

TOWN OF LOUISVILLE, TENNESSEE
BOARD OF MAYOR AND ALDERMEN

February 10, 2026

6:00 p.m.

Present: Jill Pugh - Mayor, Daniel Franklin - Vice Mayor, Steven Kelley - Alderman, Lysia Vaught - Alderman, John Loope - Alderman

Absent: None

Others Present: Caleb Wheeler - Town Recorder, Rob Goddard – Town Attorney, Roger Bird - Town Engineer, Darren Stinnett – Building Official Don & Julie Tefeteller - Town Accountants, & 20 citizens

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

Vice Mayor Franklin led the invocation.

Mayor Pugh led the pledge of allegiance.

Approval of Minutes

Mayor Pugh presented the minutes from the January 14, 2026, Public Hearing meeting.

MOTION by Alderman Kelley to approve the January 14, 2026, Public Hearing minutes as written. Second by Alderman Vaught. ROLL CALL: Pugh – Aye, Franklin – Aye, Kelley – Aye, Vaught – Aye, Loope – Aye. **MOTION PASSES.**

Mayor Pugh presented the minutes from the January 14, 2026, meeting.

MOTION by Alderman Kelley to approve the January 14, 2026, minutes as written. Second by Alderman Vaught. ROLL CALL: Pugh – Aye, Franklin – Aye, Kelley – Aye, Vaught – Aye, Loope – Aye. **MOTION PASSES.**

Mayor's Report

Mayor Pugh reported that she attended the Recreation Advisory Board (RAB) meeting the previous evening. During that meeting, Mr. Charlie Jensing of Alcoa Good Times requested permission to use Town property behind the baseball field for a motorcycle training event. The RAB did not express any objections but asked that the request be presented to the Board of Mayor and Aldermen (BMA) for consideration.

Mayor Pugh invited Mr. Jensing to present his proposal.

Mr. Jensing stated that BMW corporate trainers would be conducting an adventure/dual sport motorcycle training on April 25 and 26, from 8:00 a.m. to 4:30 p.m. each day. He requested use

of an area approximately the size of a football field, specifically the long strip of land behind the baseball field, as suggested during the RAB meeting.

Mr. Jensing explained that the training would focus on skills such as maneuvering between trees, crossing logs, and picking up motorcycles. He emphasized that the training is not racing-related but is focused on handling road and terrain conditions. Approximately 15–20 motorcycles would participate.

He acknowledged that the activity would likely cause damage to the grass and stated that he would return on the following Monday with topsoil and sand to help restore the area. He estimated the grass could take two to three weeks to recover. He also noted that both BMW corporate and Alcoa Good Times carry insurance and would name the Town as an additional insured to protect against liability.

Alderman Loope asked for clarification regarding the proposed location, specifically whether it was the Town Hall property or the area behind the baseball field. Mr. Jensing confirmed the request was for the field behind the baseball field but originally wanted the area at Town Hall. He was advised by the Recreation Board that it could potentially mess with the disc golf course and that is why they suggested the area behind the baseball field.

Alderman Loope commented that parking and scheduling conflicts with the planned disc golf course installation should not be an issue at that time and indicated preference for not using the area behind the baseball field.

Vice Mayor Franklin expressed concern about potential noise impacts to nearby neighbors if the event were held closer to the front of the property. He suggested that using the back portion of the property could help muffle the noise. Mr. Jensing added that they would likely avoid hillside areas to prevent erosion and focus on flatter ground.

Mayor Pugh stated that the matter was not a formal agenda item but was brought forward to ensure there were no concerns from the Board.

Mayor Pugh reported that, according to David Reese, a preliminary design for the disc golf course has been completed. The project is progressing, and some brush clearing may soon be necessary. Mr. Reese is working with Hailey Russell to determine next steps regarding clearing.

Mayor Pugh addressed concerns raised at the previous meeting regarding compensation practices. She stated that she conducted research, with assistance from Caleb, and reviewed the Town Charter and historical records.

