

Meeting Minutes

September 22, 2025

The Mayor and Board of Commissioners of the City of Sweetwater met in their monthly workshop on September 22, 2025 at 5 p.m. at City Hall. Mayor Angie Arp Kyle called the meeting to order with Commissioners present being: Branham L. Lovingood, Sam Moser, Alan Richeson, JoAnna Jinks and James H. Stutts. City Attorney John Cleveland was present. A quorum was present.

No one was present to make a public comment on actionable items.

In Workshop discussion it was the consensus of the board to allow John Cleveland to move forward with the Residential Infrastructure Development Act in Oakland View Estates to allow the roads to be top coated and adopted as city streets. A petition was created for owners in the neighborhood to establish the Oakland View Residential Infrastructure District. Jon Campbell explained that at the time the subdivision was established the code called for a 1" topcoat of asphalt. Currently the regulations call for a 2" topcoat. It was stated that the quote that was obtained was for a 1.5" topcoat. It was determined that the current height of the manhole covers would accommodate a 1.5" topcoat. The property owners present advised they would work with John Cleveland to approach their neighbors and present a petition to the board.

Commissioner Moser gave an update on the LPRF project and stated that in looking at all funding available for the project we would be able to replace the plumbing and filtration system for the pool. He stated it would be a shame to redo the pool liner and then have to rip it out to replace the 50- year-old plumbing in a few years. He provided the board new design scopes stating that scopes #1 and #2, which includes updating the plumbing and filtration, would take all the available money. The City Administrator explained that everything included in the scope for the LPRF Grant must be completed. The scope for the CDBG grant may include items that do not get completed. Scope #3 would be included in the CDBG grant scope as it includes more than just pool renovation. The board agreed that the plumbing and filtration should be updated.

The City Administrator asked the board for direction on the newly acquired parking lot downtown. They agreed we do not need to spend the money to asphalt it at this time. Commissioner Jinks stated the street department could add gravel and landscaping without hiring a firm to do design work. The item would be discussed during the capital improvement budget discussions.

In the City Administrator's monthly update to the board, she advised that we had received a \$98,000 TN Enhancement Grant from the TN Department of Tourism for the Biggs Home. She advised that we will find out on October 30th if we receive an additional grant that could be used for planning the Biggs Home renovation and that we should wait to do any work until we find out if we get that grant. She gave an update on Sweetwater Main Street and advised we had received the results of the community survey. She stated Sweetwater is no longer lacking in the food and beverage market as was shown in the 2019 survey and our 2026 plan would include a transformation strategy based on food and beverage.

The City Administrator gave a review of the Sweetwater Fair. She stated that she had received a lot of positive feedback including the Taste of Monroe event, concerts, vendors, Woofstock event, fair exhibits

and the drone show. She stated the only negative feedback concerned the carnival. She stated everything ran smoothly and thanked the city employees for their hard work. She advised that the last event for the 150th Celebration is the Candlelight service on December 8th. She advised that the Joey Hunt memorial will be unveiled during this event. She stated that we have a memorial for Joe Sherlin on a bench that his family helped pay for in circle park.

The City Administrator advised that the State Shared Taxes will now be distributed using population estimates instead of census numbers. She advised these estimates are typically higher than the census numbers and for our city it could amount to as much as an additional \$60,000 per year.

The City Administrator advised she would be out the rest of the week to attend the TCMA Conference and a CPA course.

The City Administrator updated the board on the industrial development plan off of Exit 60 stating that the developer was continuing to work with Sweetwater Utilities and Watts Barr Utilities on meeting water capacity for fire suppression. She stated that a water tank or water line upgrade may be necessary to meet the capacity. Jon Campbell asked for Ordinance 1058 to amend the zoning ordinance of the City of Sweetwater Tennessee by adding a special exception on building height limit in the M-1 zone on first reading. This was recommended by the planner at East Tennessee Development District. He explained this would only affect the development along the interstate and would not affect downtown.

The City Administrator advised the board that they were invited to attend a Sweetwater Board of Education meeting concerning the acquisition of Sweetwater High School on Tuesday, October 7th at 5:00 p.m. She advised that the School Finance Director would have a financial presentation. Mayor Kyle encouraged them to compile a list of questions.

She advised the board to stay for an Executive Session immediately following the workshop concerning pending litigation.

Mayor Kyle reviewed the agenda for the October 6th meeting.

Mayor Kyle asked for department updates. She also thanked city employees who worked to make the Sweetwater Fair a successful event.

No further action was taken.

The meeting was adjourned at 6:25 p.m.

This the 22nd day of September, 2025.

Mayor

Attest: _____

Recorder