

**EAST TENNESSEE DEVELOPMENT DISTRICT  
EXECUTIVE COMMITTEE MEETING  
DECEMBER 13, 2022  
MINUTES**

The East Tennessee Development District's Executive Committee held a meeting on Tuesday, December 13, 2022, at the ETHRA offices in Knoxville, TN. The following Executive Committee members were present:

Joe Brooks, Claiborne County Mayor  
Ron Williams, Mayor of Farragut  
Glenn Jacobs, Knox County Mayor  
Terry Frank, Anderson County Mayor  
Rob Mathis, Cocke County Mayor  
Mike Byrd, Grainger County Mayor  
Bill Brittain, Hamblen County Mayor  
Mark Potts, Jefferson County Mayor  
Wade Creswell, Roane County Executive  
Larry Waters, Sevier County Mayor  
Roland “Trey” Dykes, Mayor of Newport  
Richard Briggs, State Senator

**Guests**

Alan Woods, ETDD  
Tim Hendrick, ETDD  
Joe Barrett, ETDD  
Jordan Rockwell, ETDD  
David Williams, ETDD  
Kathryn Baldwin, ETDD  
Ron Woody, ETDD  
Mike Arms, ATVG  
Jane Jolley, Knox County Development Representative  
Jack Qualls, Loudon County Development Representative  
Cindy Boshears, Congressman Fleischmann’s Office  
Tammy Merritt, Congressman Fleischmann’s Office  
Sarah Fansler, Congressman Burchett’s Office  
Riley Lovingood, Senator Hagerty’s Office  
Rene’e Crowe, Roane County  
Glen Cofer, Roane County  
John McCroy, TDEC  
Haley Mills, TDEC  
Michael Caudill, TDEC  
Larry Craddock, TN State Fire Marshall’s Office  
Michael Cole, Jefferson County Chamber of Commerce  
Tommy McKinney, Hamblen County Codes Enforcement Officer

## **CALL TO ORDER**

Chairman Joe Brooks called the meeting to order.

## **MINUTES**

Chairman Joe Brooks presented the minutes of the October 11, 2022, meeting to the Executive Committee for approval. Cocke County Mayor Rob Mathis made a motion to approve the minutes as presented, it was seconded by Grainger County Mayor Mike Byrd, and the minutes were unanimously approved.

## **TREASURER'S REPORT**

The Treasurer's Report for the month ending September 30, 2022, and October 31, 2022, was presented by Knox County Mayor Glenn Jacobs. County Executive Wade Creswell made the motion to accept the report as presented and it was seconded by Hamblen County Mayor Bill Brittain, and it was approved by all.

## **DIRECTOR'S REPORT**

Rick Yakubic, ETDD Executive Director, gave his director's report:

### **Grants**

Mr. Yakubic reported on Grants. Our Grant staff are administering:

- 22 CDBG's
- 5 Childcare grants
- 3 EDA Grants
- 2 EPA Assessment Grants
- 15 ARC Grants

A total of \$23 million dollars.

We are assisting nine communities with their ARPA Grants and six communities with their ARPA funding for a total of \$16 million. All grants to just mentioned for a total of \$40 million dollars.

Our Grant staff recently submitted 15 ARC grants for a total of \$12 million dollars and currently working on 11 Food Insecurity Grants for a total of \$13 million dollars.

## **Legislative Platform**

Mr. Yakubic reported that we have finalized our state and federal legislative agendas. We use these agendas to identify our legislative priorities to our state and federal legislative delegations. We have a large state delegation from our district – eight senators and twenty-one representatives. On the federal side we have portions of the first, second and third congressional districts within our boundaries. I have sent these recommendations to our Legislative subcommittee for a closer review, and this is the final version of the recommendations.

The Federal recommendations have not changed substantially from last year - we are still pushing for full funding of the ARC, the EDA and re-authorization of the SBA and support for a funding level of \$7.5 billion in loan guarantee authority, expressing support for the CDBG program, Chickamauga Lock funding, TVA non-power programs and support for full funding of the Y-12, ORNL and the Uranium Processing Facility in the Anderson/Roane County area.

In regard to our State Legislative agenda, it has not changed much from last year. We continue to receive funding of all of our State funded programs. We do have a contract with TDEC for the Solid Waste Program now. Mr. Chairman, we will need a motion to approve the Federal and State Legislative Agenda.

Hamblen County Mayor Bill Brittain made a motion to approve the Federal and State Legislative Agendas, and it was seconded by Farragut Mayor Ron Williams and approved by all.

## **Citizen Representative for RPO**

Mr. Yakubic mentioned that a Citizen Representative needs to be elected according to the Bylaws for the North and South RPO. It states that a Citizen Representative is a person representing an organization primarily serving the under served citizens of the area which is selected by the Development District Executive Board. We have asked E.L. Morton to serve, and he has agreed to serve in this capacity. Mr. Chairman a motion is needed to confirm E.L. Morton to serve as the Citizen Representative for the North and South RPO.

Newport Mayor Trey Dykes made a motion to approve the appointment of E.L. Morton, and it was seconded by Grainger County Mayor Mike Byrd and it was approved by all.

## **Mayors Retreat**

Mr. Yakubic introduced Ron Woody to talk about the agenda and mentioned that there is a copy of the draft agenda in your packets. Mr. Woody went over the agenda starting with the goals mentioning that there will be a PowerPoint with a review of the Board's responsibility as it relates to the Executive's responsibilities with the Development District. Then how to enhance our resources for counties and cities and working to become a regional convener.

Next item discussed will be the program. Responsibilities of the Board /District according to the Bylaws. A discussion on how to meet those responsibilities and enhance our resources. Then lastly, an open discussion on what the Development District is doing well, needs to improve on, and evaluate whether we should be providing another service.

Mr. Yakubic mentioned that a TACIR handout is in each of your packets regarding the TACIR numbers in your county. This is another discussion that we may get into at the retreat.

### **Letter from the Auditing Firm**

A copy of a letter from the East Tennessee Development District's auditing firm, Rodefer Moss & Co., PLLC is in each of your packets regarding the FY2022 Financial Audit. is the communications letter to the board from the auditing firm. It is customary that we send out a copy of this to the Executive Committee so that you have it for your files after it has been accepted by the Audit Committee and approved by the Executive Committee.

### **March Executive Committee Meeting**

Chairman Joe Brooks mentioned that Mr. Yakubic, Tim Hendrick and himself will be traveling to Washington D.C. during the time we hold our March Executive Committee meeting. We would like to cancel that meeting if all are in favor.

Roane County Executive Wade Creswell made a motion to cancel the March meeting of the ETDD Executive Committee, and it was seconded by Anderson County Mayor Terry Frank and approved by all.

### **Municipal Mayor Appointment for the Executive Committee**

Chairman Joe Brooks reported as mentioned in the previous meeting, the ETHRA Policy Council meeting, that Cumberland Gap Mayor Neal Pucciarelli has been added to their Board as an additional Municipal Mayor member, we will carry that over to the East Tennessee Development District and we need a motion to recommend Mayor Neal Pucciarelli as an additional Municipal Mayor member to the Executive Committee for the Development District.

Newport Mayor Trey Dykes made a motion to approve the recommendation of Cumberland Gap Mayor Neal Pucciarelli as a Municipal Mayor additional member to the ETDD Executive Committee, and it was seconded by Cocke County Mayor Rob Mathis and approved by all.

### **Calendar**

Our next meeting will be held on February 14<sup>th</sup> at ETHRA.

## **Other Business**

Hamblen County Mayor Bill Brittain asked Executive Director Rick Yakubic to have a discussion on Camper & Campground Regulations. Mayor Brittain invited John LeCroy with TDEC along with several of his guests. Mayor Brittain mentioned that Hamblen County has had some issues with folks wanting to live and make permanent residence in campers and RVs, and we are struggling with regulating that. We are a county with zoning and building codes adopted. We have tried to regulate the campers for permanent residency by using the building codes but have not been successful. Trying to convince his county commission to be a little stronger. Hoping to accomplish in today's discussion is to get more information from folks from what our guest John LeCroy will talk about and what other counties are doing. We have the ETDD planners here and Mayor Brittain will speak about some research he has done along with him, he has brought his codes enforcement person, Tommy McKinney.

John LeCroy introduced his guests, Michael Caudill with TDEC, Septic Program Manager, Haley Mills, our Admin Asst. with TDEC, and Larry Craddock from the State Fire Marshall's office. Mr. LeCroy says from what he understands is there is a fog on what the of Regulatory Enforcement Compliance. Identify and discussing on how the process is currently working and discuss on how the process should work to help this problem. With the rising housing and rental markets has helped exasperate this problem and the growth is causing illegal sewage problems and complaints.