She noted that:

- The Town Charter (Section 63-109) states that compensation of officers shall be established in the ordinance adopting the annual budget and capital program.
- The Charter defines officers as including the mayor, aldermen, city attorney, and judge.
- The Town's bylaws, adopted February 12–13, 1991, state that the Board of Mayor and Aldermen shall set compensation of officers and employees by ordinance.
- The first BMA in 1991 passed compensation through the annual budget ordinance.
- Historical budget records over the past 34 years reflect that wages have consistently been set through the annual budget process.

Mayor Pugh stated that she could not find documentation indicating that compensation had been set separately from the budget during that time. She addressed accusations that actions taken were illegal, stating that the process followed has been consistent with longstanding Town practice and historical precedent.

She acknowledged that as the Town has grown and operations have become more complex, the compensation process may benefit from review and potential updates. She expressed openness to examining how other municipalities handle compensation. She noted that more than 50 towns operate under a similar charter and appear to follow similar procedures. She emphasized the importance of transparency and professionalism in evaluating any potential changes to the process.

Mayor Pugh concluded her report by reiterating her willingness to improve procedures moving forward and clarifying that her actions were based on historical practice and her understanding of the Charter.

Staff Reports: Building & Codes, Streets, Administrative

Mayor Pugh reported that Building/Codes Official Barry Ottinger's last day was February 2. She stated that Darren Stinnett has officially assumed the role of Building Official. Mayor Pugh noted she has heard positive feedback and asked Mr. Stinnett to introduce himself.

Mr. Stinnett introduced himself and provided background information, stating he has 33 years in public service and retired from the Alcoa Fire Department as a Fire Marshal. He explained his experience includes commercial inspections, life-safety inspections, sprinkler systems, plan/submittal reviews, and framing inspections related to fire stopping, and that he often covered Building Official duties during absences.

Mr. Stinnett provided a January activity update, reporting issuance of four permits (including residential and commercial permits, with one residential permit for a pool) and issuance of nine certificates of occupancy (COs). He stated he observed that the Town issues COs for all projects receiving permits (including decks, carports, pools, accessory buildings, etc.). He noted that in

Alcoa, COs were typically issued only for occupiable structures (commercial buildings and single-family dwellings), and other projects received a “letter of completion.” He asked the Board to consider whether a similar approach might be helpful in Louisville.

Mr. Stinnett discussed his work schedule, stating he initially worked two and a half days per week but found that inquiries continued after office hours, leading to additional follow-up work at home. He stated he has recently adjusted to working half-days throughout the week, which has improved responsiveness.

Mr. Stinnett shared several program and policy items he believed could be implemented in Louisville to assist residents, including:

- A free smoke alarm program through the State of Tennessee, including 10-year lithium alarms, with the ability to request and distribute alarms and track installations by address per state requirements.
- A suggested landlord-tenant smoke alarm acknowledgment form to document that a working alarm was present and tested at move-in, intended to improve compliance and reduce liability risk.
- Code updates, noting the Town is on the 2018 code cycle and suggesting consideration of moving to the 2021 code (noting changes are manageable), and mentioning the Town has not adopted an energy code (IECC) and should pursue adoption.
- Pursuit of state “exempt status” (audit/review of enforcement practices). He stated he has submitted information to the state for review and is awaiting a response.
- Offering child car seat installation assistance as a community service, noting he is certified to do so and that it could be offered by appointment at no cost.

Mr. Stinnett concluded by asking if the Board had any questions.

Town Engineer Roger Bird reported on several items, including park gate work, roadway updates, and progress on the curve safety evaluation:

- Park gates: Mr. Bird stated he spoke with King’s Fencing and the gates are on site and expected to be installed next week. He reported that power is connected and conduit for wiring has been installed.
- Road conditions / ice storm: Mr. Bird stated the Town used calcium flake and believed operations went well. He reported he contacted TDOT regarding road treatment concerns and was told TDOT had equipment issues but did service the area Sunday afternoon. He also mentioned TDOT salt supply issues due to frozen barges as reported.
- Patching work: Mr. Bird reported cold patch work was completed on Boat Dock Road (at a culvert area) and additional patching occurred on the road toward Rankin Ferry.
- Old Lowes Ferry Curve safety study: Mr. Bird reported the Town signed a contract with CDM Smith for a \$6,000 scope to conduct field review and provide recommendations for short- and long-term solutions. He stated CDM Smith planned to begin field review next

Wednesday and that recommendations should be available relatively quickly, potentially next month.

