



## County Executive's Newsletter to the Commission

[www.roanegov.org](http://www.roanegov.org)

### Courthouse Closings:

December 24 and 25 for the  
Christmas Holiday

### Veterans' Day 2012

Veterans' Day, November 11, 2012, has passed but there is never a better time to say "Thank You" to a veteran than today. Today is every day. As County Executive I get the pleasure and privilege to be invited to a number of Veterans' Day events and ceremonies and can only attend a few; however, I express a "Thank You" to our schools for their time and desire to honor our veterans by hosting Veterans' Day events. This year I heard my youngest brother, Preston, tell a tale to the Midway Elementary School students. It was a funny story of trying to buy a camel from a Kuwaiti, but it was a somber ceremony as children and adults viewed the pictures displayed on the gym wall of many local veterans and the branch of service he/she served. The Cherokee Middle School once again had an outstanding ceremony at the Roane County Courthouse, assisted by the Roane County High School Band. Students at Cherokee read essays entitled "What is a Hero?" Wreaths were placed on the Veterans Memorial as the Roane County Honor Guard shot the 21-gun salute.

I would like to say "Thank You" to our school administration for letting the schools host, organize, and participate in the Veterans' Day events; thanks to our principals and staff for their work in organizing the ceremonies; thanks to our students and speakers who participated; thanks to our Honor Guard who always have a memorable, heartwarming service; and, most importantly . . .

**"Thank You" to our Veterans – True American Heroes!"**

**Roane County has Heroes.**

### Dial 2-1-1

Where do we advise people to go for help? In our position as government servants we often get calls or maybe get stopped on the street by someone who is in need of assistance. If an individual asks us, or if we know someone who may need assistance, what do we do? Who do we tell them to call?

Dial **2-1-1** for advice on what services are available and how to reach the correct agency. From housing assistance to substance-abuse assistance to even securing adequate day care for a child or an aging adult, call **2-1-1**.

**2-1-1** is a free call which will connect individuals with vital community resources.

**2-1-1** is a service sponsored by United Way to help connect members of the public to a host of community, state, and Federal resources.

If you know someone in need and don't know who to contact, call **2-1-1**.

For additional information, to connect to the community, to volunteer, or to make a donation to support your community, visit [www.211tn.org](http://www.211tn.org).

**Roane County supports our community.**

### **2013 Financial Management Act** by Kaley Walker

The Comptroller's Office has created a draft County Financial Management System of 2013 Act creating a new method for counties to centralize accounting services and to hopefully improve management's decision making process and reduce expenses with a reduction in duplication of effort. This Act looks to centralize accounting, budgeting, purchasing, payroll, debt management, cash management, and grant management. This Act emphasizes future planning with a debt management committee along with an investment committee and a finance committee which will all complement the budget committee and procurement committee.

Roane County is already mostly centralized with the County Budget/Accounting department performing all accounts payable for the County, Highway and School System. The biggest change would be bringing the school budget and school payroll into our Budget/Accounting Department. This Act provides for a deputy Finance Director to assist with the management of the additional work load.

It is anticipated that the Comptroller's Office will file the bill regarding this Act in January, 2013. An executive summary detailing the Act is being created at this time by our Budget/Accounting Department. Look for it on our website.

More information to come . . . .

### **City of Harriman exploring Economic Development using TIF**

Within this newsletter issue we began a discussion of Tax Increment Financing (TIF), see related article. A number of years ago Harriman began a program of downtown revitalization and hired the Knoxville Community Development Corporation (KCDC) to lead the process and project.

Harriman's plan of revitalization with assistance from KCDC has taken on another development avenue as the hospital-owned property will soon be up for redevelopment. Tax Increment Financing may be a needed tool to jump-start the development. Harriman has begun to explore the use of TIF's and in the near future may ask for the Roane County Commission's support.

### **Website:**

The following **Executive Summaries** have been added to our website in the last several months:

#### **Executive Summaries - 2013**

- (10a)** Old Jail Renovation – August 2012
- (11a)** Debt Management – October 2012
- (16a)** Capital Outlay Plan Implementation – August 2012
- (26)** 2012 Fire Study – August 2012
- (27)** New Officials Orientation – August 22, 2012
- (28)** TDOT Presentation to South RPO - August 2012

#### **Pending Executive Summaries**

Tax Increment Financing (TIF)  
Financial Management Act of 2013  
Basic Roane County Financial Management

### **Did you know . . . about Sam Rayburn?**

[by Robert Bailey, County Historian]

