

## Audio file

[commission\\_meeting\\_minutes\\_19\\_2905991735.mp3](#)

## Transcript

00:00:00 Speaker 1

We'll go ahead and Mark is on the way and we'll get into it. We're starting off with Rodney here.

00:00:06 Speaker 1

In a few minutes.

00:00:08 Speaker 1

But I'll call this meeting the workshop to order at this time.

00:00:12 Speaker 1

There is no one registered to make public comment. We do not have a visitor update.

00:00:19 Speaker 1

On the.

00:00:20 Speaker 1

We we do have a booster to update us on the potential legislation that is marked and so we'll skip over that and turn it over to our Director of Schools, Rodney Moore. He is here to review the school.

00:00:37 Speaker 1

Budget. So I'm going to turn it over to you Rodney.

00:00:50 Speaker 2

So.

00:00:52 Speaker 2

Thank you, mayor.

00:00:52 Speaker 1

But put the microphone up there, please.

00:00:55 Speaker 2

Renaissance.

00:01:05

So.

00:01:07 Speaker 2

Thank you, mayor. Thank you, commissioners.

00:01:10 Speaker 2

For all that you do or.

00:01:12 Speaker 2

School system or city of Sweetwater?

00:01:17 Speaker 2

I know a lot of times when you're in.

00:01:20

Public.

00:01:24 Speaker 2

It's very appreciate. It's a very lonely place sometimes. So I do appreciate what y'all did.

00:01:29 Speaker 2

I remember last year specifically talking about the new.

00:01:34 Speaker 2

Funding formula that the state came up with.

00:01:38 Speaker 2

And I was really nervous. I remember talking about that. We were going to be really conservative last year because I wasn't sure that number one, that I totally understood it well enough to go all in like some of the other districts did. But I also wasn't sure that.

00:01:53 Speaker 2

I.

00:01:54 Speaker 2

Maybe trusted the state was not good. I just.

00:01:57 Speaker 2

Felt like there were.

00:01:59

So.

00:01:59 Speaker 2

They're updated for improvements and so I didn't.

00:02:03 Speaker 2

Last year our salaries 5%, which was which is good which is average.

00:02:10 Speaker 2

But this year, well, getting really more comfortable about it. And the good thing we waited because there was some changes that took place throughout.

00:02:18 Speaker 2

The year that I felt like the.

00:02:20 Speaker 2

Really put us against the vague budget with just the major funds last year, so said that to lead into.

00:02:28 Speaker 2

The fact that.

00:02:29 Speaker 2

If you watched the news over the last couple of weeks, Knox County's on there and blood counties on there trying to beat that \$50,000.

00:02:38 Speaker 2

Beginning salary for first year teachers or zero year teachers.

00:02:43 Speaker 2

And so we have until 2026.

00:02:46 Speaker 2

To make that.

00:02:46 Speaker 2

Happen.

00:02:48 Speaker 2

But I feel like, you know, with everything that's going on and everything that we're able to have put back over the years that so City Schools is going to take that plunge and do it this.

00:03:00 Speaker 2

And so our zero to 0 years bachelors degree people.

00:03:06

Coming in that.

00:03:07 Speaker 2

Are brand new are going to start out and there's that's. That happens with some districts, but not a lot. A lot of people are waiting until the 2026. And so it was good timing because.

00:03:21 Speaker 2

We are very, very fortunate, very blessed to have had some state recognitions this year for our, for our academics. So I feel like it's good, good timing to reward our folks for the hard work and dedication that they've had because to be honest with you, if they've been at the top, I can tell you it's not always been good.

00:03:40 Speaker 2

I can tell you that our folks have worked hard to get to that point and.

00:03:44 Speaker 2

Being a small system, it's easy to fall back so.

00:03:47 Speaker 2

While it's while we're here, we're.

00:03:49 Speaker 2

Going to enjoy it.

00:03:50 Speaker 2

And you know.

00:03:52 Speaker 2

Coach Jimmy said basically that, you know, you enjoy this for 24 hours, but.

00:03:58 Speaker 2

So we did that and test results for this this current.

00:04:04 Speaker 2

Year will be.

00:04:05 Speaker 2

Coming in in the next few.

00:04:06 Speaker 2

Days and we'll see how.

00:04:08 Speaker 2

Great leads to.

00:04:10 Speaker 2

Report that we're looking at some significant increases. So when you start out at 50,000 bottom.

00:04:18 Speaker 2

You get to the.

00:04:18 Speaker 2

Top at 2530 years.

00:04:21 Speaker 2

You know quite a bit of money, so we we're still committed to doing that, that for certified staff will be an increase in our general fund budget of 645,000.

00:04:35 Speaker 2

So to give the people what they needed.

00:04:39 Speaker 2

I'm happy to report that.

00:04:42 Speaker 2

Another thing that's important to mention is the federal funding money that is your money that you.

00:04:48 Speaker 2

Hear so much about.

00:04:51 Speaker 2

Say it's free money. We all contribute.

00:04:53 Speaker 2

To that but.

00:04:54 Speaker 2

It does. It has helped quite a bit in the last three or four years. I can tell you this one was basically buying place and glass and.

00:05:03 Speaker 2

Face masks and gloves pretty much answer 2. We're able to buy, you know, a couple of things. I think we put a roof on with.

00:05:10 Speaker 2

This.

00:05:10 Speaker 2

Or two money and then SR3 we did.

00:05:13 Speaker 2

A lot of things.

00:05:15 Speaker 2

We put roofs on our, our all of our buildings pretty much have new roofs on them. We did a lot of HVAC work through that.

00:05:23 Speaker 2

We bought us bed slash activity, bust out of that, which I can tell you that we get a lot.

00:05:28 Speaker 2

Use out of it so.

00:05:31 Speaker 2

Interesting enough, it's happened in the drive through town during the the police memorial, and we had some groups that walked down there.

00:05:41 Speaker 2

And.

00:05:42 Speaker 2

It was raining like crazy, so.

00:05:43 Speaker 2

I went got the.

00:05:44 Speaker 2

Bus and call them all back. So we.

00:05:46 Speaker 2

Would have to walk in.

00:05:46 Speaker 2

The rain. So it's pretty interesting.

00:05:53 Speaker 2

But that goes away at the end of this year, so we have to spend.

00:05:58 Speaker 2

What money is left? I could tell you that we out that when we, as I said, bought rose about taking had a lot of technology.

00:06:08 Speaker 2

The.

00:06:12 Speaker 2

Programs and a lot of other.

00:06:14 Speaker 2

Various things.

00:06:16 Speaker 3

20.

00:06:17 Speaker 2

Strategic and not putting a lot of salaries in there because we knew that was going to go away, but we did put some salaries in there.

00:06:24 Speaker 2

And that now will be we'll take on that in our general fund budget and that's a total.

00:06:31 Speaker 2

Of

00:06:32 Speaker 2

Roughly \$400,000. So if you put those two numbers together this year with our salary increases on our our salary increases in hand put the extra money in for the additional.

00:06:44 Speaker 2

Positions we're looking at over \$1,000,000 just this year. And so again, very blessed, very fortunate to be able to.

00:06:52

Yeah.

00:06:55 Speaker 2

Couple things to add to.

00:06:56 Speaker 2

That we are now buying.

00:06:59 Speaker 2

You know, you guys came.

00:07:00 Speaker 2

Out when we first started.

00:07:02 Speaker 2

The one to one initiative for.

00:07:03 Speaker 2

Every child to have a.

00:07:04 Speaker 3

Computer.

00:07:05 Speaker 2

And so we continued that over the years and so we were trying to spread that out to where we bought two classes.

00:07:13 Speaker 2

And they will last us four years. Well, we found out that wasn't working, so now we're going every year and.

00:07:20 Speaker 2

Having to buy.

00:07:21 Speaker 2

Three grade levels.

00:07:24 Speaker 2

And basically what that ends up costing us is about \$150,000 every year.

00:07:29 Speaker 2

To which I felt.

00:07:31 Speaker 2

So.

00:07:32 Speaker 2

Again, we're fortunate we use extra money, but that's.

00:07:37 Speaker 2

That goes away and now next year for.

00:07:39 Speaker 2

Sure that 100 pictures. But at the budget.

00:07:41 Speaker 2

Fund.

00:07:42 Speaker 2

Couple extra things we're going to do and I'm sure they ever looked at our website.

00:07:47 Speaker 2

Probably use the word improvement, so we'll go with new website and new call out system.

00:07:52 Speaker 2

Uh.

00:07:54 Speaker 2

I don't know. You might be disappointed if you had a child in our system and.

00:07:58 Speaker 2

You hear miss Kyle?

00:08:00 Speaker 2

Due to call outs that that may or may not change, we're still in the growing process of figuring out what that call that's going to be like actually putting one I got.

00:08:09 Speaker 2

One on the.

00:08:10 Speaker 2

Phone.

00:08:11 Speaker 2

While sitting here and the other thing looking at this year is we're doing a company or cleaning or custodial stuff.

00:08:21 Speaker 2

And within that, there's a lot of

00:08:24 Speaker 2

Additional things that comes with that.

00:08:26 Speaker 2

We won't have to.

00:08:28 Speaker 2

Favorite products such as paper towels.

00:08:31 Speaker 2

All their cleaning materials, all their cleaning.

00:08:34 Speaker 2

Equipment will be provided, so that's a.

00:08:37 Speaker 2

It's a pretty expensive.

00:08:40 Speaker 2

Undertaking but.

00:08:43 Speaker 2

Which we did. We threw a pencil.

00:08:45 Speaker 2

At it and it's it's.

00:08:46 Speaker 2

It's not as bad as it sounds, because by the time you take all that other.

00:08:49 Speaker 2

Stuff out that they.

00:08:50 Speaker 2

Provide. It's not. It's not that bad.

00:08:54 Speaker 2

We're still giving signing bonuses feel like.

00:08:59 Speaker 2

I will admit that our status of being one of the top 12.