- Mr. Bird reported he also spoke with John Benditz regarding curve concerns, and shared ideas with CDM Smith. He stated they are awaiting the engineer study before committing to additional measures.
- Mr. Bird discussed potential traffic calming tools, including static speed radar signs (estimated around \$6,400 for two signs plus poles) and a system to detect oncoming traffic with a flashing warning light (estimated around \$6,700). Concerns were discussed about reliability and maintenance burden for the oncoming-traffic warning system, including reported failure rates and the need for a maintenance contract.
- Mr. Bird stated existing warning/stock signs would remain in place until another measure is implemented, per Mayor Pugh's direction.
- Mr. Bird noted the vendor mentioned possible grant funding opportunities related to traffic system modernization, though he stated he is not a grant writer.

BMA Representative Report for Boards and Committees

Mayor Pugh asked if anyone had items to share from boards or committees and noted that a preliminary disc golf design meeting had been scheduled and more information would be shared later.

Alderman Loope requested scheduling a meeting with the attorneys provided by the Town's insurance carrier for the lawsuit, preferably before next month's meeting, suggesting Monday before the meeting.

Mayor Pugh stated the Town has already had an initial meeting with the insurance-appointed attorney, who met with her and Barry and asked preliminary questions. She stated she would ask the attorney to come provide an update to the Board, and would attempt to schedule the update before the next board meeting.

Vice Mayor Franklin stated it would be beneficial for the Town's attorney to attend as well, so he is aware of the discussion.

Mayor Pugh identified the attorney as Brian Bibb, noting he has represented the Town previously in two cases under Mayor Bickers, and stated he would be able to explain the matter to the Board.

Public Comment on Agenda Items (5 Minute Limit)

Anna Gibson addressed the Board regarding proposed changes to the Town's ethics policy and process.

Ottinger wrote the complaint on June 9, referencing events she said occurred in March, and noted that June 9 was six days after the June 3 Planning Commission meeting.

Ms. Gibson referenced statements made by Vice Mayor Franklin at the June 3 Planning Commission meeting, including correcting what she described as inaccurate information regarding an alleged vote to allocate \$600,000 for Town Center and stating that people should be treated fairly. She further referenced the July 8 BMA meeting, stating that Vice Mayor Franklin supported investigating matters related to the Cloud properties.

Ms. Gibson stated her belief that the timing of the ethics complaint suggested retaliation and that it distracted from other ethical concerns in the Town. She also stated she researched online references to Vice Mayor Franklin's name and did not find the ethics complaint appearing prominently in search results, questioning whether concerns about public visibility of complaints were valid.

Ms. Gibson stated she had previously filed ethics complaints against Mayor Pugh, Barry Ottinger and Patrick O'Hara and expressed concern that those complaints were not posted online, made agenda items, or formally voted on by the Board. She further questioned whether the current ethics procedures were being followed and referenced potential Open Meetings Act concerns.

Ms. Gibson addressed statements made at a prior meeting suggesting that citizens could instead file complaints with the Comptroller's Office. She stated that the Comptroller primarily handles financial misconduct and would not address concerns such as redacted public comments or board appointment decisions.

Ms. Gibson encouraged the Board to communicate directly with MTAS consultants and suggested implementing formal ethics training requirements for employees.

Ms. Gibson concluded her comments on ethics matters by stating her belief that the public should be aware of ethics issues and that changes to the ethics policy should not limit citizen involvement.

Ms. Gibson then addressed the agenda item related to employee pay raises. She referenced prior meetings in June and September at which budget amendments and raises were discussed and asked for clarification as to when the raises were actually implemented—whether they were effective following the June budget approval or after the September vote.

