



RBHOO GENERAL MEETING

November 15, 2023

Agenda – Call to Order

- Meeting will begin promptly at 7pm



All Zoom Participants are muted!

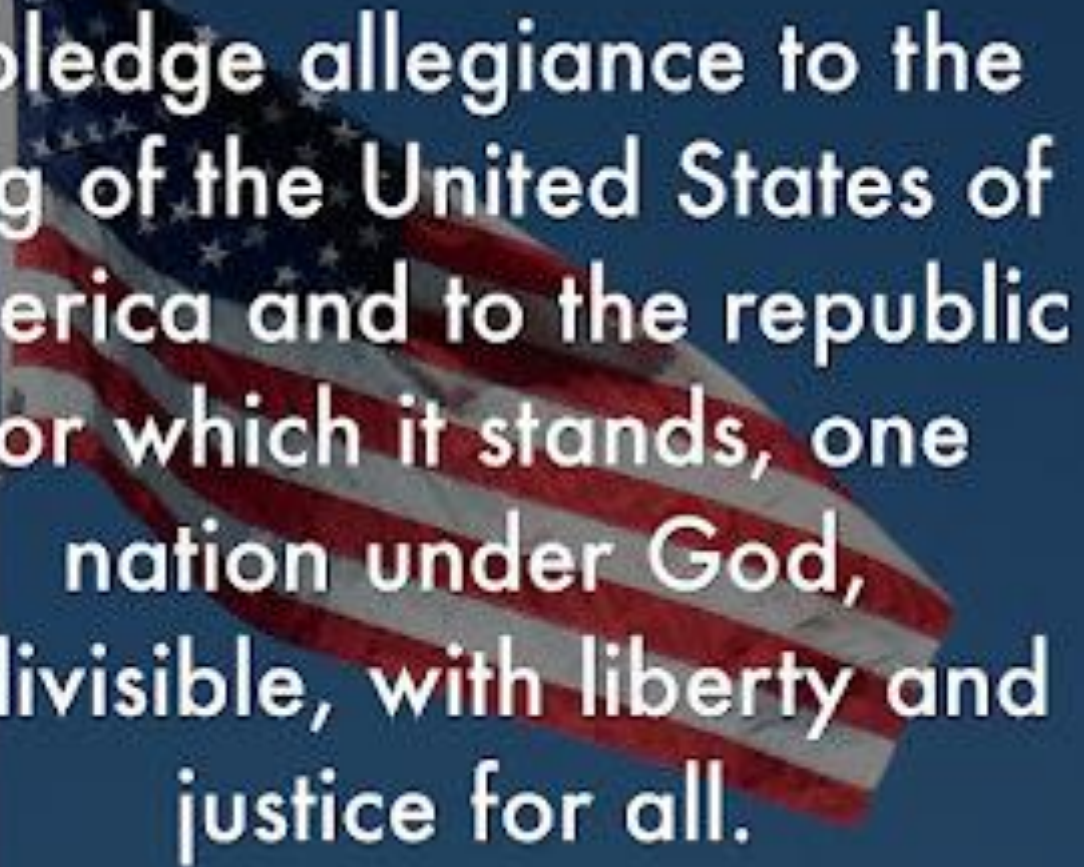
Enter questions into the chat

or

Text questions to 859-743-0451

**Pictures might be taken and possibly used on the
RBHOO website.**

Pledge of Allegiance

An American flag waving against a dark blue background.

I pledge allegiance to the
flag of the United States of
America and to the republic
for which it stands, one
nation under God,
indivisible, with liberty and
justice for all.



Big Thank You to the Frisbey's!

Opening their home for the chili cookoff



Appr. 90 friends and neighbors attended
Twelve (12) chili's judged

1st Place - John and Katie Cole 🏆

2nd Place - Jim and Gail Halas 🏆

3rd Place - Pat and Jack McDonald 🏆



Agenda

- **Old Business**
- **Community/Education Presentations**
- **New Business**
- **Upcoming Events**

Old Business

- Secretary Report
 - Zoom meeting is on www.rbhoo.org.
 - No written minutes were taken; nothing to approve, Zoom meeting is the minutes.

- Treasurer Report
 - June 30, 2023 **\$ 4501**
 - Dues **\$ 125**
 - Other Income: **\$ 30**
 - Expenses **\$ 97 (\$97 monthly storage)**
 - **Current Balance (7/31) \$4558**
 - Outstanding Liabilities **\$397 (97 monthly storage; 200 chili cookoff, \$100 internet)**
 - Outstanding Deposits **\$3015 (dues)**

- Membership Report
 - **Membership 200**
 - **2024 Membership 128**
 - **18 New Members**

Community/Outreach Presentation

- **Tellico Reservoir Development Agency (TRDA)**
 - Bryan Hall



Tellico Reservoir
DEVELOPMENT AGENCY

www.rbhoo.org



HELLO & WELCOME
RARITY BAY
COMMUNITY
RESIDENTS



Creation of the Tellico Reservoir / Tellico Dam...

- Tellico Dam was being planned during the late 1950's / 1960's.
- TVA purchased approximately 22,000 acres of land from the landowners to create the Tellico Reservoir and Tellico Dam.
- 1973 – Snail Darter Fish started holding up the Tellico Project.
- 1979 – US Congress exempted the Tellico Reservoir from the Endangered Species List to pave way for the Tellico Dam to be completed.
- November 29th, 1979 – Tellico Dam Gates closed, and the lake begin to form.
- In 1982, our agency Tellico Reservoir Development Agency known as TRDA was created and established.
- TRDA purchased 11,102.6 acres of land from TVA at a public auction.
- The purchase price was \$13,790,000 dollars. \$1,242 per acre.
- TRDA has a contract with TVA – called 60,000A Contract.
- TRDA is structured as a “Not for Profit Agency (501C-3) agency.
- TRDA operates the agency through the State of Tennessee as a River Basin Agency but was created by the Federal Government.
- TRDA is structured through the State of Tennessee Sunset Process Agency.
- TRDA is the only Agency of its kind in the entire (7 -State) TVA Valley.
- TRDA Supersedes Local Government within Monroe, Loudon, and Blount Counties.
- TRDA has (9) Board Members that meet quarterly. (3) Mayors from Monroe, Loudon, and Blount Counties and (2) appointed members from each Mayor.



TRDA's intended purpose as set forth by the State of Tennessee Enabling Legislation?

The agency is created for the purpose of developing and effectuating plans and programs for the comprehensive development of, acquiring, operating, managing, selling, leasing and the development of all or a portion of the lands lying within the Tennessee Valley authority Tellico Reservoir project area, as shown on the official tract maps of the Tennessee Valley authority, and such contiguous lands as may be acquired including portions of Monroe, Loudon and Blount Counties, referred to as development lands in this part, all in accordance with the public purposes for which the Tellico Reservoir project was established and developed.

TRDA was created on August 25, 1982.
On August 25, 2023, TRDA celebrated 41 years.



Residential Codes and Permitting

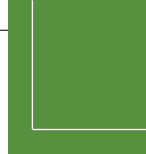
TRDA provides permitting and building inspections for seven residential developments surrounding Tellico Reservoir. Each development has their own specific requirements. Individuals interested in building in one of these developments should contact that specific development for information regarding their requirements.

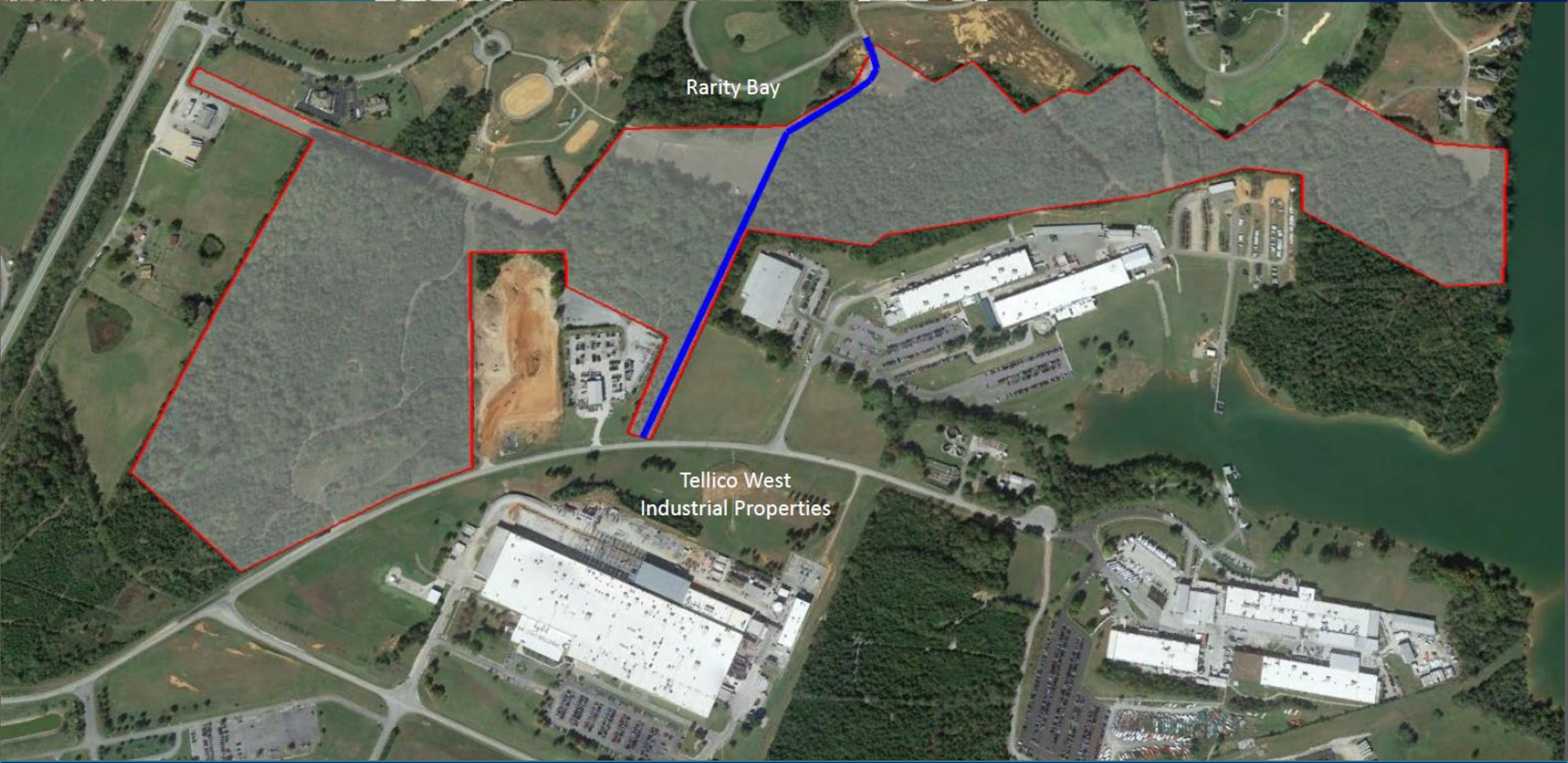
To schedule a Building Inspection call **865-719-2145**

TRDA serves the following developments:

- Foothills Pointe
- Harbour Place
- Legacy Shores
- Rarity Bay
- Tellico Harbor
- Tellico Village – Kahite
- WindRiver









Industrial Standards and Permitting

TRDA issues all building permits and performs all inspections in Tellico West Industrial Park and Tellico Regional Business Park. We can assist in expediting the state permitting process. Our knowledge of the permitting process will ensure that any project meets its schedule and the developed properties meet the Industrial Standards and 2018 Adopted Building Codes which are part of the 60000A contact between TRDA and TVA.

To schedule a Building Inspection call 865-719-2145





RECREATION:

Campgrounds

Public Boat Ramps

Fishing Piers



Toqua Campground

- 102 RV Sites
- 4 Primitive Cabins
- Electric, Water, and Sewer
- 4 Bath Houses
- Beach
- Boat Ramp
- Boat Slips
- Fishing Pier
- Playground
- Store
- Laundry
- Gated Entrance
- 24-Hour on Site Manager





Lotterdale Cove Campground

- 93 RV Sites
- 3 Tent Sites
- Electric and Water
- Dump Station
- 3 Bath Houses
- Beach
- Boat Ramp
- Boat Slips
- Playground
- Store
- Laundry
- Gated Entrance
- 24-Hour on Site Manager





Notchy Creek Campground

- 50 RV Sites
- 3 Tent Sites
- Electric and Water
- Dump Station
- 2 Bath Houses
- Beach
- Boat Slips
- Store
- Laundry
- Gated Entrance
- 24-Hour on Site Manager

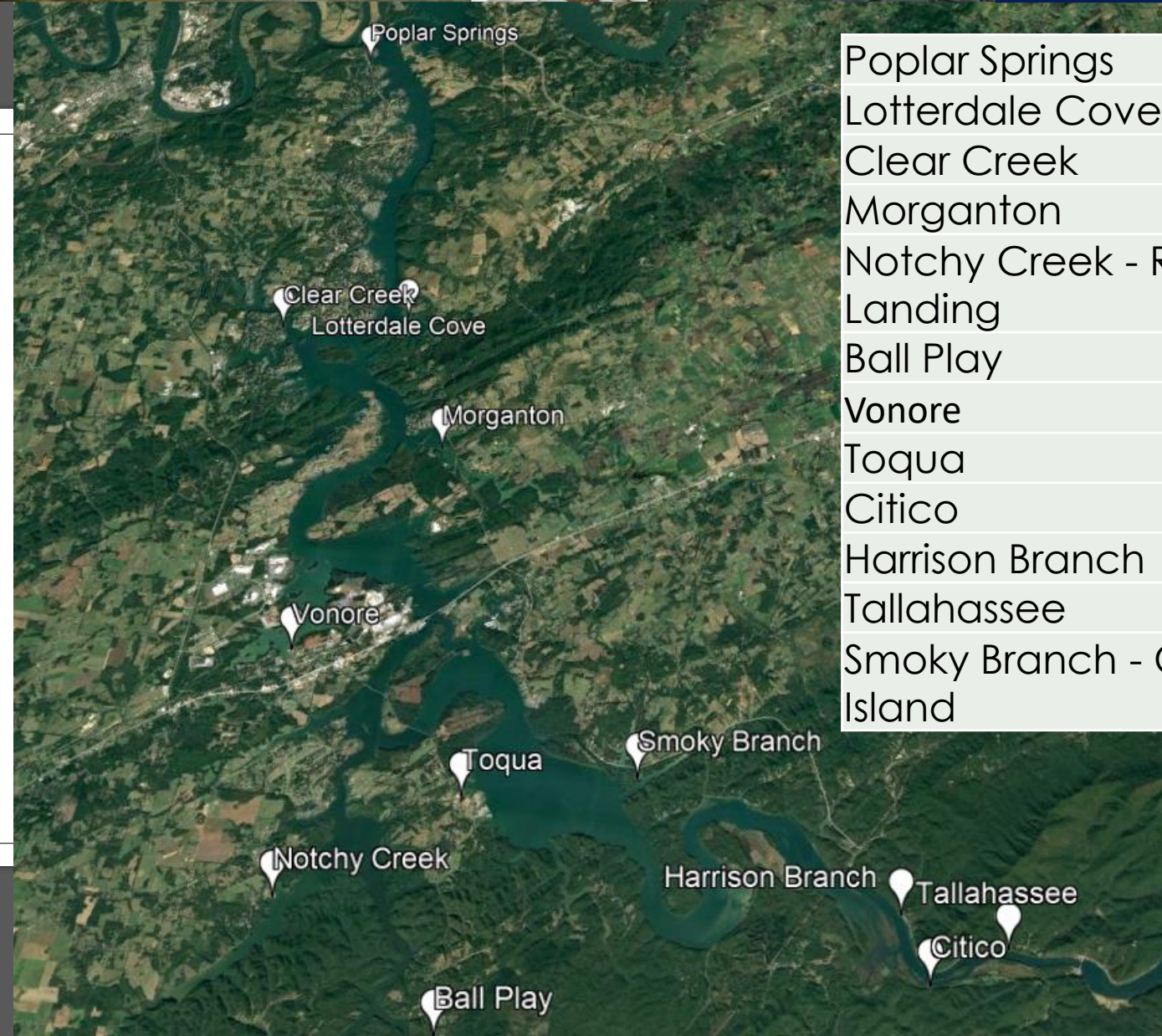




Public Boat Ramps

TRDA has 12 public boat ramps.

We are responsible for mowing, picking up trash, ramp repairs, dock repairs, vegetation removal, security and pavement repairs for 10 of them.



- Poplar Springs
- Lotterdale Cove
- Clear Creek
- Morganton
- Notchy Creek - Rasar Landing
- Ball Play
- Vonore
- Toqua
- Citico
- Harrison Branch
- Tallahassee
- Smoky Branch - Carson Island



Wildcat

TRDA Public Fishing Piers

- 360 Fishing Pier
- Lotterdale Cove Public Fishing Pier

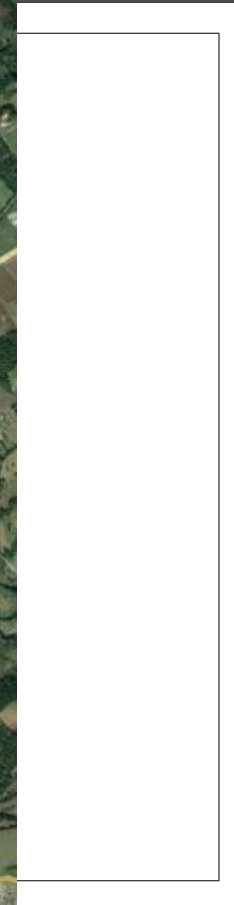
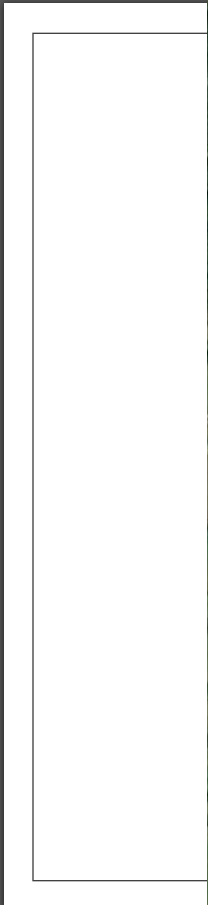
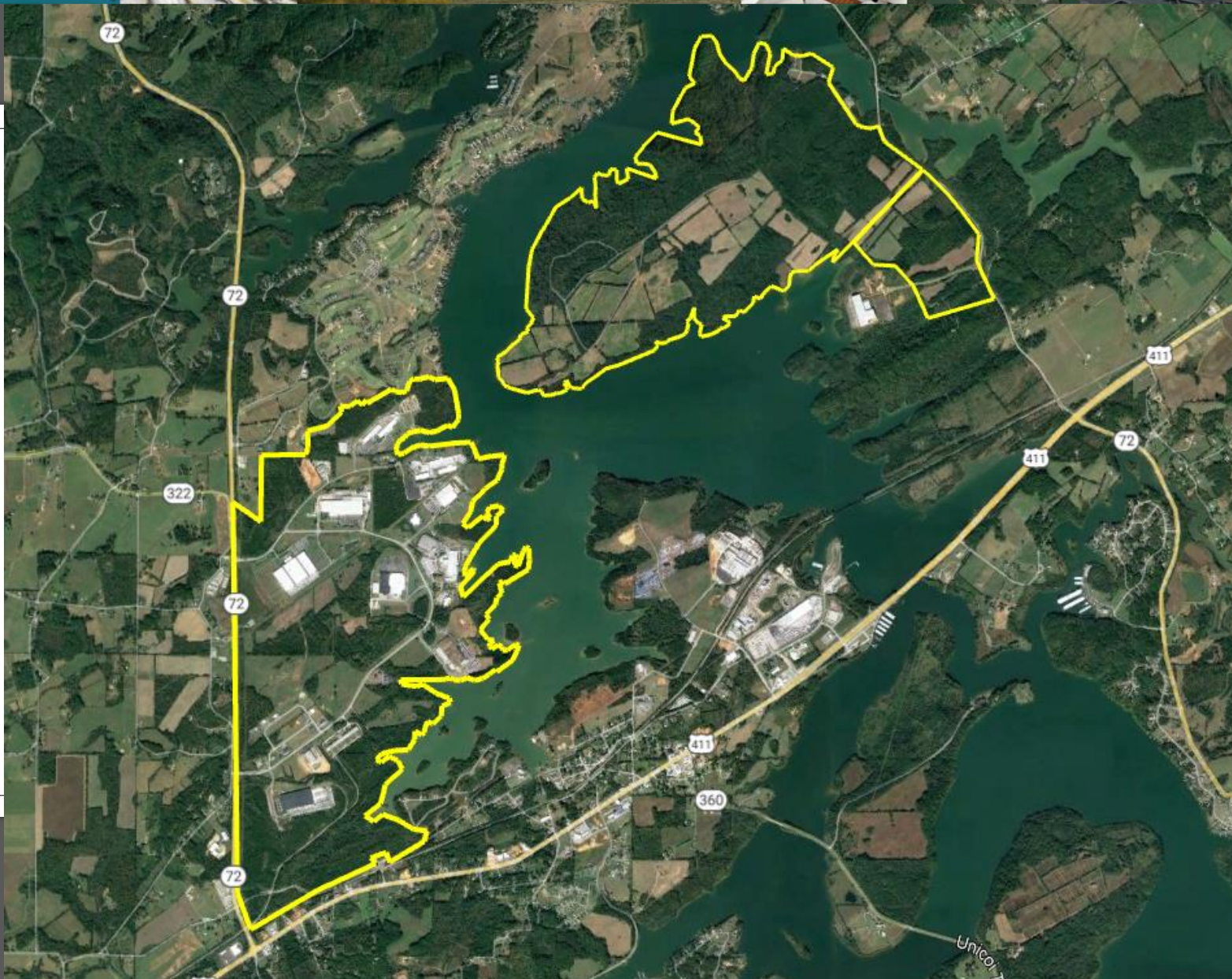
TRDA is responsible for mowing, picking up trash, fishing pier repairs, vegetation removal, security and parking pavement repairs.

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INDUSTRIAL

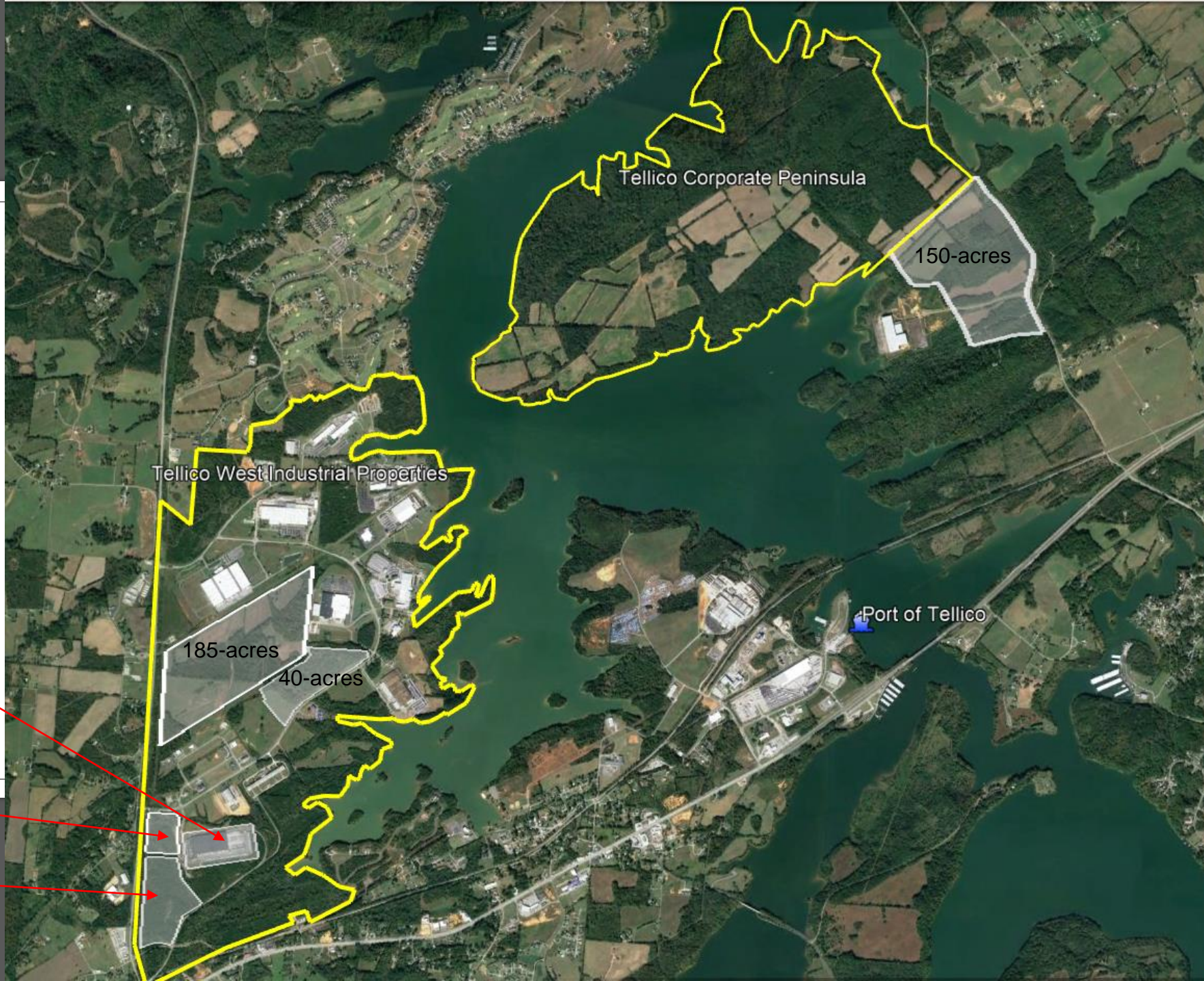


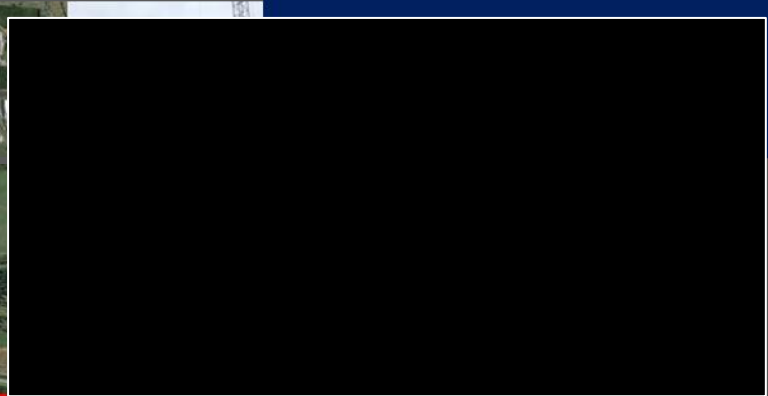
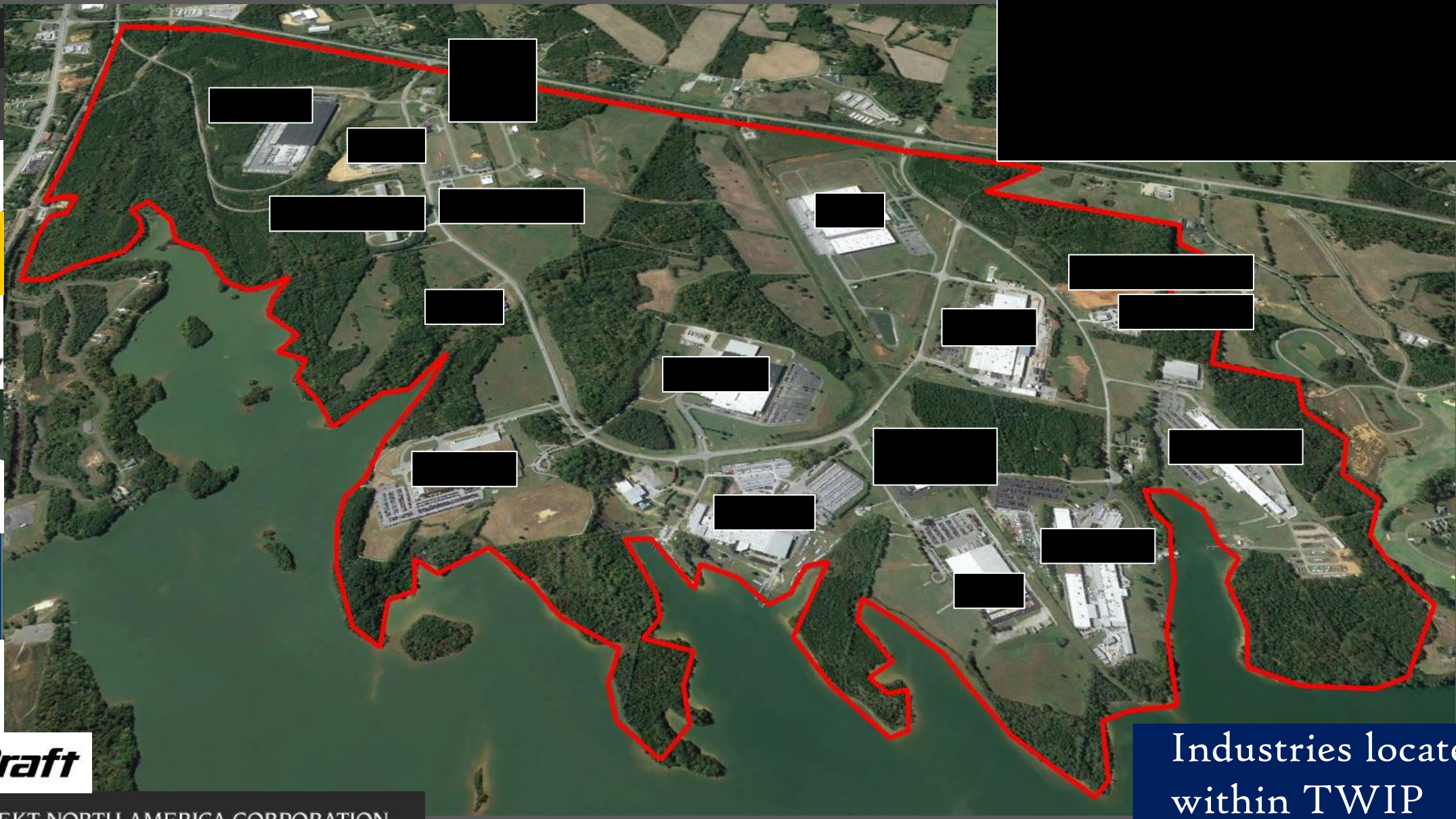
All Available Industrial Property

340,000 sf building

16-acre pad
ready site

50-acre pad ready
site w/ rail spur





Industries located within TWIP



Tellico West

155 Grand Vista Drive
Mooresville, TN 37885

Plaza





TRDA owns and operates a Wastewater Treatment Plant located inside Tellico West.





Closing

TRDA has outperformed its original intentions:
3.5 Billion dollars of development has been completed on the
Tellico Reservoir.

1982 - 18% unemployment

2023 - 4% unemployment

Where would we be right now without the Tellico Reservoir Project?



Questions??

Please visit www.Tellico.com

Thank you, Rarity Bay Community Residents
for all that you do to help make Loudon County
and Monroe County a great place to live.

Community/Outreach Presentation

- **Tennessee Valley Authority – Battery Energy Storage System**
 - Eric Murrell – Project Manager



Legal Update

- **Declarant Lawsuit**

- Depositions complete!
- Trial set for January 31, February 1 and 2

- **Other Lawsuits**

- Assessments 20-489 March 27 and 28
- Partnership 19-943 December 4,5,6,7,8
- Election 21-173 December 4,5,5,7.8 (may move to March)
- Phase 17 December 4,5,6,7,8

RBHOO Election

- **2024 Directors**

- Carey McHugh and Faye McGinnis are leaving the Board
- John Gamble and Kathy Kachelmeyer are joining Board
- Anke Linton, Cindi Stapleton, Jamie Frisbey and Earl Triplett were reelected
- Rick Hoban, Cathy Garrett, Marty Calloway have 1 more year
- Board Officer Elections
 - January executive meeting

Upcoming Events

- Christmas Party – December General Meeting (12/13/2023) – 6:30 - ?
- Committee - