the Board of Mayor and Alderman as a full board should be the appeal process.

Barry Ottinger was trying to get a better understanding of the request Alderman Loope was trying to make and asked the board if they were just trying to set an appeal process or what was the exact request. Alderman Loope stated that before the stop work order or the refusal of a letter of occupancy went into effect that it needed to be approved and signed by either the Mayor or Vice-Mayor. Mr. Ottinger then stated that if that would be the process then he wouldn't be needed. Alderman Loope rebutted and stated that those two items are just a recommendation then the Mayor or Vice-Mayor would need to give actual approval before the letters went into effect. Alderman Loope asked Mr.Ottinger if that would be too much trouble for him to get approval. Mr. Ottinger stated yes.

Hailey Russell asked the board if there is not trust within the board and the employees that are paid to represent the board and enforce their rules and regulations without needing approval before each decision is made then why have employees. Vice-Mayor Franklin stated that it is not a trust thing rather than just giving an appeal process to citizens.

Mr.Ottinger stated that the only reason he puts a stop work order on something is if something is unsafe to an individual working on that project. Doing this protects the town from liabilities. He also stated that it is already included in the book that a stop work order's appeal process is to the board. He will add the appeal process to the letter that is given when he presents a stop work order.

Citizens Comments

Bill Mattison told the board that spending a quarter of a million dollars for a 30x60 open air pavilion seemed excessive and showed the board another option that are cheaper options out there. He also wanted to ask about the stormwater survey and wanted clarification on where the storm water will end up and if it will affect the road and he recommends having a settlement catching area.

Adjournment

MOTION by Alderman Kelley to adjourn the meeting. Second by Alderman Vaught. VOTE: UNANIMOUS. **MOTION PASSES**. The meeting adjourned at 7:30 p.m.

Jill Pugh
Mayor, Jill Pugh

Caleb K Wheeler
Town Recorder, Caleb Wheeler