Jennifer Aldridge addressed the Board regarding the proposed changes to the Town's ethics policy.

Ms. Aldridge stated she was concerned about her understanding that the proposed changes may prevent members of the public from filing ethics complaints. She stated that if this

understanding is correct, she is confused as to why the public would not be permitted to raise concerns.

Ms. Aldridge stated that allowing the public to file complaints and ask questions helps ensure transparency and accountability and builds trust within the community. She expressed that being able to voice concerns makes citizens feel their opinions are respected and that matters are being handled appropriately.

Ms. Aldridge questioned whether the proposed change was due to the number of ethics complaints being received and, if so, suggested that could indicate a different underlying issue.

Ms. Aldridge respectfully requested that the Board not remove the public's ability to raise ethics concerns and encouraged transparency and clear communication regarding the proposed changes.

Libby Young addressed the Board regarding traffic concerns.

Ms. Young stated she did not have a personal interest in the matter but wanted to offer a suggestion. She referenced West Lincoln Road in Alcoa, where speed humps have been installed, requiring drivers to slow to approximately 20 miles per hour to pass over them.

Ms. Young suggested that similar speed humps could be considered as a possible solution in the area near the stop sign previously discussed, noting that drivers would be unable to travel over 20 miles per hour when crossing them.

Bill Mattison addressed the Board regarding proposed zoning density changes.

Mr. Mattison stated he was unsure whether the item was still under consideration but expressed concern about a proposed change that would increase the minimum lot size requirement for two dwellings on a single property from 50,000 square feet to three acres.

He stated that such a change would negatively impact property owners with parcels between one and a half acres and three acres, as they would no longer be permitted to have two dwellings on their property. He noted that he believed the proposed change was in response to a specific building project near the roundabout but would affect a broader group of property owners.

Mr. Mattison stated that allowing a second dwelling can provide benefits, such as housing for elderly family members, children, or generating supplemental income. He estimated that approximately 350 properties in Louisville fall between one and a half and three acres and stated that those properties would be uniquely affected by the change.

Mr. Mattison expressed concern that the proposal would unfairly single out that segment of property owners and stated he did not support the change.

Financial Report

Caleb Wheeler provided the financial report for January 2026.

MOTION by Alderman Kelley to approve the financial report for January 2026. Second by Vice Mayor Franklin. VOTE: UNANIMOUS. **MOTION PASSES.**

Old Business

- a. **AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF LOUISVILLE, TENNESSEE AUTHORIZING THE BLOUNT COUNTY SHERIFF'S DEPARTMENT TO ENFORCE SPECIFIC ORDINANCES OF THE TOWN OF LOUISVILLE**

Mayor Pugh presented the ordinance to the Board and stated that Town Attorney Rob Goddard had been working with the other party's attorneys. She asked Mr. Goddard to provide an update.

Town Attorney Rob Goddard stated that the agreement had been slightly amended following a few questions. He explained that under the revised interlocal agreement, the Sheriff's Department will be responsible only for issuing citations and will not conduct investigative work. He stated that investigative work will continue to be handled by Town personnel, which he indicated was consistent with prior expectations.

Mr. Goddard stated that he had received the final draft of the interlocal agreement and had forwarded it to the Mayor. He further stated that if the ordinance is approved on second reading, the Board will also need to authorize the Mayor to execute the interlocal agreement.

Mayor Pugh added that she had spoken with Mr. Cantrell, the clerk, and stated he had been willing to work with the Town on the matter.

MOTION by Alderman Loope to approve on the Interlocal Agreement between Blount County Sheriff's Department and the Town of Louisville and authorize Mayor Pugh's signature on it. Second by Alderman Kelley.

Following the motion, additional discussion occurred.

Vice Mayor Franklin stated he had not had an opportunity to review the agreement in detail and assumed it contained standard legal language. He stated that if Town Attorney Goddard was comfortable with it, he was also comfortable proceeding.

Mr. Goddard stated he had originally drafted the agreement and that the only revision made was clarification that investigations of ordinance violations would be conducted by Town personnel.