Through the efforts of State Senator Ken Yager and Celia Simon, of The Roane County Heritage Commission, the Tennessee Historical Commission marker honoring Sam Rayburn will again be returned to public view. The marker was removed during the construction of exits at Buttermilk Road on Interstate 40 in East Roane County. Although the new location of the marker has yet to be determined, it will probably be placed near the Macedonia Church near the entrance of the Roane Regional Business and Technology Park. The marker states:

"Sam Rayburn. Was born 1 mile N. of this place on Jan. 6, 1882. In 1887 he moved to Texas with his parents, W.M. and Martha Waller Rayburn. He was a member of Congress from March 4, 1913 until his death on Nov. 16, 1961. Known as "Mr. Sam," he was Speaker of the House of Representatives longer than anyone before his time, serving from Sept. 16, 1940 to Nov. 16, 1961, except for two terms when he was minority leader."

The road leading into the Roane Regional Business and Technology Park is named the Sam Rayburn Boulevard. Also, the bridge crossing the Clinch River on Interstate 40 between the Kingston and Midtown exits is named the "Samuel T. Rayburn Memorial Bridge."

### **RETIRE ROANE COUNTY:** By Marti Higgins

Tennessee was recently named one of the top ten states in which to retire by TOPRetirements.com ([www.TOPRetirements.com](http://www.TOPRetirements.com)) for its natural beauty, mild climate and reasonable living costs. Roane County can certainly be described as having all these and with its geographic location; Roane County is on the verge of becoming one of the top retirement destinations in the state.

Roane County is one of 14 communities participating in the Tennessee Department of Economic and Community Development's (ECD) "Retire Tennessee Program" ([www.retiretennessee.org](http://www.retiretennessee.org)). The attraction of retirees is a rapidly growing new industry throughout the United States. The 50+ market is not only the fastest growing market sector, but also the wealthiest. Communities, like Roane County, are beginning to recognize the benefits of attracting retirees, such as increases in the property tax base, retail sales, community bank deposit base and volunteers and contributors in churches and local service organizations.

For more information, please contact the Roane Alliance at (865)376-5572 or visit their website at [www.roanealliance.org/retire](http://www.roanealliance.org/retire).

**Roane County is involved in the Retiree industry.**

The Midtown Volunteer Fire Department is having a Benefit Gospel Concert featuring the Kingdom Heirs on Thursday January 10th at 7pm at the Princess Theater. Reserved seats are \$20 and General Admission is \$15. You can purchase your tickets at Ellis Surplus and Salvage 525 Morgan St. Harriman or contact Randy Ellis at 865-335-7981. Please help support our local volunteer fire department!! **Donations are also accepted!**

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### **Leadership Team:**

In the October and November newsletter I introduced you to part of our management team. This month's focus is on....

**John Griffin** heads the operation of the Roane County Animal Control Department and Shelter. John and his team serve an important county need when a citizen has become unable or unwilling to adequately take care of their animals. John and his staff have a very demanding and heartfelt job in caring for and housing animals.

**Glen Cofer** and **Kay Christopher** head the Office of Building Inspection and Planning. And although residential housing has been slow, Glen and Frank Hughart and their team have had their hands full in insuring that the county school construction and industrial buildings are properly constructed. Kay continues to work with the Planning Commission along with citizens and developers to insure proper regulations are adhered to and Roane County is planning for a community in which we desire to live.

Our little talked about, heavily used, and well-oiled and functional Solid Waste Department is run by **Ralph Stewart** and his team. Roane County, under Stewart's leadership, operates 14 convenience centers and a recycling operation. Currently the recycling center is under renovation, along with scheduled upgrades at various convenience centers. Ralph continues to search for that next recycling dollar.

We will continue to focus on more of our management team in the next few issues of this newsletter . . .

### **Joint Property/Solid Waste Committee meeting:**

A joint meeting was held with the Property and Solid Waste committees in mid-November to review the county's status of property inventory/investments. Both committees studied Facility Reports. These reports will be attached to the committee minutes and will give the Commission a good overview of what is being maintained and enhanced during the current fiscal year and planned for the future.

Specifically related to property, the county has completed Phase I of the Courthouse HVAC renovation, completed the renovation of the old jail for a juvenile center, completed the Health Department roof replacement, and is currently working on cleaning off the second lot purchased behind the new jail.

From the Convenience Center point much is changing, from a scheduled closure of the Blair Center to upgrades at Orchard View and Clax Gap, expansion at Paint Rock, and expanding other centers' recycling capabilities.