00:09:03 Speaker 2

In.

00:09:03 Speaker 2

The state has really sparked a lot of interest before.

00:09:07 Speaker 2

They were looking to go.

00:09:09 Speaker 2

And the teachers here. But I still feel like we offer hiring bonuses or everybody gets \$1000 and hard to staff things like a special education teacher or a math teacher or.

00:09:21 Speaker 2

Something like that. Yeah. We we.

00:09:23 Speaker 2

Give \$2000.

00:09:24 Speaker 2

For signing.

00:09:28 Speaker 2

Couple of other things that I'll point out and then I'll sit down.

00:09:32 Speaker 2

Equal.

00:09:38 Speaker 2

Creating a couple of new positions we're taking beforehand and help and splitting half and making human resource departments, which we have currently, but I wanted to take that away from who had it because she she was.

00:09:53 Speaker 2

Just overwhelmed with it.

00:09:54 Speaker 2

And split coordinating health and we had social worker.

00:09:58 Speaker 2

They felt.

00:10:00 Speaker 2

Which that social worker is basically, I feel like it's going to help us a lot with.

00:10:05 Speaker 2

A lot of the behavior things that we now see and a lot of that based on nothing.

00:10:09 Speaker 2

Based on content.

00:10:11 Speaker 2

I think a lot of the COVID issues that we're it's worth.

00:10:16 Speaker 2

Like sitting at home, not doing a whole lot and not encouraged to do a lot. We get in the classroom. It's hard to be still. It's hard.

00:10:24 Speaker 2

I feel like that's a position that we're really, really benefits from.

00:10:38 Speaker 2

No. Let's see.

00:10:41 Speaker 2

Any questions for me?

00:10:44 Speaker 1

What is? It might be a rumor, but I've heard several people talking about closing down.

00:10:53 Speaker 1

Is it down? Brown elementary school? Is that? Is that something in the works or where does that stand or?

00:11:00 Speaker 2

Well, I'll tell you probably where that came from.

00:11:04 Speaker 2

We have to do a five year vision and a.

00:11:06 Speaker 2

10 Year Vision and so.

00:11:09 Speaker 2

Probably early in my Superintendent career I had mentioned.

00:11:13 Speaker 2

That you know.

00:11:14 Speaker 2

Probably a 10.

00:11:14 Speaker 2

Year 10 year span. I would like to look at.

00:11:18 Speaker 2

Only go back when I was a principal when I.

00:11:20 Speaker 2

Was a principal and junior high back in 2009.

00:11:24 Speaker 2

Probably 2009 I had a.

00:11:27 Speaker 2

Vision to have a true middle school, true middle school being 678. And so I.

00:11:33 Speaker 2

Wasn't even thinking.

00:11:33 Speaker 2

Anything past 678? So then when?

00:11:36 Speaker 2

I became director.

00:11:38 Speaker 4

You know.

00:11:39 Speaker 2

It still was something I looked at and probably really makes a lot of sense because our.

00:11:46 Speaker 2

Brownie made it.

00:11:48 Speaker 2

Is 5th and 6th, so the state grade bands basically are are linked together 345 and middle school is 678. So when we do testing and whatever and scheduling and.

00:12:04 Speaker 2

Class schedules and all that. It's really hard and brown to do that because you've got an elementary and one side one leg, and then you've got middle school and the other.

00:12:12 Speaker 2

Leg so it's.

00:12:13 Speaker 2

Just it's really.

00:12:14 Speaker 2

Difficult.

00:12:16 Speaker 2

I'm not going to.

00:12:17 Speaker 2

Say it's, you know, it's.

00:12:18 Speaker 2

Not going to happen in my tenure.

00:12:20 Speaker 2

But I'm going to say it's not going to.

00:12:22 Speaker 2

Happen in the next couple of years.

00:12:25 Speaker 2

Because I feel like the when Doctor Miller was here and I was.

00:12:30 Speaker 2

A.

00:12:30 Speaker 2

Principal. I called her the night that we started getting ready to close in the walkways at Brown, I said, Doctor Miller, that makes sense. And you take that money and put the grill on.

00:12:41 Speaker 4

The.

00:12:42 Speaker 2

Elementary and junior high and.

00:12:49 Speaker 2

She called in this morning, she said I haven't slept all night because that's probably a good idea.

00:12:52 Speaker 2

But we're too.

00:12:53 Speaker 2

Far into it now, so let's start tomorrow.

00:12:58 Speaker 2

So it's been it's been.

00:12:59 Speaker 2

Talked about a lot, but just.

00:13:01 Speaker 2

You know, we just had one.

00:13:04 Speaker 2

So I don't know that it's a rumor maybe.

00:13:07 Speaker 2

Because I think it's been mentioned.

00:13:09 Speaker 2

It's just we don't know where it's going.

00:13:12 Speaker 5

With middle schools running, when you when you put those grades together and you and you focus on those separation in there.

00:13:23 Speaker 5

Above and beyond additional programs that you can provide once you have that middle school set up.

00:13:31 Speaker 2

You can, and obviously the state really likes it to be that way to have the the great bands in the same buildings as they should.

00:13:41 Speaker 2

Uh.

00:13:43 Speaker 2

I would say that a person that did that.

00:13:45 Speaker 2

Was.

00:13:46 Speaker 2

Thousands of times, thousands of times smarter than I am.

00:13:50 Speaker 2

And but I would love to be able asking, you know why we're divided that way. But I.

00:13:56 Speaker 2

Can't do that right now.

00:13:59 Speaker 5

As far as.

00:14:01 Speaker 5

Classroom teacher to student ratio count.

00:14:06 Speaker 5

What is our average for Sweetwater City Schools?

00:14:09 Speaker 2

Well, it depends.

00:14:11 Speaker 2

A lot of that looks like a.

00:14:13 Speaker 2

Two, it's much smaller, 20 per class, 3 through 5 I think is 25, eighties 30 is 6 up to 35 in a lot of cases since the.

00:14:31 Speaker 2

Across the board, average is because it's, you know, lower grades, it's.

00:14:34 Speaker 2

Only 20.

00:14:35 Speaker 2

And we, I mean we we do that and the thing it is we've had probably.

00:14:40 Speaker 2

30.

00:14:42 Speaker 2

Would you say 30?

00:14:43 Speaker 2

40 kids enrolled already transferred over. Yeah. So, I mean, it's growing so.

00:14:47

Yes, yes.

00:14:52 Speaker 2

The entire voltages.

00:14:53 Speaker 5

And that's that's kind of where I was getting is you know with with the funding alignment that that you guys have the increase in credentials.

00:15:05 Speaker 5

Is that is that changing and is that number?

00:15:08 Speaker 5

Changing. I'm just curious.

00:15:11 Speaker 2

I don't, I don't think so, I think.

00:15:14 Speaker 2

Like I said with.

00:15:15 Speaker 2

This Tisa funding, they're really.

00:15:17 Speaker 2

Given some flexibility to the districts where Bev did not as much, and I think that flexibility gives you an opportunity to move some money around that you needed to to accommodate, but also it it really helps the, I mean it helps in main staff as well as payments. So I wouldn't say it's a wash.

00:15:37 Speaker 2

You know.

00:15:38 Speaker 2

You got 20 kids you're going to.

00:15:40 Speaker 2

Enough money for 20 kids and 1 teacher. It's not always that the way it works because you don't get funded for that system or whatever. And part of what we're adding to the general Fund budget is for RTI coordinators which response to intervention is a program that helps kids who are behind.

00:16:00 Speaker 2

Their study that.

00:16:03 Speaker 2

A lot of districts will have one per school. They have two per district as far as same. Same goes for academic coaches. I think Monroe County has two or three coaches for 4000 students. We have 4 coaches for 15107.

00:16:20 Speaker 2

So we feel very fortunate, very blessed to have the folks.

00:16:24 Speaker 2

In the buildings and.

00:16:26 Speaker 5

Sounds like it is.

00:16:30 Speaker 5

Well, no.

00:16:33 Speaker 1

Since do we have the money or do you have the money to open up that street? We we get a lot of phone calls every year when school starts, about the congestion on Broad Street. We've discussed it. We've even had a couple of meetings on it. Has school board give any thought about?

00:16:53 Speaker 1

Opening up that street that goes behind Louis Macquarries and up to that way, there's a street there that we could take a lot of that traffic off of broad.

00:17:02 Speaker 1

Great.

00:17:03 Speaker 1

And it to a lot of people, it becomes a nightmare. They come over and start parking at 2:00 in the day and has that been discussed any by the school board?

00:17:14 Speaker 2

To be honest, it hasn't been discussed recently, but I know we did a lot of work. May have been. I know that we did some work with the director and some that hadn't been

mentioned in a while. One thing I think may help a little bit, I'm not going to say that it's going to make a huge difference.

00:17:34 Speaker 2

But we're taking, we took that playground out on Broad Street on the.

00:17:41 Speaker 2

But for the Vegas had Vegas has house, so we took that out and our goal is to turn that into.

00:17:43 Speaker 1

What?

00:17:47 Speaker 2

Some part of the parking lot.

00:17:49 Speaker 2

Because of you know, it was.

00:17:51 Speaker 2

Wasn't being used was being used it.

00:17:54 Speaker 2

Wasn't being used the way.

00:17:55 Speaker 2

You would like.

00:17:57 Speaker 2

A lot of after hours stuff. So we took that down. And so we're in the process of making that which I think.

00:18:02 Speaker 2

Will help a little bit with some of those folks.

00:18:04 Speaker 2

Obviously, and we, we still talk to him and try to discourage coming in there and parking at 2:00 because, I mean it's it creates a safety hazard, but still, it's every school we've got. There's somebody sitting there at 1:32. You go State Street and they're they're not done.

00:18:21

Yeah.

00:18:25 Speaker 2

All the way down to.

00:18:33 Speaker 1

OK. Anything else for Rodney? Any more questions?