Vice Mayor Franklin asked for confirmation that if the matter proceeds to court, responsibility would remain with the Town. Mr. Goddard confirmed that it would.

Alderman Vaught asked which Town personnel would conduct the investigations. Mr. Goddard responded that it would most likely be the Town's codes enforcement officer, who would conduct the investigation and, if necessary, present evidence in court on behalf of the Town regarding ordinance violations.

No further discussion was held.

ROLL CALL VOTE: Pugh – Aye, Franklin – Aye, Kelley – Aye, Vaught – Aye, Loope – Aye. **MOTION PASSES.**

MOTION by Alderman Kelley to pass the ordinance authorizing the Blount County Sheriff's Department to enforce specific ordinances of the Town of Louisville on the second reading. Second by Alderman Loope. ROLL CALL VOTE: Pugh – Aye, Franklin – Aye, Kelley – Aye, Vaught – Aye, Loope – Aye. **MOTION PASSES.**

b. AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF LOUISVILLE, TENNESSEE, ADOPTING A REVISED CODE OF ETHICS; REPEALING ORDINANCE NO. 2023-06

Mayor Pugh presented the ordinance adopting a revised Code of Ethics.

Vice Mayor Franklin stated that a correction was needed in Section Two. He explained that Town Attorney Rob Goddard had requested adding the words "is hereby repealed" after the quoted language ending in "entirety," to clearly state that the prior ordinance is repealed. He noted that this would make the repeal explicit and separate from the clause stating that any conflicting ordinances or parts of ordinances are also repealed. He stated the change would ensure the ordinance accomplishes its intended purpose.

Alderman Vaught asked whether the revised language would limit or remove a citizen's ability to file an ethics complaint. She referenced the sentence stating that an ethics complaint can only be submitted by an official or employee and questioned whether that meant citizens could not initiate complaints. She stated she had understood that complaints would still be able to come through an official or employee.

Vice Mayor Franklin responded that, as he recalled, the original ordinance did not grant citizens direct authority to file ethics complaints with the Board. He stated that there was no change between the old and new versions in that regard and that historically a citizen would need to bring concerns to a board member, who could then bring the matter before the Board. He asked if that understanding was correct.

Mr. Goddard stated that the new ordinance language is more specific and clarifies that a complaint triggering an investigation must be filed by a board member or a Town official.

Alderman Vaught clarified that citizens could still submit concerns to an official, who would then submit the complaint. Mr. Goddard confirmed that any citizen may contact an alderman

to raise a potential ethics issue, but an investigation would only be triggered if submitted by an alderman or Town official.

Alderman Loope stated he did not believe the ordinance removed any rights and that complaints would still be received, but the process clarifies what triggers formal action.

Alderman Vaught stated she could see how the wording might be confusing. She suggested changing the language from “submitted by” to “submitted through” an official or employee to make clear that citizens still have a pathway to raise concerns.

Mr. Goddard stated that changing the wording to “through” would be acceptable, noting that he would need something formally submitted by the Board in order to conduct an investigation. Alderman Vaught reiterated that complaints must come through the Board to the attorney and cannot be sent directly to him. Mr. Goddard confirmed.

Alderman Vaught further stated that she did not believe it was ever the Board’s intention to remove citizens’ ability to raise concerns. She also addressed the provision requiring complaints to be submitted to the attorney before being brought into a public forum, stating she did not believe that was intended to keep matters secret but rather to protect the accused until allegations could be vetted. She stated her understanding was that this provides protection against complaints made due to personality conflicts or disagreements and ensures matters are reviewed before becoming public. Vice Mayor Franklin agreed with that interpretation.

Alderman Vaught also stated that providing a 30-day timeframe before a vote was fair and reasonable.

Mayor Pugh stated that the intent of the revisions was to clarify the process and eliminate confusion, not to restrict or stifle complaints, and that the goal was to be specific about how the process works.