### **Roane County's Old Landfill**

Roane County closed our landfill in the eighty's and began the post-closure maintenance and management program. The county had over a \$2 million post-closure liability when the landfill was originally closed. The county signed an agreement (an in-lieu-of performance bond), with the state, instead of setting aside \$2 million that we didn't have, that each year we would perform our required duties of annual maintenance at a cost ranging from \$50,000 - \$100,000.

Each year we sign a new agreement with the state related to a calculated future liability. We are proud to say our liability has decreased to \$301,247.00 for Fiscal 2013.

**Roane County is managing our liabilities.**

### **PAYMENT IN LIEU OF TAXES (PILOT) PROGRAM**

We recently submitted an article to our newspaper outlining Roane county's efforts in economic development. A copy of this submittal is located on the county website, [www.roanegov.org](http://www.roanegov.org) under County Executive.

One tool of economic development is the Payment-In-Lieu-of-Taxes (PILOT) program. The PILOT tool is when an Industrial Board owns property and leases the land and/or building to a third party who makes payments to the government at an agreed upon amount and does not pay property tax. The company pays the government payments-in-lieu-of-taxes. Roane County currently has eight (8) PILOTs established by the Roane County Commission and Industrial Development Board. Other PILOTs exist that are created by statutes, such as the Department of Energy (DOE) and Tennessee Valley Authority (TVA).

**TAX INCREMENT FINANCING (TIF)** By County Executive  
Ron Woody/Budget Director Kaley Walker

Tax Increment Financing (TIF) has been around for a number of years used as a tool for housing and redevelopment predominately in our metropolitan cities. The law was amended in 2004 to allow for economic development and to clean blight areas and promote housing. In 2012 the Tennessee General Assembly enacted the Uniform Tax Increment Financing Act of 2012 which is a powerful tool for job creation and economic development.

The basic concept of a TIF is that a base tax is established, a developer improves property, the increase in the value of the property and thus property tax from the base tax is set aside to pay back to the developer to offset the developer's cost of improvements. The government uses the tool to attract development and forgoes the increase in taxes for a number of years. The program is similar in concept and theory to the tax abatement program currently being used by the Roane County Industrial Development Board with approval of the Roane County Commission. An Executive Summary is being prepared to help explain this new economic development tool.

**December Meetings and Events:**

Check [www.roanegov.org](http://www.roanegov.org) for more info

Dec. 3	Sheriff's Liaison Committee	CH	6:30pm
Dec. 5	Public Records Committee	CH	4:30pm
	Budget Committee	CH	6:00pm
Dec. 6	Committee on Committees	CH	2:00pm
	Environmental Review Board	CH	6:00pm
Dec.10	County Commission	CH	7:00pm
Dec.11	Fire Board	CH	6:00pm
Dec.17	Property Committee	CH	7:00pm
Dec.19	Planning Commission Workshop with County Commission to discuss the proposed kennel resolution and the amendment to the subdivision regulations regarding corner lots	CH	6:30pm
Dec.24	CH Closed – Christmas Eve		
Dec.25	CH Closed-Christmas Day		
Dec.27	County Board of Public Utilities	CH	6:00pm

**Grants** by Joyce Nall

Grants help to fund many projects in Roane County. Almost all of our departments benefit from grant funding at some time. Many of our buildings now heat with used oil thanks to a Tennessee Department of Environment grant. The courthouse has installed the first phase of a heating and cooling system upgrade with a \$100,000 Energy Grant funded through DOE. The Historic Courthouse in Kingston has benefitted nearly \$500,000 in renovations and restoration thanks to a couple of TDOT grants. There are five home owners in Roane County who either received new homes or extensive renovations and repairs, thanks to a housing grant from THDA. The Roane County Park has a "Splash Pad" because of \$100,000 in grant funding from TDEC. Our newest Industrial park's tenants in East Roane County are currently receiving over \$2.7 million in infrastructure and access road grants from Economic and Community Development and TDOT.

Our Sheriff's Department has received over \$100,000 in grant funding in the past 18months that has been used for equipment, road safety programs and overtime pay.

If you think our roadways and shorelines look a little cleaner, thanks go to a couple of litter grants totaling over \$58,000 from TDOT and TVA.

The ability to react effectively and efficiently to emergency situations, set up emergency shelters, and provide volunteers, law enforcement agencies, and first responders with much needed communication equipment and protective gear comes through several grants from TEMA, TVA and DOE.

A few others include waste tire disposal, diabetes prevention, recreation enhancements, and waterline and wastewater expansions.