00:18:39 Speaker 6

Thank you, Rodney.

00:18:39 Speaker 1

You.

00:18:47 Speaker 1

OK. Mark has come in.

00:18:50 Speaker 1

Mark is here to discuss and review legislation on residential developers.

00:18:57 Speaker 1

And Mark, I'm going to turn it over to you and you can give us a description of what this legislation proposes and how it's going to affect us.

00:19:08 Speaker 7

All right. Good to see all of you all.

00:19:11 Speaker 7

This is the actual legislation I brought a.

00:19:12 Speaker 7

Copy for John and.

00:19:15 Speaker 7

For my friend Jessica and Mayor, I'll give you my extra copy. I'm going to keep it.

00:19:20 Speaker 7

And you can.

00:19:20 Speaker 7

Give it to the entire group.

00:19:22 Speaker 7

I want to and then while I was losing track of time at my desk having fun, this is the summary of what I'm going to go over as quickly as I can today. I know you all got lots of business and so.

00:19:37 Speaker 7

Why am I here?

00:19:40 Speaker 7

I like coming to Sweetwater first, but the always.

00:19:44 Speaker 2

Yeah, it's.

00:19:51 Speaker 7

But a little bit of background, so the Home Builders Association came to our law, our law firms based in Nashville. I just love live in Tennessee. So I.

00:20:02 Speaker 7

Live in Knoxville.

00:20:03 Speaker 7

So they came to our our law being side of our firm in Nashville and asked.

00:20:06 Speaker 7

For help with creating we have done what little special assessment work had been done in the state, in the words, and we'll talk about what that means. We had largely done the Bond Council, the legal work on doing that, and so they came to us and said, hey.

00:20:20 Speaker 7

You got some.

00:20:20 Speaker 7

Special expertise in the area we'd like to draft some legislation. We said yes, we'll work with you. But.

00:20:26 Speaker 7

Our clients are primarily governmental clients, not.

00:20:29 Speaker 7

The developer side, we're programming, so we try to keep you guys in mind as we were drafting this legislation, it got tweaked a lot. We work with the Comptroller's office extensively. You know, we worked to obviously TML and and and the county services. Everybody weighed in on this. And so it just got signed by the governor.

00:20:49 Speaker 7

On May the 1st, Scott Davis, who owned some property through one of his investments, I think drew is here tonight. There's drew, the course with Scott.

00:20:57 Speaker 7

Has a property on by the Interstate exit. It's got the developer, Knoxville. I don't do any legal work for Scott. I've known him for years through my kids playing soccer. So he came and said, hey, I want to be the first guy to, you know, apply to do one of these special assessments. And I said, well, we do work for sweet water. The best thing we can.

00:21:17 Speaker 7

Do right now is just.

00:21:18 Speaker 7

Educate. Tell them what it's about and they can.

00:21:19 Speaker 7

Decide whether something they.

00:21:20 Speaker 7

Want to help with and so and so I reached out to Jessica and said would you like me to come explain what this new legislation about because they can?

00:21:30 Speaker 7

Drew and his team can.

00:21:31 Speaker 7

File a petition.

00:21:32 Speaker 7

With you guys tomorrow and then you would have to hold a public hearing and within 45 days. And so you don't have to vote for it, but you have to hold a public hearing. So in case you know, they're ready to get going, we are already here. And because we're while I was working on this, I had emails from Bristol and Kingsport saying that they got.

00:21:50 Speaker 7

Institutions in so we're going to we think we're going to see a lot of these. I thought we would see more in Middle Tennessee where it's going crazy. Rutherford County. You know where they can't keep up with home development but you guys are hot, you got a lot of new things going on here. You're a wonderful community. The Interstates are great play.

00:22:06 Speaker 7

At least to get up and down to a lot of jobs, you know, between Athens and Lenoir City. So I think you're going to see a request, not only.

00:22:13 Speaker 7

Made possibly from Drew but.

00:22:15 Speaker 7

From other folks. So what is this all about? So this new legislation we've had what's called special assessments for years, going back to the 1930s, where when people first started realizing?

00:22:26 Speaker 7

Hey, we need sewer. You could do a special assessment like on all the, you know, on all the lots on the street to say, OK, I'm going to.

00:22:33 Speaker 7

Pay to get the sewer lines to somebody's.

00:22:36 Speaker 7

It wasn't used a ton, but there was some special assessments done. So over the years we've tweaked those statutes. There's the cbid statutes, central business improvement districts. I don't know if you'll have one here. I don't think you do. We have one in Knoxville. There's many across the state. They often have a small special assessment to pay for.

00:22:55 Speaker 7

Like the pretty flowers downtown, they're in the ponds or something. And so, like, in downtown Knoxville, you'll see a lot o little things like the.

00:23:01 Speaker 7

Ice rink and the wing.

00:23:02 Speaker 7

You know, they help pay for that. So those that's an example o a special assessment. This is totally different. This was designed.

00:23:10 Speaker 7

Based on laws in other states to allow residential developers primary.

00:23:14 Speaker 2

Really.

00:23:15 Speaker 7

The reason I say primarily the development has to be at least hal residential, all our existing laws are largely designed for commercial deals to come to you all and say please essentially add an extra tax on the lots in my development so that I can pay for the infrastructure cost, it's not.

00:23:35 Speaker 3

It's.

00:23:37 Speaker 7

Your tax rate doesn't change at all. They're being they're asking for you to create, to impose on them voluntarily, and export tax, essentially called an assessment on top o what the other taxes would be. To do that. It's supplemental. It's a it's a supplemental on the words.

00:23:58 Speaker 7

Doesn't change any other laws that you might have to do assessments or to do anything you do. It's a supplemental thing and it wasn't designed as a way. I mean, you guys, you know obviously.

00:24:09 Speaker 7

Don't budget for new infrastructure for these sort of things and as I understand it, in the development at hand and maybe other developments in this particular case, they need some they need to pay for and I talked to Eric a little bit on Eric here tonight. The The thing is pay for some wastewater access.

00:24:29 Speaker 7

Pump stations to be able to get to this development. So.

00:24:33 Speaker 7

So how do you? What would happen if they really want this? They file a petition, the property owner and the developer would file a petition with you guys saying we want to especially assess ourselves. It's got to be a bunch of junk in that petition saying the boundaries. How much they propose to assess and all that stuff they can follow with you all.

00:24:53 Speaker 7

You all have to hold a public hearing within 30 to 45 days and decide whether you're willing to cooperate or not. You don't have to do it. I want to emphasize that a lot. You don't have to get into the special assessment business. This is not mandatory at all.

00:25:06 Speaker 7

You have to decide whether this is the best interest of the city of Sweetwater, or you all to get involved in this, and so so they'll come. You'll have a public hearing. It's just a clean majority vote. There's no like, Super majority vote. It's like a majority of you all decide.

00:25:21 Speaker 5

You got a microphone for him?

00:25:22 Speaker 7

You want to.

00:25:22 Speaker 7

Do this then you can do it and then.

00:25:26 Speaker 7

And we'll talk about sort of the pros and cons, but in that resolution you can say, OK.

00:25:33 Speaker 7

Will help, but only if. Basically you cover all the city expenses for us doing it. You can basically add up to 5% to the assessment to cover any city costs to do that. And there are going to be some we'll.

00:25:46 Speaker 7

Talk about that.

00:25:46 Speaker 1

Mark, would you go with the microphone with there some people in the back?

00:25:49 Speaker 7

Sure.

00:25:50 Speaker 5

That can't hear you.

00:25:51 Speaker 8

Here.

00:25:52 Speaker 9

You'd rather have the cordless that's working too, if.

00:25:55

You want.

00:25:55 Speaker 7

Oh, no, I don't care. I just had forgotten. I just like looking.

00:25:57 Speaker 7

At you also, I'm sorry.

00:25:59 Speaker 7

So I apologize to the folks in the back, so.

00:26:06 Speaker 7

So what would they? Why do they want to do this? Why would you do it? What these things are done for, and if you have been to like Florida and I'm sure the Florida, but particularly places like Florida, Arizona.

00:26:17

These huge have.

00:26:18 Speaker 7

You ever been to the villages or heard o the villages in?

00:26:20 Speaker 7

Florida it's like.

00:26:22 Speaker 7

A city and o itself or people.

00:26:25 Speaker 7

And so, and that's largely financed with special assessments like this. And it works, they, the developers, do this to help pay.

00:26:33 Speaker 7

For the infrastructure.

00:26:34 Speaker 7

Well, Disney World, you always heard about all the political controversy over.

00:26:38 Speaker 7

That really Creek development District, that was, those are special assessments imposed on Disney to pay for their infrastructure. This is a sort o a smaller version o that sort o thing. And So what you do is you put the assessment on and basically you use it to borrow against to pay for the public.

00:26:58 Speaker 7

Infrastructure. And so you set the assessment level so that it will be big enough to cover the debt.

00:27:03 Speaker 7

Service to pay.

00:27:05 Speaker 7

So.

00:27:07 Speaker 7

So they come to you and say this is how much the assessment we need is you get to decide, number one, whether you want to do.

00:27:12 Speaker 7

It and then you get to decide.

00:27:13 Speaker 7

Whether that's the right amount.

00:27:15 Speaker 7

O<sup>o</sup>the assessment and i<sup>i</sup>you?

00:27:17 Speaker 7

Do it you adopt A resolution.

00:27:20 Speaker 7

Likely.

00:27:21 Speaker 7

Relatively small deal like this and two \$3,000,000 o<sup>o</sup>likely would be sold to a bank, probably a public offering. A bond would not make much sense. It would be really expensive.

00:27:33 Speaker 7

And the interest.

00:27:34 Speaker 7

Rate would be too high but.

00:27:37 Speaker 7

It it would.

00:27:40 Speaker 7

You would sell that and the proceeds when that would be.

00:27:42 Speaker 7

Used to pay <sup>o</sup>r the public bank in<sup>i</sup>rastructure.

00:27:46 Speaker 7

The assessments are generally based on assessed value, but there's really three factors you can look at the acreage, excuse me, or sort of that. So other words a.

00:27:54 Speaker 7

One acre lot.

00:27:55 Speaker 7

And they pay.

00:27:56

You know more than 1/2.

00:27:56 Speaker 7

Acre lot or something like that.

00:27:59 Speaker 7

Frontage under words. If you have this huge.

00:28:01 Speaker 7

Frontage, you know.

00:28:01 Speaker 7

You can take into factors that those sort of things. It's really the benefits of each lot received.

00:28:08 Speaker 7

In the infrastructure.

00:28:10 Speaker 7

Again, that would be all proposed by the developer, and then you get to decide whether you agree with it or not the.

00:28:20 Speaker 7

And I want to please I want to state one thing though may current theoretically because this is public infrastructure, you could issue traditional municipal debt to pay for it. Good old general obligation debt that is not what this was anticipated to be or things like that. This would large this is anticipated to be.

00:28:39 Speaker 7

Revenue debt payable solely from the assessments with no credit of the city behind it whatsoever.

00:28:46 Speaker 7

We built in and something I built in on some other assessment statutes and have worked on a lot of these. Is. Is is that you can actually delegate to your industrial Development Board to say, hey, issue, the debt for this, we don't want to be the issues we don't.

00:28:58 Speaker 7

Want our name?

00:28:59 Speaker 4

On it just, even though we're not.

00:29:01 Speaker 7

Legally responsible for paying it this way, it separates the city from the debt and therefore.

00:29:06 Speaker 7

it gets.

00:29:07 Speaker 7

Defaulted on or something bad happens. Your good name is, not just.

00:29:11 Speaker 7

Joking. Now you threw a lot of IDB into the bus, not and so, so and so the likely you would do this if you choose to do it is through the through the IB the the assessments are what I like to call second lien on the blocks, your taxes and county taxes remain first.

00:29:31 Speaker 7

I mean, if somebody writes a check to the city and doesn't say what it's for, it goes to your taxes and then the interest and penalties first before anything goes to the assessment. So that's to me is really important.

00:29:43 Speaker 7

Is that you get paid first for your taxes and so, but if they if someone is delinquent on these assessment their parcel could be sold just like anything like the traditional tax sale.

And I know John loves tax sale stuff you know I've been chatting about that. So the I'm joking with him but he but that's.

00:30:03 Speaker 7

That is how investing.

00:30:05 Speaker 7

Would how?

00:30:05 Speaker 7

It would work and interest and penalties applied just like they.

00:30:09 Speaker 7

Would with regular taxes.

00:30:13 Speaker 7

The.

00:30:15 Speaker 7

Why would the city even consider helping with this sort of thing? Is really the big issue is listen. The second is do you need residential housing in your community? Do you need this type of housing?

00:30:28 Speaker 7

Something that's missing in your thing that you feel.

00:30:30 Speaker 7

Like would be filling the gap.

00:30:33 Speaker 7

You know, if you don't need the housing, it's interesting. Then I ride with your Superintendent. Talking is some districts or school districts are so full they.

00:30:40 Speaker 7

Just don't want.

00:30:41 Speaker 7

More housing? I don't know if that's true here. I'm probably not. You probably could use a few kids.

00:30:49 Speaker 7

But the county or Williamson County, they don't know. What do the kids they have. And so you know, it is sometimes, you know that sort of thing and sometimes it.

00:31:03 Speaker 7

Helps you. Long term, you're going to get.

00:31:06 Speaker 7

Your your utilities will get the revenues off of these expansions, so it creates.

00:31:10 Speaker 7

Additional revenue source for your utilities.

00:31:12 Speaker 7

Why would you not want to do this?

00:31:14 Speaker 7

I can tell you this will take Jessica's time quite a bit. The first one, if you decide to do it, you know we can include expenses, you know, for rate allocation of our time, but it's still is a distraction for her and and for your team on the jobs help to some extent if you ask you know, if you decide to move forward with this and so.

00:31:34 Speaker 7

So it is there is staff time involved. You know, we believe mathematically that a 5% of the assessment would cover necessary expenses, but we need to spend some time with you all to figure out if that's true or.

00:31:46 Speaker 8

The.

00:31:47 Speaker 7

Not that's the facts.

00:31:50 Speaker 7

The Statute allows you on charge is 5% of the expenses and one thing I've heard from other folks is they want to be absolutely clear that that the notice of these assessments, even though the state law doesn't say it, you.

00:32:02 Speaker 7

Can still do.

00:32:02 Speaker 7

It is recorded that if somebody buys a lot in residential development that if there's no surprise to them that they know that those assessments are down, that they can't.

00:32:12 Speaker 7

I didn't know what I was buying and now I got screwed. And I you were foreclosed on my property. So. So, you know, we want to make sure that it's it's transparent.

00:32:20 Speaker 7

And and very, very clear. So those are sort of the main pros and cons. And I do know maybe unanswered questions. I know this is where the high policy level in terms of I think that it's very likely they would like to move forward with this and if we're interested, I've got a sort of academic interest because we have right the statute and we believe that we're going to see a lot of things.

00:32:41 Speaker 6

So, you know, I think that.

00:32:42 Speaker 7

We're going to be.

00:32:43 Speaker 7

Talking to a lot of communities and we just.

00:32:45 Speaker 7

When we have.

00:32:45 Speaker 7

An opportunity like this, we take your.

00:32:47 Speaker 7

Time we better.

00:32:49 Speaker 7

Get ahead of the game so that you don't.

00:32:51 Speaker 7

Just, you know, get a petition.

00:32:52 Speaker 7

Saying, OK, what's this? What am I doing? Why don't what happens then? So if they do choose to file something and you all would have a public hearing and then you decide whether you're gonna adopt A resolution imposing assessment, I'm sure be collaborative.

00:33:10 Speaker 7

But that's that's part of the state law.

00:33:13 Speaker 7

Questions. Comments. Concerns.

00:33:15 Speaker 1

Still would be the downside if we didn't want this. I mean, are they downside to it?

00:33:21 Speaker 1

If we say we refuse it, we don't want it. What would be the downside for us as a municipality?

00:33:28 Speaker 7

Your downside is.

00:33:31 Speaker 7

If there is one is you don't get the development, they don't really have a whether.

00:33:39 Speaker 7

It may not be.

00:33:40 Speaker 7

Financially feasible for them to sell the.

00:33:42 Speaker 7

Property at what they've agreed upon.

00:33:46 Speaker 7

You know, there just may not.

00:33:47 Speaker 7

Be a financially feasible development at that price point without the special assessment. That's that's the downside and I can't tell you whether that's the case or not, but that is what most developers will tell you. I need. This is my gap to be able to do this.

00:33:59 Speaker 4

Yes.

00:34:04 Speaker 9

Someone.

00:34:04 Speaker 7

There's gonna go ahead anyway, then, mayor, you're probably, you know.

00:34:08 Speaker 7

That's one. I mean, I'm not saying that's the case, but you may not even want that.

00:34:14 Speaker 7

That's really a political decision.

00:34:17 Speaker 9

So Mark our planning, several members of our Planning Commission are here also. So the Planning Commission actually created the R4 zoning that drew and Eagle Bend are using.

00:34:20 Speaker 7

Yes, right.

00:34:28 Speaker 9

And it's the only property in Sweetwater that's zoned R4 at this time, so as much a question for them as for the city board.

00:34:37 Speaker 9

Are we allowed to be picky about who we use this on? Like, let's say we don't want it for R4 zoning, but we want it for traditional neighborhood district zoning. Or can that come back to bite us if we deny it for R4 and approve it for T&D? Is that going to put us at risk legally?

00:34:56 Speaker 7

You could pick and choose.

00:34:57 Speaker 7

As you see fit or what's best for you and your municipality, this section also allows you to adopt policies and procedures to give guidance. To say we want to support this type of residential but not others.

00:35:09 Speaker 7

If you choose to say.

00:35:11 Speaker 7

We're interested in doing this in some.

00:35:13 Speaker 7

Cases but on another.

00:35:14 Speaker 7

Because I would encourage you maybe to consider adopting policies to give some guidance to developers like Drew is to and Scott as to, OK, I'm sorry this is not the folks that we want to use our our time to to do. Yes. No, I think that that certainly can I say somebody's not complying.

00:35:35 Speaker 7

But it is certainly was the intent of the legislation, even for a good municipal policy, for you all to be able to just decide which developments are good for your Community.

00:35:48 Speaker 9

And then I guess I think everybody understands this, but this will be collected just like we collect property taxes, correct? If they don't pay, we have to include them in our delinquent tax sale. It is the city sending out a bill for this special assessment that the developer has benefited from. So keep in mind when those phone calls come in to complain.

00:36:05 Speaker 9

This however much is tacked on to their tax bill. They're going to be blaming the city. They can have disclosures all they want up front. But I mean, typically that property.

00:36:14 Speaker 9

Owner.

00:36:15 Speaker 9

Is going to assume it's the city getting to pocket that money even because we're the ones billing for it or we're the ones selling their house that they don't pay it. So that's what I see as the downside of

00:36:25 Speaker 9

This is that.

00:36:26 Speaker 9

We're not getting any of the tax money off it. We are getting infrastructure and the utility board is probably going to get some kind of rate revenue off of that, but it will definitely be our job to collect it. Our job to turn it over all of those things.

00:36:40 Speaker 1

But this is only on new new homes coming in. It don't affect the average homeowner.

00:36:46 Speaker 7

Be only within a.

00:36:48 Speaker 7

Specific area that you would approve lightly just a subdivision.

00:36:53 Speaker 7

It definitely would not affect any existing homeowner industry. It would only be parcels within a specific within a specific setting and and.

00:37:05 Speaker 7

Just leaning towards the point about, I have a literature software I was city actually I've created a special assessment actually a couple years ago and they really wanted some mid-priced salary. And so they were wanting to do it and I was similar comment as the city recorder said, yeah, we're just not set up.

00:37:12 Speaker 1

Something back there.

00:37:16

Right.

00:37:21 Speaker 5

It's fine.

00:37:24 Speaker 7

To do it, most software now is software.

00:37:28 Speaker 7

For attached about that I haven't.

00:37:29 Speaker 7

Talked to you about yours? Is they?

00:37:30 Speaker 7

Now have a line or special assessments and so.

00:37:34 Speaker 7

When the Nice city recorder, Maggie and Lenore City was like bounded to cry, saying Oh my God, it's going to take me forever to get that set up. And I think now it's largely pretty common, but just is absolutely right. It will say taxes and special assessments on their bill. And so it will be collected by your city recorder.

00:37:54 Speaker 7

And then pass through to pay debt service on a moment.

00:37:59 Speaker 1

Let let me ask you, what's your opinion on this? Since you're here give you an opportunity to say something.

00:38:07 Speaker 4

Yes, mayor, appreciate.

00:38:08 Speaker 4

Your time and everybody else as well.

00:38:10 Speaker 4

I'm kind of learning just as much as you guys are.

00:38:12 Speaker 4

So I'm trying.

00:38:13 Speaker 4

To we want to be a team and have.

00:38:15 Speaker 8

This community be an.

00:38:16 Speaker 4

Asset to the community if you will we.

00:38:19

Have kind.

00:38:20

O

00:38:20 Speaker 4

How my employer, Scott.

00:38:22 Speaker 4

Got into all this was we have.

00:38:24 Speaker 4

Had some financial difficulties seeing the feasibility when it comes to the sewer, I guess capacity issue that we're facing and so we're trying to you know.

00:38:32 Speaker 4

See some different avenues that.

00:38:34 Speaker 4

At least work with the parties, but we're just we're really to stand.

00:38:36 Speaker 4

Still, and we do.

00:38:38 Speaker 4

We do own the land. We did buy it, so we are.

00:38:40 Speaker 4

You know we're.

00:38:40 Speaker 4

We're, we're in it.

00:38:41 Speaker 4

And so we're going, by the way, before.

00:38:45 Speaker 5

How many lights?

00:38:46 Speaker 1

Good.

00:38:48 Speaker 4

OK. So we were approved just to sit in R4 at 2:40. However, once we got this in soil issues and we got all the testing due diligence, we're trying to work through some sort of

00:38:58 Speaker 4

Engineering. So we'll probably.

00:39:00 Speaker 4

Probably South of that closer to 20.

00:39:02 Speaker 5

Ish. All right, 320 so.

00:39:05 Speaker 1

That is the property up behind Burger King right in that area. Yeah, for those that may not know.

00:39:13 Speaker 5

So with.

00:39:15 Speaker 5

With the utilities required, what is the price?

00:39:22 Speaker 5

That you guys would have to pay.

00:39:24 Speaker 5

To get those utilities.

00:39:26 Speaker 5

To that point up and running.

00:39:27 Speaker 4

Yes, I said. Of course. Question on what we've been told all utilities except sewer and there and capacity is there. But we believe from through our utility is they're actually reserving capacity for across the Interstate that the Minister for future future development when that's going to come.

00:39:43 Speaker 4

Anyways, so we're.

00:39:44 Speaker 4

Told for us to upgrade the pump.

00:39:45 Speaker 4

Station and allocate.

00:39:47 Speaker 4

Their capacity around.

00:39:48 Speaker 4

1.5 million 1.5.

00:39:52 Speaker 2

So that 1.5.

00:39:53 Speaker 1

Would be attached on to the assessment of the people that bought the houses.

00:39:58 Speaker 4

To my knowledge, yes again.

00:39:59 Speaker 4

I'm I'm trying to wrap my brain on this.

00:40:01 Speaker 1

OK.

00:40:08 Speaker 5

So Sweetwater math is right. That's 6800.

00:40:15 Speaker 5

Make sure.

00:40:22

Yeah.

00:40:24 Speaker 5

So.

00:40:26 Speaker 5

I just. I need my brain needs to break it down into. I mean, as part of the discussion just this is.

00:40:36 Speaker 5

This common sense.

00:40:38 Speaker 5

So it's each life.

00:40:39

Yes.

00:40:41 Speaker 5

Had to pay? Let's just.

00:40:43 Speaker 5

Say 7000 per good round numbers.

00:40:47 Speaker 5

How much?

00:40:49 Speaker 5

Tax would have to be on that individual lot to pay back that 7000 and.

00:40:58 Speaker 5

X years.

00:41:00 Speaker 9

Well, that was one of my questions too. Do we determine the term or does a developer determine the term or the debt issue? But, you know, whoever's issue the debt?

00:41:06 Speaker 7

So I'm going to.

00:41:07 Speaker 7

Be like The Supremes and the single and.

00:41:09 Speaker 7

Drew, but the.

00:41:11 Speaker 7

That's great, say \$7000, you.

00:41:13 Speaker 7

Can go up to 30 years. Let's.

00:41:14 Speaker 7

Say 30 years to.

00:41:15 Speaker 7

You know, if you just ignore interest for we with a segment, I mean that's \$200 you know 200 for that year. There's no way we're going to ignore interest, I would say.

00:41:25 Speaker 7

Based on just that very rough gas is likely, you know, say \$300.00, a year added in assessment to to make this financial.

00:41:34 Speaker 5

Good Sweetwater map again? Yeah.

00:41:38 Speaker 7

Sorry, that was weird.

00:41:44 Speaker 8

Did you say 300 a year?

00:41:46 Speaker 7

Yeah, I was just guesstimating by adding some interest.

00:41:49 Speaker 5

That's that's 2020 30.3 year.

00:41:54 Speaker 5

To pay to pay back.

00:41:55 Speaker 7

Yeah, but that didn't include the interest. That's why.

00:41:57 Speaker 7

I was tackling.

00:41:58 Speaker 8

Well, it's it's still, it's still 25 years that we as a city.

00:41:59 Speaker 7

And I'm assuming 1/3 full 30, yeah.

00:42:06 Speaker 5

Have to hang on.

00:42:08 Speaker 5

To get our money back, is that?

00:42:10 Speaker 9

No, actually the money goes to the utility board up.

00:42:13 Speaker 9

Front.

00:42:13 Speaker 9

Yeah, the utility board puts the infrastructure in up front and then the city collects the money back to pay off the debt. So even Eagle Bend ends up selling it to a commercial bank.

00:42:22 Speaker 9

As we collect.

00:42:23 Speaker 9

That that money goes back to the.

00:42:24 Speaker 9

Developer the city doesn't.

00:42:25 Speaker 6

That's.

00:42:25 Speaker 9

Keep that money it goes, and that isn't, I mean, like there's lots of practical things. I have questions about it as far as implementation. How often do we send the payments? Are they done on a daily basis? Do we send it once a month? Do we send it at the end of tax season? So we get to hold on to it for a little longer and interest. There's lots of very practical questions like that that people at the legislation.

00:42:42 Speaker 9

Level will pass a law and then people like me have to figure out how to make it actually happen. So.

00:42:47 Speaker 9

I have a lot of questions about that.

00:42:48 Speaker 7

Those are great questions though, Mark. Just we're getting those kind of questions and we did not, you know those are the sort.

00:42:53 Speaker 7

Of things we would deal.

00:42:54 Speaker 7

With in the document, it seems to me that.

00:42:55 Speaker 9

Sure.

00:42:57 Speaker 3

The city would.

00:42:57 Speaker 1

Be the only one taking a risk.

00:43:00 Speaker 9

If it's not paid, it's not on.

00:43:03 Speaker 9

The city's.

00:43:03 Speaker 9

Credit.

00:43:06 Speaker 9

You said we should probably do it through the Industrial Board.

00:43:07 Speaker 1

And the utility board gets it up front do then.

00:43:10 Speaker 5

Who's who's paying the utility?

00:43:12 Speaker 3

We're the. Yeah, we're the middleman, and it's available to move forward with.

00:43:13 Speaker 9

The property owner pays the utility if the property owner doesn't pay, we turn it over for delinquent tax sale and that lot is sold and whoever buys the lot ends up paying the utility debt off.

00:43:16 Speaker 1

Their stuff.

00:43:24 Speaker 9

So I don't it. It feels like they've tried to send that it up to where the city does not end up being on the line for this. What the city is on the line for is people being upset that they're being billed for a special assessment because even bins going to sell this debt and be out of here and there's not going to be anybody to call for them, they're not going to hear the complaints. It's going to be you all that. Hear the complaints about it.

00:43:44 Speaker 9

I think really that's the city's biggest risk is a complaint. So the question is, is getting this?

00:43:49 Speaker 9

Equipment the the pros that outweigh the cons of those complaints, and and you're also getting infrastructure, you're getting infrastructure paid for by people instead of the city having to pay infrastructure. So I think there's an Ave. where this will be very valuable. I just don't know if it will be everybody that approaches us with a petition.

00:43:56 Speaker 5

Sure. Right.

00:44:08 Speaker 7

I'm sorry that he's Drew's.

00:44:10 Speaker 7

Example. But he's standing right here.

00:44:11 Speaker 7

Next to me, but just using his.

00:44:13 Speaker 7

Going to the city, if done right, the city should have no financial risk, but still other than the time and expense of administering this, and we will make sure that's done right. We I would strongly, strongly recommend to you that you don't put any city credit behind any, whether it's true steel or any deal this stuff this time do not do that. That's not a good business decision.

00:44:15

So.

00:44:34 Speaker 7

What they would do is if they ask you to put us, say please impose assessment of again, I'm just estimating \$300.00 a year additional assessment per year that we collect your taxes by February 28th is that.

00:44:49 Speaker 7

Your.

00:44:49 Speaker 7

Tax due date of each year, so they you all would collect.

00:44:53 Speaker 7

That you would.

00:44:53 Speaker 7

Earn that money over likely to a bank, and they would they would likely go to a bank, likely the same bank that would be making them their construction. Loan that to develop the property, to build out the roads and stuff, and they would they would go and say hey.

00:45:08 Speaker 7

We've got this special assessment much like a TIF or something like this and and we have this extra source of revenue that's a second lien on the property ahead of mortgages. So it's a really good collateral, but it is you please loan us against that income stream and so they would get the million.

00:45:28 Speaker 7

Five, they would write a check to your utility system, saying here's 1,000,005 to pay.

00:45:34 Speaker 7

For that pump station.

00:45:36 Speaker 7

And one of the big issues to deal with and again, I'm sorry, The thing is, is one of the big issues that you deal with in these sort of things is do you only write them a check once it's finished because you don't want to bear construction risk and certainly that's what we would suggest to cities to do is look, once you finish get it.

00:45:42 Speaker 3

Right.

00:45:56 Speaker 7

Permitted. We'll write you the check then for 1,000,005 and at that point you have no financial liability. Your utility system has been paid in full. You have no financial ability to pay the debt. But I think just going to continue, you know, is hitting that point. You get left collecting the money.

00:46:13 Speaker 7

Is that worth it to get your expansion of your infrastructure and to make it financially feasible to build these, you know, to develop these, these, these, these long lines and so that's that's really what your way.

00:46:27 Speaker 9

John Campbell worded.

00:46:28 Speaker 9

It the best when we first were talking about this, he said. Are we desperate enough for this particular development that we're willing to do?

00:46:35 Speaker 9

This.

00:46:35 Speaker 9

So that's what the question is, and I think that's a question in a case by case basis, depending on which development files.

00:46:41 Speaker 9

A petition for it.

00:46:42 Speaker 3

Is the developer on the vote for the assessments building at the LOCKSTONE?

00:46:46 Speaker 7

That's a really.

00:46:47 Speaker 7

Good question, I'm really glad.

00:46:48 Speaker 7

You asked. I'm not saying.

00:46:49 Speaker 7

Be nice is the answer typically.

00:46:52 Speaker 7

That's that. It's weird, and I know I've talked to you all just cause heard me blabber about tax increment financing and tips. If a developer guarantees a tip, it makes it taxable and it's a bad thing. You have a much higher interest rate. These sort of special assessment deals. I know I'm getting the weeds. I'm sorry but I'm a nerd and so.

00:47:12 Speaker 7

They can guarantee it is legal. All they have to do is basically, you know, be able to demonstrate that we have a plan to sell the lots.

00:47:20 Speaker 7

And and and.

00:47:22 Speaker 7

And eventually get off together. Almost all these residential specialists.

00:47:27 Speaker 7

The the the developer is on the hook until say there's sufficient solve the cash flow. The bad that's so that's that's typical. I mean we're just starting here, Andrew said he's learning too. But but if you all decide to proceed, they're almost certainly going to be in the guarantor during the build out.

00:47:45 Speaker 5

I mean the thing about it is, you know.

00:47:47 Speaker 5

Do the simple math and we say.

00:47:49 Speaker 5

You know, drew, why don't you just charge seven more grand a lot when you when you.

00:47:57 Speaker 5

That that would be the simple.

00:47:58 Speaker 4

Question. Is our interest carrier right now? So we developed the site all up front and so on 200 plus.

00:48:08 Speaker 4

Lots. It's it's.

00:48:08 Speaker 4

A ton of exposure for us and I'm.

00:48:10 Speaker 4

Not crying, you know, that's our business.

00:48:11 Speaker 5

All right, the numbers, the numbers are there, it takes 6 to to do the development.

00:48:17 Speaker 4

And so for us we obviously we can't either build or sell whichever route we go, build ourselves, sell, sell the builders whatever because it looks like it's tough for what we just we we're a small fiber shop five person company we can't carry that debt that long at that at that high number and so.

00:48:34 Speaker 4

If we're talking, let's say 1.5, is that number, it makes it more palatable that we.

00:48:38 Speaker 4

Can carry that.

00:48:39 Speaker 4

Debt sell lots, get homes built in phases.

00:48:42 Speaker 4

So it's just easier for them.

00:48:44 Speaker 4

It's kind of one side that's for us to essentially lessen our interest carrier. So we're so we actually even do the projects as it is, we can. That's what we kind of said so.

00:48:55 Speaker 5

Just talking, talking through this, so we asked Drew well, why don't you pay for it? That's 7000 per lot ultimately.

00:49:05 Speaker 5

The end user is going to pay for this either way, yes.

00:49:13 Speaker 5

It's just.

00:49:15 Speaker 5

The special assessment it's 25 years out.

00:49:20 Speaker 5

When Drew sells a lot, it might be 5 years out. It might be 25 years out before you sell them all.

00:49:27 Speaker 5

So.

00:49:30 Speaker 5

Ultimately, if I'm understanding this correctly, or the city is never paying out for.

00:49:35 Speaker 8

Studio.

00:49:40 Speaker 4

This utility.

00:49:42 Speaker 7

That is correct.

00:49:44 Speaker 7

And you may about some you just.

00:49:45 Speaker 7

Said was interesting. Is like.

00:49:47 Speaker 7

They end up holding a lot for, say, 20 years, they can't sell it. They're paying, they're paying the assessment for 20. You know, that entire period of time as well, probably guarantee.

00:49:51 Speaker 5

Right.

00:49:55 Speaker 7

But that football?

00:49:58 Speaker 3

They're really not even where the city is going to have any money involved, right?

00:50:04 Speaker 7

Other than I keep the time and expense of your good staff doing it and it's the policy. Great question. I do believe and I don't want you to worry as we can financially protect the city if you decide to do, you're not liable for anything.

00:50:19 Speaker 7

It's the administrative issues of Andrew would be the first to say their job is to develop and move on to the next project and so and that's not that's what developers do, right and so so you all will be the ones.

00:50:34 Speaker 2

You know collecting.

00:50:35 Speaker 2

And.

00:50:36 Speaker 7

A lot of it's communication hopefully will be a homeowners association.

00:50:39 Speaker 7

They're well aware of it, you know, it's a lot of that, but yes, there are. If somebody you know is, I'm sure you get complaints about taxes already and like, so I mean, that's going to be the is the is the administrative thing and.

00:50:54 Speaker 7

We think this is.

00:50:55 Speaker 3

Again, I'm showing, yeah.

00:50:58 Speaker 7

Whether you all choose to, there's project, that's something that's going to be an interesting discussion, but we think this could be an interesting tool for projects that communities think, particularly if it's infrastructure that might help a larger area and get it there. And I just think.

00:51:08 Speaker 9

Desirable here.

00:51:13 Speaker 7

Each project on its own will be unique.

00:51:16 Speaker 7

And I think.

00:51:17 Speaker 7

It would be incumbent on Shawn and drew to come back to you in their petition and say exactly this is the amount of assessment we proposed. This is why this is the economics.

00:51:26 Speaker 7

Of why we.

00:51:26 Speaker 6

Need it and more.

00:51:27 Speaker 7

Some more detail I'm sure Drew can do that and and convince you all and.

00:51:32 Speaker 7

Whether they or you choose.

00:51:33 Speaker 7

To be convinced. Look, This is why we.

00:51:34 Speaker 7

Need it or you may want to say look.

00:51:37 Speaker 7

This is not the type of project we want to use.

00:51:39 Speaker 7

This tool or.

00:51:41 Speaker 7

You have every legal right to do.

00:51:42 Speaker 9

I do it. I know I'm being hard on this because I want them to fully understand what you're getting, and I imagine that we probably will be getting a petition at some point or this.

00:51:49 Speaker 9

Whether it's from Drew's.

00:51:50 Speaker 9

Group or even someone else. But I do think it's excellent legislation. I think this provides an opportunity for a community that can't afford to put in the infrastructure or doesn't want to take on debt to put in the infrastructure.

00:52:01 Speaker 9

To pass that cost along to the end user and still be able to get that infrastructure in. So if we were in desperate need of housing and wanted 200 more families moving into the area and really needed that to be able to, you know, fund workers and things like that and thought our roads could handle that amount of traffic.

00:52:16 Speaker 9

Then it might be a great thing for us to use this legislation too. I just my encouragement would be let's be picky about who we allow to use this and then I have one more question. What if there was property?

00:52:28 Speaker 9

That needed infrastructure.

00:52:31 Speaker 9

That the city was very excited to put infrastructure into. Does it have to be sewer or water or electric? Electrical work? I mean like is there, is it specific to what kind of infrastructure can it fund roads inside that infrastructure?

00:52:47 Speaker 9

Can it tear down buildings?

00:52:51 Speaker 7

You're getting kind of specific now.

00:52:57 Speaker 7

The infrastructure is streets, roads, bridges, sidewalks, water, wastewater, natural gas, electric, telecommunications, stormwater required to the benefit of the district buildings.

00:53:02 Speaker 4

1.

00:53:17 Speaker 7

Saying just those would be, you could say that it's totally not related in those.

00:53:23 Speaker 7

Things.

00:53:24 Speaker 7

Why is it those things?

00:53:26 Speaker 7

Federal tax law going back to this gentlemen's question is allow these are the things that federal tax law allows special assessments to tax.

00:53:38 Speaker 9

That's very good information as always.

00:53:42 Speaker 3

We have a lot of blank one sell.

00:53:45 Speaker 3

It.

00:53:46 Speaker 3

But the links.

00:53:49 Speaker 3

It says view.

00:53:53 Speaker 3

Yes, yes, yes, yeah.

00:53:54 Speaker 3

300.

00:53:56 Speaker 7

It does not go away. It's an ongoing thing because it

00:53:59 Speaker 3

You don't. You don't have to satisfy that whole.

00:54:05 Speaker 9

That's a good question.

00:54:08 Speaker 5

Let's just say.

00:54:10 Speaker 5

We find the magic drug and we.

00:54:12 Speaker 5

Live to be 100.

00:54:13 Speaker 5

And 50 yes.

00:54:15 Speaker 5

2530 years from now, when that debt is paid is that tax?

00:54:21 Speaker 5

Still on there.

00:54:22 Speaker 7

No, it goes away at that point. Yes. Yes, it goes away. It's not a permanent tax. It definitely goes away once the. Yeah, it's that's that's satisfied.

00:54:23 Speaker 8

It goes it goes, it does go away.

00:54:28 Speaker 9

That's it, satisfying.

00:54:31 Speaker 6

And then the city is maintaining all of those, all of that infrastructure.

00:54:36 Speaker 3

Yeah, I mean, that's the other side to take it over.

00:54:44 Speaker 5

All right.

00:54:44 Speaker 9

Oh, and it does make it still public infrastructure. It doesn't become the property of the developer, it's still public infrastructure, OK?

00:54:49 Speaker 7

It would be yes, it.

00:54:50 Speaker 7

Has to be public infrastructure eligible for?

00:54:53 Speaker 7

A tax exempt rate.

00:54:54 Speaker 5

And i'm understanding this, what's being asked anyway, i could use that term?

00:54:57 Speaker 8

Hey.

00:55:00 Speaker 5

Is.

00:55:01 Speaker 5

We're at point a right now.

00:55:04 Speaker 5

Y'all need it at point B.

00:55:06 Speaker 5

But it's just up to.

00:55:08 Speaker 8

Where you.

00:55:08 Speaker 8

Would.

00:55:09 Speaker 5

Hook on, is that correct? It's not run into, so we're.

00:55:14 Speaker 4

Again, a little green on this.

00:55:16 Speaker 4

Project and this jump.

00:55:17 Speaker 5

We're all hypothesis.

00:55:21 Speaker 4

So we're just told that there is capacity, airplanes, issues this development, but we're waiting for new development process across the Interstate. And so we sent over to Penn Station that's near.

00:55:33 Speaker 4

Property others within 500 view.

00:55:36 Speaker 3

It's the pump station.

00:55:42 Speaker 3

Again.

00:55:45 Speaker 5

OK.

00:55:48 Speaker 1

OK.

00:55:50 Speaker 1

Any more questions? Thank you, drew. Thank you, mark.

00:55:55 Speaker 7

It's great to see you guys.

00:55:56 Speaker 1

Thank you for letting you you as well.

00:55:59 Speaker 1

I'm sure we'll be talking again.

00:56:02 Speaker 7

Well, if you get a petition, I'll be back.

00:56:05 Speaker 7

Great to see you. Thanks guys.

00:56:07 Speaker 1

Thank you. OK, moving along here.

00:56:14 Speaker 1

Next, the upcoming budget. There is a budget review. There's going to be a few changes. Jessica, do you want to bring those up?

00:56:22

Sure.

00:56:24 Speaker 9

OK, so a couple of things changed in this draft of the budget and I.

00:56:28 Speaker 9

Can go.

00:56:29 Speaker 9

Back to the.

00:56:30 Speaker 9

First draft that we passed, but I wanted you to be able to see the draft that had these numbers included. I did change some of the revenues because we got another sales tax deposit in today and it's still trending higher. So I,

00:56:43 Speaker 9

Mean it's good news.

00:56:44 Speaker 9

Was able to increase several revenue outline line items, so we're not taking quite as much out of fund balance.

00:56:51 Speaker 9

I did add \$2000 into the travel and training budget in the office, so that hopefully I'll be able to attend that administrators conference in the fall. We also had a request from several well from soccer asking to add an extra \$2500 into their field maintenance. We briefly discussed that in the last meeting.

00:57:11 Speaker 9

We decided to kind of table that to the workshop, so I did include those numbers in here also, but I did include it for all of our of the sports that we provide field maintenance to. So I did 20 an extra, it's a total of 5000 for football, baseball, softball.

00:57:25 Speaker 9

In soccer and and still we're taking a little less out of fund balance than the first draft that we deposited because I was able to increase some of the revenues because primarily of sales tax also property tax, we're already we've already hit.

00:57:39 Speaker 9

The projected number for the whole year and I imagine we'll still collect a few delinquent property taxes in before the end of the year. So I knew that number was going to be higher than what we originally projected. So that number.

00:57:48 Speaker 9

Went up a little bit in revenue.

00:57:49 Speaker 9

Also, so it

00:57:50 Speaker 9

You want to do the field maintenance increase for all four sports. It is in this draft of the budget and it put.

00:57:57

Less.

00:57:58 Speaker 9

Taking about \$6000 less, I think out of fund balance than what we passed during first reading. So if there's any other changes that you all want to talk about, we can discuss that. If you want me to put it back to what it was that we passed on first reading, I can do that. The budget calendar has us voting on the budget for final reading in the June meeting. We can put it off to the.

00:58:19 Speaker 9

Being called meeting, I have noticed the the state responds more quickly and approves our budget if we send it to them by mid June instead of waiting till the end of June when everybody's sending it in. But that's really the only reason that I like to do it in that June.

00:58:31 Speaker 9

Meeting.

00:58:32 Speaker 9

So if we need the June, if we need to do a call meeting at the end of

00:58:36 Speaker 9

And we can, but that's what it is right now. If you all want to discuss any of that or tell me anything else you want changed, we can. We can go through that.

00:58:48 Speaker 1

Next meeting.

00:58:50 Speaker 1

Will be June 4th. We're not going to meet on Memorial Day over.

00:58:54 Speaker 9

No. Yeah. This meeting takes the place of the workshop next week, so it'll be June 3rd, I think. Yeah, June 3rd.

00:59:02 Speaker 1

Yeah. OK, everybody clear? We'll bring that up in June.

00:59:03 Speaker 9

So June 3rd would be the regular meeting.

00:59:10 Speaker 1

Barbecue recap.

00:59:13 Speaker 9

All right. I just wanted to give y'all some numbers on the blooms. Bluegrass and BBQ Festival. It was our largest festival to date. It did grow about 20% over last year citywide when I did numbers for the whole city. When I did numbers specifically for the festival area, it was about a 10% increase, so.

00:59:14

Bluegrass.

00:59:31 Speaker 9

We could make a lot.

00:59:34 Speaker 9

Guesses about what that means, but I think it means in general our baseline is higher. There are more people coming into town coming into Sweetwater on any given day, and then for special events that's bumping at another 10% over what it would normally be. So.

00:59:52 Speaker 9

There's some information in there specifically about the festival area. The weather wasn't perfect, but it was a lot better than what the forecast said it was going to be. But one of the interesting maps I put in there, it's this map in your pocket.

01:00:05 Speaker 9

And basically it.

01:00:06 Speaker 9

Shows obviously the most visitors that we had are from within an hour's drive, like that's where the majority of our visitors are. But you can look and see they're around 1000 people coming from Chattanooga, 1000 people coming from Knoxville.

01:00:21 Speaker 9

If you kind of go along the I-75 corridor, that whole corridor is filled with people coming to our festivals and events. We have some in the Tri-City area there will. There were several people like, I mean like 100 people that came from Florida, 100 people from Ohio a group.

01:00:38 Speaker 9

From Phoenix in the Phoenix area. So it's just strange who all comes to a festival and and what that impact is. And then I also included some of the notes.

01:00:50 Speaker 9

I felt compelled, especially to thank Parks and Rec and the Street Department and the Police Department and the Fire Department, because they we had such a huge crew there that day, like we had more people here on staff working than we normally do, and it made such a difference in how smooth everything went. I didn't feel like I was screaming 50 different directions at 20 different people.

01:01:12 Speaker 9

It just felt like everything got taken care of and it was much smoother than it normally is, so every single department really makes that.

01:01:19 Speaker 9

Go well and sweet. Will Abby Cook was a vendor and I included her. Her post in our packet. So thank you, Abby, for putting nice stuff on Facebook about us. We like seeing nice stuff on Facebook. But anyway, I just want to kind of give you a recap, let you know and that.

01:01:36 Speaker 9

Festival.

01:01:36 Speaker 9

Continues to grow and we're expecting great things for July 4th and small time.

01:01:40 Speaker 9

Christmas and Halloween, and it'll just keep growing, I think.

01:01:47 Speaker 1

Thank you, Jessica.

01:01:50 Speaker 1

We have a required rate from TCR cars and our budget draft includes overfunding that rate by a small margin to keep it A at 5% employees contribution, we do need to submit this form.

01:02:07 Speaker 1

Back to the state. So if anyone objects say so now. Otherwise we got to submit it back to the state effective July 1st.

01:02:19 Speaker 1

Anybody else?

01:02:19 Speaker 9

So I ran the budget based on a 5% contribution, which is what we've been doing for employees. If anybody has a problem with that, let me know. Otherwise I'm gonna send.

01:02:27 Speaker 9

It in at that same rate again.

01:02:33 Speaker 1

OK. We received a request from Jessica to consider a title change to city administrator or city manager. They both kind of hand in.

01:02:43 Speaker 1

Hand.

01:02:45 Speaker 1

An ordinance to amend the structure of her job.

01:02:51 Speaker 1

I'd like to point a committee on this. It's been suggested that a committee be appointed, so I'd like to appoint the Committee of the Mayor and the five City Council members.

01:03:09 Speaker 1

I think it affects each one of us. The job title. I think we're the ones who needs to make the decision so.

01:03:19 Speaker 1

I will appoint myself as the five Commissioners and we will have a meeting to discuss the pros and cons and.

01:03:29 Speaker 1

Go from there.

01:03:31 Speaker 1

To.

01:03:32 Speaker 1

Appropriate. OK.

01:03:36 Speaker 3

Remember.

01:03:38 Speaker 3

All Commissioners meeting, we'll have to advertise it as.

01:03:43 Speaker 3

It's also commissions appointed. We will have. We'll be having a city Commission meeting. I have the public meeting notice given and all that, OK.

01:03:44 Speaker 9

Advertising.

01:03:53 Speaker 5

So every time we meet to discuss this topic, it'll have to be.

01:04:00 Speaker 5

Advertise.

01:04:02 Speaker 1

Well.

01:04:05 Speaker 1

The thing this is going to affect the whole Council body appointing a administrator.

01:04:15 Speaker 1

That will.

01:04:17 Speaker 1

Really take over a lot of your jobs and the department \*\*\*\* \*

01:04:22 Speaker 3

I don't think so.

01:04:23 Speaker 5

I don't understand it that that way at all. Well, what you're typically talking about is a city manager position and this is this is not a city.

01:04:34 Speaker 1

Manager, City Administrator, city manager. Same thing. Yes, it is. Read up on it. Read up on it.

01:04:41 Speaker 1

Get up on it.

01:04:43 Speaker 1

And it's the same thing.

01:04:43 Speaker 5

Maybe you need to educate yourself? Maybe.

01:04:47 Speaker 1

No difference.

01:04:49 Speaker 1

Do a little bit of reading and you'll do the same, but anyway.

01:04:54 Speaker 5

I think I think this needs to be on the next call called meeting Agenda for discussion.

01:05:05 Speaker 1

In June, yeah. OK.

01:05:10 Speaker 1

But in the meantime.

01:05:11

So.

01:05:11 Speaker 5

So we can take action on this.

01:05:17 Speaker 1

Well, I've appointed committee and I think it would be appropriate for the committee to meet.

01:05:24 Speaker 1

And discuss what there's no use discussing openly because this concerns Jessica and it concerns us as a board.

01:05:35 Speaker 1

And we can talk about it, ask questions if we've got questions. What this cartels, what it means, what her changes will be, what the salaries are going to be, how much are we going to have to increase the salary?

01:05:51 Speaker 1

Who we're going to put in is city recorder.

01:05:56 Speaker 1

Who's going to be the assistant city recorder?

01:05:59 Speaker 1

It's approved.

01:06:02 Speaker 1

So that's all I'm saying. We need to discuss to make sure what we're getting here when we appoint her. We do as a city administrator or a city manager.

01:06:17 Speaker 2

What?

01:06:18 Speaker 1

City manager would require charter change. That's absolutely not.

01:06:21 Speaker 1

What this is about?

01:06:22 Speaker 1

All it is is a difference in the word.

01:06:26 Speaker 1

Well, you you have bound yourself in this entire morning, then it's going to be an open meeting you just said.

01:06:32 Speaker 1

Mind. Open meeting.

01:06:34 Speaker 5

John, I may ask the question.

01:06:37 Speaker 5

Is is that?

01:06:38 Speaker 5

The proper procedure for supporting appointing committees.

01:06:43 Speaker 1

Sure it is.

01:06:44 Speaker 6

I think the mayor has the authority to appoint a committee committee appointed Committee or the whole just the same as the only the only thing that that didn't sound quite right to me is I think if you had a committee.

01:06:57 Speaker 6

Or two or three.

01:07:01 Speaker 6

That it's still going to have to be open meeting. It's if more than one Commissioner is on the the committee.

01:07:05 Speaker 1

Time difference.

01:07:10

OK.

01:07:11 Speaker 6

It has to be advertised and the whole thing.

01:07:15 Speaker 6

There, there. What? There can't be any sort of just getting together and informally discussing.

01:07:23 Speaker 5

I just, I think.

01:07:26 Speaker 5

Moving this city and moving this position in this direction.

01:07:33 Speaker 5

Is the absolute best thing for the city based on.

01:07:38 Speaker 5

Where we're at.

01:07:39 Speaker 5

Today, based on how far we have come and based on where we want to go this.

01:07:47 Speaker 5

Position this title.

01:07:51 Speaker 5

I think needs to happen to help this city.

01:07:56 Speaker 5

Work even more efficiently than it already has and.

01:08:02 Speaker 5

I'll. I'll discuss it with one. I'll discuss it with 101.

01:08:07 Speaker 5

But I am going to go on record right now saying this is something that should happen yesterday.

01:08:16 Speaker 3

Are you going to set a meeting date?

01:08:20 Speaker 1

I'd like to I understand where you come from, Sam, but I think you and Alan and Miss Jenks, Paul said at the Qantas club meeting during debate, you were against a city commissioner.

01:08:35 Speaker 1

Or administrator.

01:08:37 Speaker 1

Or how you going to answer those people when they ask you at the meeting?

01:08:42 Speaker 5

When when Alan basically made the point a city manager?

01:08:49 Speaker 5

And a city administrator is not the same thing.

01:08:53 Speaker 1

Yes.

01:08:53 Speaker 1

They are.

01:08:55 Speaker 1

Yes, they are.

01:08:57 Speaker 1

Read up on it. We'll discuss. OK, we'll discuss it. We'll discuss it. Mayor City Hall.

01:09:00 Speaker 3

So.

01:09:07 Speaker 1

Next Monday Night, Memorial Day. Oh, that's right.

01:09:10 Speaker 2

That's Memorial Day.

01:09:13 Speaker 1

Memorial Day Tuesday.

01:09:18 Speaker 1

Well, back Tuesday.

01:09:18 Speaker 5

At our next city meeting, I said at our next city meeting.

01:09:23 Speaker 1

Yeah, that's Tuesday.

01:09:27 Speaker 9

We don't have a meeting scheduled for Tuesday, May 28th.

01:09:32 Speaker 9

Because this has taken the place of our.

01:09:33 Speaker 1

OK, OK.

01:09:34 Speaker 9

Workshop to the moment.

01:09:40 Speaker 3

Next two years.

01:09:41 Speaker 1

So.

01:09:43 Speaker 3

What?

01:09:45 Speaker 1

What's good time for everybody?

01:09:50 Speaker 1

6:00, 5-6.

01:09:52 Speaker 9

I won't be here, but I mean, I don't know that I should be here.

01:09:58 Speaker 1

Absolutely. So what did we sign on May 28th at 5:00 PM?

01:10:09 Speaker 5

Are you good?

01:10:12

Earlier, but I'll be.

01:10:15 Speaker 1

Meeting at.

01:10:18 Speaker 1

May 28th, 5:00 PM that good. OK.

01:10:22 Speaker 5

So.

01:10:24 Speaker 1

So.

01:10:27 Speaker 1

We'll go from there. OK, moving along.

01:10:33 Speaker 1

In June, we will have our minutes and distributions. As always, we will have the library, education and city budgets to approve. We also have an action to remove some uncollectible taxes. Just go with you.

01:10:52 Speaker 9

So we have some small commercial properties from 2004, 2005 and 2006 that are considered uncollectable. And then one residential property that ended up being uncollectable. It was in bankruptcy, so we couldn't file it with clerk and master. By the time we were able to file it and.

01:11:08 Speaker 9

They were out of bankruptcy. It had passed the.

01:11:10 Speaker 9

In your mark to be able to collect because we're only allowed to collect property taxes for 10 years. So all of these have been identified as uncollectible, and we need to make a motion to write them off so that they're not still lingering as uncollected taxes from 2004 and prior.

01:11:29 Speaker 9

Not tonight, but that will be on the agenda for the June meeting and it totals all the parcels added together totals around 30.

01:11:38 Speaker 9

\$500.

01:11:45 Speaker 1

Anything else come before the workshop?

01:11:48 Speaker 3

The latest.

01:11:52 Speaker 1

Good questions.

01:11:53 Speaker 5

Ready. It's he's ready.

01:11:54 Speaker 6

To file.

01:11:57 Speaker 6

I've decided and along with the Attorney General's office, to file it.

01:12:02 Speaker 6

Without them naming them as a defendant.

01:12:06 Speaker 6

Attorney General has to be a party and I've been discussing with them about them joining in as a plan and.

01:12:16 Speaker 6

The assistant IG that that house with basically said that he thought that they would join in as a plaintiff if he sent it. He drafted a memo and send it up the chain of command and they had a bunch of staff meetings and it'd be months and months and months before they decided, he more that he didn't.

01:12:36 Speaker 6

Recommend that he said strongly suggested that we just go ahead and name them as a defendant. And so that's, that's where.

01:12:44

Sure.

01:12:46 Speaker 1

So we are filing for tax flow.

01:12:49 Speaker 6

Off TMG, separate from everything else. There's other. There's a few other details. We've got a non suit every tax.

01:12:50

OK.

01:12:59 Speaker 6

Non suit TMG out of every existing tax sale that's been filed throughout these years. Otherwise there will be a prior suit pending. Jim will know what that means. So we got to.

01:13:12 Speaker 6

Do.

01:13:12 Speaker 6

That, but we'll do that basically at the same time.

01:13:19 Speaker 1

What about the blueprints on the Family Rec Center? Sam's that come along.

01:13:23 Speaker 5

Good. They'll be ready to bid. Bid out this this fall.

01:13:27

So.

01:13:29 Speaker 1

OK. On the blue building down there, I showed it to some folks that would like to put a brewery.

01:13:36 Speaker 1

Down there, it don't look like you hear anything from Nick. Anything back from them and they're going to write out a paper. It's in bad shape. It leaks, but they're willing to negotiate. Fix it up.

01:13:53 Speaker 1

Put a brewery in it and I'll bring back the information. It's your neighbor, Jim lives right above you St. Warehouse, warehouse. And so anyway, they're going to get a proposal together and.

01:14:02 Speaker 1

Yeah.

01:14:14 Speaker 1

I guess they're for rent. I don't know what else we're going to do with them unless we make a trade and I don't feel like I'm like Alan. I don't feel like we should trade 3 pretty good buildings for a piece of land.

01:14:26 Speaker 1

Unless he negotiates with us. And so far he's not been able to.

01:14:29

Yeah.

01:14:32 Speaker 1

He's not said anything. OK, all mine's clear.

01:14:38 Speaker 1

We are adjourned. Thank you for being here. Thank you, folks.