Michael Caudill discussed the regulations. How we approach campers on a septic issue are not treated any different than a single wide house or stick house. Even if it is just temporary or permanent. Temporary is permanent. They still need to apply for a septic permit. A lot of the complaints come from those who are disposing sewage directly on the ground. It is not just campers; it is storage buildings that people are setting up and living in. They are treated the same, as well. They must have a septic system. Tiny homes are treated the same.

Glen Cofer from Roane County discussed tiny homes. They come in three different categories. One is a camper that has to have a vehicle identification number take it out. if it is hauled in on a trailer and it has a red manufacturing housing tag on it or green tag on it, they are not allowed, they have not been inspected. One manufacturer out of Kentucky that has a modular license to build tiny homes.

Larry Craddock with the TN Fire Marshalls Office Electrical and Inspection Division said Tennessee has an established tiny home program and at this moment no one has signed up for it. They will have its own decal and be tan in color. None have been issued, no one has signed up for one. Will send out information on it to the group on its electrical regulations. With RV's, the electrical code is all that is looked out with it.

John LeCroy says from what he is hearing from this discussion is folks are moving in and setting up on a piece of property with a trailer whether RV, camper, or tiny home. Getting electrical hook-ups and disposing their sewage illegally. Whether they get electrical the right way or not. Then

there are folks buying a piece of property and living under the grid and flying under the radar. How is process supposed to work, is a septic permit is needed and signed off. For that, it has to go through the inspection process which is all at the state level. For the electricity, state portion. After the septic is approved, the building and electrical permit has to be issued before construction starts.

The question was asked what about the RV and campers that are pulled into backyards that have a relative living in them and plugging into the home's electrical unit. If it is run off of an extension cord, that is a rejectable item. If not corrected in 30 days, the rejection is turned over to the power company and they will disconnect the electric. But now with the material supply shortage, they can apply for an extension past the 30 days called POCA (Plan of Extensive Action). A question was asked what is the definition of "temporary" that is locally governed. Refers to the current time of the year. What he calls "festoon lighting", like festivals, food tents, etc.

Mr. Yakubic asked Kathryn Baldwin to go over some potential solutions. Counties can regulate how they determine temporary to be. Transient habitation is 30 days and is allowed. The issue of permanent residency in RV's has presented challenges which includes the following:

- Health and safety issues for occupants
- Off-site environmental impacts of poor disposal of sewage effluent on stream and lake quality
- Provision of services without the benefit of property tax revenue which includes utilities, roadway maintenance, schools, police and fire services, etc.
- Occupants are not included in calculation of State Shared Revenue monies
- Limited Regulatory options

### **Potential solutions:**

#### **Local governments with Zoning Land Use Controls**

Define uses:

Recreational Vehicle

Transient Habitation

Permanent Occupancy

RV Campgrounds – Permanent Occupancy

RV Campgrounds – Temporary Occupancy

Establish uses and zone districts where use is allowed. Determine if campground is and allowable use or conditional use. Identify performance criteria and/or criteria for BZA approval.

#### **Local governments without Zoning Land Use Controls**

Land uses are exempt from Subdivision Regulations

Establish process for provision of electrical services

Permit approval by local government for electrical services

## **Action by State of TN**

Amend TN code Annotated Title #68, Chapter #110: Organized Camps

Establish requirements to certify RV's to be used as permanent residence

Require Permanent Residence RV's to be located in Camps with full utilities

Provide TDEC with authority to issue citations for health violations

Amend State Fire Codes to certify safety of RV's for permanent occupancy

Larry Craddock mentioned with permanent residency vs. temporary campgrounds. With a temporary campground, firetrucks and ambulances can drive up an incline but only to a certain extent. So, if there is an emergency, it is possible that they cannot be reached if they did not go through the appropriate channels to establish residency.

A question was asked to Larry for his perspective is what ammunition do counties and cities have? Mr. Craddock says counties need regulations posted so he can enforce them all.

From Michael Caudill's perspective, if the county has some agreement with the power company that folks have that septic permit prior to the temporary drop being set on the property. Some won't and will try to live off the grid.

Another question to Larry about that all locations have to have a 911 address. Larry says that it is not enforced. Does the county have the authority to say you cannot get a 911 address until proof of Septic Permits and Electric Permits are shown. You can set a policy.

John LeCroy says it sounds like one possible solution is to work with the local utility with the septic and utility to catch them on the front end instead of the back end.

## **Adjournment**

With no other business, the Executive Committee was adjourned.