MOTION by Alderman Loope to adopt the revised code of ethics with the recommended changes on the second reading. Second by Alderman Kelley. ROLL CALL VOTE: Pugh – Aye, Franklin – Aye, Kelley – Aye, Vaught – Aye, Loope – Aye. **MOTION PASSES.**

New Business

a. Discussion to Approve the Request for Proposal for Banking Services

Caleb Wheeler stated that the Town is at the point of issuing a banking services proposal, noting that such proposals are typically issued every three years, with the option to extend once in certain circumstances. He stated that he and Vice Mayor Franklin drafted the proposal based on what other towns have used.

Mr. Wheeler stated that the proposal includes not only traditional banking services but also processes related to the Town's acceptance of credit cards, as well as the Town-issued credit cards currently in use. He stated the item was being presented to the Board for review and questions prior to being sent out.

Vice Mayor Franklin stated that the proposal was designed to encompass all potential banking services in one request, rather than addressing services piecemeal, in order to clearly understand all associated fees upfront. He stated he obtained a list from the Tennessee Bankers Association identifying 14 banks with offices in Maryville or Alcoa. He stated that, unless the Board objected, the proposal would be sent to all of them to avoid any appearance of favoritism.

This item was for discussion only and required no action by the Board.

b. Discussion of Proposed New Procedures for Ordinances and Resolutions

Vice Mayor Franklin stated he was speaking as one of the aldermen and expressed concern that the Board has been rushing ordinances and resolutions that are far-reaching and have generated public concern. He stated he is struggling with the volume of information being provided and the limited time to review, analyze, and research items before voting. He noted that Board members receive materials at the same time as the public and are often given approximately five days, sometimes receiving packets on Friday afternoons with votes required by Tuesday evening. He stated he is attempting to do his best but feels rushed in making decisions.

Vice Mayor Franklin stated he does not want staff to become discouraged when items are delayed or sent to workshop. He emphasized that he does not want to overload staff members or run the Town in a way that leaves staff short-handed. He stated that if the Town needs additional staff or resources to meet expectations for turnaround time, documentation, and meeting preparation, those needs should be addressed. He added that the Town is financially stable and should ensure it has the staff and resources necessary to operate effectively.

Vice Mayor Franklin suggested there may be a better process, including potentially limiting the number of ordinances and resolutions brought forward at a single meeting. He also stated that in his experience auditing towns, most municipalities hold monthly workshops to informally discuss upcoming issues with staff and the public prior to formal votes. He gave an example of a prior resolution related to charging for yard sales, stating that had it been discussed in workshop first, staff may not have needed to draft a formal resolution before learning the Board was not interested in pursuing it.

Vice Mayor Franklin referenced material included in the packet, stating he authored the first two pages but was unsure of the origin of the third page and asked for clarification regarding who prepared it.

Mayor Pugh responded that Hailey Russell worked with MTAS to prepare the response and comparative information included in the packet. She stated the document outlined what the Town is currently doing, what was being proposed, and possible middle-ground approaches. She stated the intent was not to create an undue process but to allow items to be sent to workshop when necessary. She added that the Board has, in many instances, sent items to workshop when appropriate.

Vice Mayor Franklin then expressed concerns about reliance on MTAS, stating that MTAS serves as consultants only and that responsibility ultimately rests with the Town. He stated that while MTAS may provide guidance, their recommendations represent the opinion of an individual analyst and must still be independently vetted. He cautioned against adopting practices simply because other towns use them, noting that he has audited towns that were not in compliance with the law. He stated he believes the Board should discuss issues thoroughly before ordinances and resolutions are drafted and presented for vote. He reiterated that he needs more time to review materials and conduct research before making decisions.

Mayor Pugh responded by asking whether items have not been sent to workshop when requested and stated she is supportive of being more organized. She also noted that staffing levels should be considered, as the Town currently operates with limited administrative staff, and additional meetings would require additional staff time. She suggested that staffing needs may need to be addressed during the upcoming budget process.

Alderman Loope stated that staffing levels are similar to previous years but acknowledged the Town has been busier. He suggested that more workshop discussion could reduce repeated discussions during regular meetings.

Vice Mayor Franklin requested that the Board consider the matter over the next month and proposed holding a workshop to develop a solution. He also raised concerns about the timeliness of meeting minutes and stated that additional staff may be needed to meet expectations. He reiterated that he does not want to be short on staff and wants to ensure the Town is properly resourced to meet its operational needs.

Mayor Pugh stated that increased requirements for documentation and process should be considered during budget discussions to determine whether current staffing levels are sufficient to meet the Board's expectations.

This item was for discussion only and required no action by the Board.

c. AN ORDINANCE OF THE TOWN OF LOUISVILLE, TENNESSEE AMENDING THE FISCAL YEAR BUDGET FOR 2026

Caleb Wheeler stated he made several modifications to the proposed budget amendment based on expenses that occurred in January. He noted winter storms and stated he increased allocations within highways and streets to account for potential emergency expenses.

Mr. Wheeler reviewed adjustments on the expense side, including increases within finance and administration for items such as training, Verizon expenses, and a subscription for new software, totaling approximately \$4,500.

Under Town Hall operations and garage expenses, he referenced roofing repairs, elevator repairs, metering/sound-related items, road repairs, and a structural issue at the fire hall. He stated he included estimated amounts where pricing is not yet finalized.

He reported increases in general government expenses, noting workers' compensation costs were significantly higher this year. He stated legal services expenses have also exceeded normal levels, and employee retirement costs increased due to additional retirement participation.

For highways and streets, he noted an increase of approximately \$4,300, primarily to prepare for winter storm expenses. He also referenced the state street aid/pavement project, which came in approximately \$14,000 over the original amount, and stated that amount is included in the amendment.

Mr. Wheeler mentioned additional miscellaneous items, including landscaping and other small expenses. He stated the goal is to ensure sufficient funding remains in repairs and maintenance so the Town is not required to defer necessary work. He noted that overall lay-up remains at approximately \$515,000, similar to the prior year. He stated some savings were realized from not filling a civilian position this year and that culvert expenses were reduced to better match actual expenditures.

Mr. Wheeler reported that, excluding capital outlay and state grant items, recurring operating revenues are projected to exceed expenses by approximately \$80,000 for the year, even with the proposed amendments.

On the second page of the amendment, Mr. Wheeler referenced proposed salary adjustments. He stated that the first salary increase for the Town Recorder was requested by Vice Mayor Franklin. The second proposed adjustment was requested by Mr. Wheeler in connection with recruiting a replacement for Emma, who has left employment. He stated the proposed change would increase the hourly rate from \$21 to \$25 in order to attract candidates with appropriate experience.

MOTION by Vice Mayor Franklin amending the fiscal year budget for 2026 on the first reading. Second by Alderman Kelley.

Alderman Loope commented on the revenue portion of the budget amendment, noting a \$45,000 reduction in projected building permit revenue. He stated that this category is expected to continue declining as several subdivisions are nearing buildout, including Jackson Bend and Blacksburg, with only a limited number of lots remaining in areas such as Lowes Ferry. He stated that most remaining development will likely occur on an individual lot basis rather than through larger subdivision buildouts, which will reduce permit-related revenue going forward.

ROLL CALL VOTE: Pugh – Aye, Franklin – Aye, Kelley – Aye, Vaught – Aye, Loope – Aye. **MOTION PASSES.**

- d. **AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN AMENDING THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF LOUISVILLE, TENNESSEE AMENDING CHAPTER 7 PROVISIONS GOVERNING USE, DISTRICTS 11-701.R-1 RESIDENTIAL AND AGRICULTURAL**
- e. **AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN AMENDING THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF LOUISVILLE, TENNESSEE AMENDING SECTION 11-415, SWIMMING POOLS**

Mayor Pugh stated that two ordinances listed on the agenda originated from the Planning Commission. She explained that after discussions with the new Building Official, he had offered ideas she believed may improve the proposals. For that reason, she recommended sending both ordinances back to the Planning Commission for further review but stated the Board could proceed with votes if it chose to do so.

The first ordinance concerned amendments to the zoning ordinance text, Chapter 7 provisions. The second ordinance addressed swimming pool regulations, particularly in response to a number of open permits lacking certificates of occupancy. Mayor Pugh stated the new Building Official had suggestions for addressing those issues more effectively and noted the proposals were initially developed under the previous Building Official.

Alderman Loope spoke regarding the proposal affecting two dwellings on properties under three acres. He stated that based on his review, between 350 and slightly over 400 parcels in the Town could be affected. He expressed concern that limiting such uses would impact families who wish to build second dwellings for relatives, such as elderly parents or adult children. He provided an example of a resident considering transferring a larger home to her son while building a smaller residence for herself. He stated he is opposed to limiting this practice and believes it has been allowed historically.

Mayor Pugh responded that the current zoning ordinance lists such uses as special exceptions requiring Board of Zoning Appeals approval rather than as permitted uses. She stated the language in the proposed ordinance does not align clearly with the existing code provisions.

Alderman Loope questioned whether the Board of Zoning Appeals has historically reviewed such requests and reiterated his opposition to increasing restrictions, particularly where they affect a significant number of parcels.

Vice Mayor Franklin stated he does not support increasing the minimum acreage to three acres for two dwellings when families are attempting to care for one another. He stated such restrictions could create barriers for younger generations seeking housing opportunities and expressed opposition to additional placement restrictions on where a second dwelling may be located on a property.

Mayor Pugh reiterated that existing restrictions already apply in certain situations but stated her preference would be to send both ordinances back to the Planning Commission for reconsideration in light of the new Building Official's input.

Alderman Loope stated he would prefer to see what the Planning Commission brings back and indicated that if the revised proposal contains similar restrictions, he would not support it.

MOTION by Alderman Loope to table and send back to the Planning Commission ordinance amending the text of the zoning ordinance section 11-701 and section 11-415. Second by Alderman Kelley. VOTE: UNANIMOUS. **MOTION PASSES.**

Vice Mayor Franklin noted that the swimming pool ordinance was the last item on the agenda and asked for a brief discussion if it was going to be sent back for rework. He stated he believed the proposed fee amount was too high and said it stood out to him as excessive for the Town of Louisville. He stated he believed the issue could be resolved in a different way and referenced ongoing discussions with the new Building Official, Darren Stinnett, who he felt had good ideas for addressing the matter.

Mayor Pugh stated that she believed the proposed amount had come from the Chairman of the Planning Commission and the Town's planner.

Public Input on Non-Agenda Items (5 Minute Limit)

Anna Gibson addressed the Board and stated she appreciated several comments made during the meeting. She specifically thanked Alderman Loope for stating that the public deserves five days to review meeting materials, noting that she personally reviews all materials and supports that timeframe. She also expressed appreciation for Building Official Darren Stinnett's comment that he reports to the people, stating that residents fund Town wages and that this perspective is important.

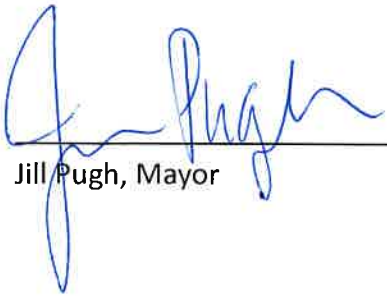
Ms. Gibson stated she was disappointed in how the Board has handled ethics complaints. She asserted that the current code does not explicitly state that a citizen cannot file an ethics complaint and suggested there may have been a misinterpretation when her complaint was submitted. She stated that the language references employees or officials requesting written opinions but does not explicitly prohibit citizen-filed complaints.

She further stated that, in her view, the proposed revisions to the ethics ordinance do not address the issues she believes are occurring within the Town. She expressed concern that routing complaints “through” officials could result in complaints not moving forward if board members choose not to act on them. She questioned how many ethics complaints have historically been filed by citizens and stated her belief that she may be the only citizen to have done so.

Ms. Gibson stated that if the Board prefers such matters be submitted to the state, she would consider doing so. She also stated her understanding that the revised ethics ordinance must be submitted to the state for review and posting and expressed hope that the Town would ensure compliance with that requirement.

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

Caleb Wheeler, Recorder