The financial benefit varies as projects are complete and new ones are started, but the current value of Roane County's grants (excluding educational grants) is approximately \$4,179,000.00.

Industrial	2,722,000
Wastewater	1,117,000
Sheriff	102,000
Other	238,000

We hope to get notice soon on the status of several grant applications in recycling, child support services, and courtroom technology.

It takes a little extra work to find and utilize grant funding but we think it is well worth the effort.

In August, local artist Rose Ridings received a letter from First Lady Crissy Haslam asking her to create an ornament to be used in the 2012 holiday decorations at the Tennessee Residence in Nashville. Rose had creative freedom in designing the ornament with the goal being to feature what makes Roane County special and unique. Rose designed an ornament featuring the Old Roane County Courthouse, the Temperance Building, and the renovated Princess Theater.



Rose Ridings holding the ornament she designed for the Governor's Residence

Congratulations and Thank you Rose!

**Disaster Drill @ Harriman Care & Rehab** by Scott Stout

A disaster drill was conducted on November 13<sup>th</sup> at Harriman Care and Rehab. Those that participated were Harriman Fire Department, Harriman Police Department, Roane County Office of Emergency Services Emergency Management and Emergency Medical Services Divisions and the staff of Harriman Care and Rehab. The drill was conducted to identify the strengths and weaknesses of their emergency disaster plan.

**Compost Happens!**

By Grant Palmer, Ag Extension Director

I was recently invited by Beth Adler, a science teacher at Oak Ridge High School, to teach a composting lesson to her biology and environmental science. Since the conception of her idea to compost and use the waste from the school back in the classes' garden, they had had issues with smell and lack of quick decomposition of paper, fruits and vegetables. I taught the basics of home composting and helped the classes understand what they could do differently to be successful. So, I will share the "secret" of composting with you. (It's not really a secret)

- Everything will eventually decompose if given enough time.
- You need anywhere from three parts browns (Carbon material like leaves, twigs, newspaper) to one part greens (Nitrogen material like grass clippings, non-meat kitchen scraps, hair, coffee grounds). Can be mixed 3 to 1 or up to 1 to 1 ratio of Browns to Greens.
- The finer the material is cut up the quicker it will decompose.
- Do not compost grass or wood treated with chemicals, meats or oils (attracts possums and raccoons), cat manure (neighborhood cats think it's a big litter box then).
- You also need to keep the pile moist. If compost is too wet, the pile will smell, if compost is too dry then decomposition slows and may stop. You should be able to squeeze the material and squeeze out one drop of water.
- Material should be layered browns, greens, browns, greens... you get the idea!
- Mixing in some garden soil will add naturally occurring bacteria that will break down your material.
- Some of these bacteria (and the worms that will move into the pile) will need Oxygen, so the pile needs to be turned at least once a week.
- And over time you will produce some wonderful black stuff that looks like rich topsoil!!

I'll share another type of composting (Vermicomposting) with you in a future article.

**BASIC EDUCATION PROGRAM (BEP) 2013**

There is always a lot of talk about funding of education. One funding source that we have not discussed very much is the State of Tennessee's formula for funding of our school system. The state funding formula is called the Basic Education Program (BEP). This formula is not a spending formula, but an earning formula. The BEP does not specify how school systems must spend their money, but instead shows how money is earned and must be matched with local dollars. The formula is a cost model reflecting a minimum amount that in a perfect system could be anticipated to operate a school system. This cost model has some limitations and weaknesses in its application.

There are three (3) basic components of the BEP and each are funded at different levels from the state. The first component is instructional which includes Teachers, Guidance Counselors, Librarians, Principals, and their associated salary and benefit packages. The second component is classroom which includes Nurses, Teaching Assistants and their associated salary and benefit packages, alternative schools, textbooks, instructional equipment, and technology. The final component is non-classroom which includes Support Personnel including the superintendent, secretaries and custodians along with their salary and benefit packages, transportation, maintenance and operations and capital outlay. Percentage funding is as follows:

Component Type	State Average	Roane County
Instructional	70% State / 30% County	68% State / 32% County
Classroom	75% State / 25% County	73% State / 27% County
Non-Classroom	50% State / 50% County	48% State / 52% County

For Fiscal Year 2013 the state is anticipating paying Roane County \$27,701,000. The County's required match is \$16,113,000. The estimated contribution to education is \$20,540,000 which is \$4,427,000 over the minimum determined by the formula.

Merry Christmas!

If you have an item of interest related to our county, please submit to Sheila or me. Deadline for submission is the 20<sup>TH</sup> of the month. Ron Woody