

COUNTY EXECUTIVE'S REPORT

NOVEMBER 18, 2013

ROANE COUNTY COMMISSION MEETING

- Notice of a rezoning request regarding 161.7 acres across from the Roane County Park and Caney Creek RV Park from R-1 to C-2.
- TVA has forwarded to the County a lease agreement for approximately 5 acres to be used as a future Office of Emergency Services.
- I have proposed changes to the Delinquent Property Tax sales which shall be discussed with the Tennessee Association of County Mayors. The County Legislative Committee may want to meet and review the proposed changes. A summary of the changes are:
 - Not requiring the county to bid on delinquent property tax property in the event no bid is received at the back tax sale.
 - If the county has purchased property then the county has the right to abate all taxes, interest and penalties. (This will make the law clearer)
 - If the county has purchased the property, the property is within the city, and the county has abated all taxes, interest and penalties, then the city has a right to acquire the property, within a set number of days, and if they chose not to acquire then the city taxes, interest and penalties are by law abated.
- An education letter dated November 6, 2013 to Sen. Ken Yager, Rep. Kent Calfee and Rep. Ron Travis regarding the fiscal capacity formula and free and reduced lunch program.
- Property Committee will meet Thursday.
- Accounting and Purchasing have been understaffed for a couple of weeks. The departments should be fully staffed by the end of the month.
- We are continuing with our sales tax analysis and have identified a company that has been paying to Loudon County since locating to Roane County. Roane County will be able to recover 12 months of past sales tax.
- Roane County has been awarded a CDBG grant for the remainder of the sewer expansion in the Midtown area along Keylon Drive. The CDBG is for low income residential housing areas. The grant is \$487,000.

PROPOSED LEGISLATIVE CHANGES
TCA § 67-5-2507

1. It is our understanding that the county is required to purchase any property that is not sold a delinquent tax sale. With regard to this legislation, the following changes are proposed:
 - a. The county is not required to purchase property but has the option to do so.
 - b. If the county has purchased property at a back tax sale and the period of redemption has passed the county has the right to request of the legislative body to abate all taxes and fees and the sale the property through the county's normal purchasing and selling laws and procedures.
 - c. If the purchased property is within a corporate city limits and the county legislative body has abate the delinquent taxes and is preparing to sell the property then the city has 30 days to take action and inform the county the city's desire to receive and take possession of the property. If after the 30 day period the city has not decided to receive and take possession of the property then all city tax liens and fees are automatically abated and the property is free from all tax liens and fees to be sold by the county through the county's normal purchasing and selling laws and procedures.

2. If the county purchases the land and all the steps in (b) (1-10) are done, the following changes are proposed.
 - a. In the event that all of the measures prescribe in § 67-5-2507 (a) and (b) have been taken and the County Mayor's office has exhausted all possibilities of selling the land, the county legislative body, by resolution, may approve to declare that the land is to be sold in the same manner as other surplus property, at not less than the amount fixed by the county legislative body, and in compliance with the county's purchasing guidelines.
 - b. Whenever the sale of a tract of land is sold in the manner described above, the county legislative body will waive all back taxes and any fees assessed on the property.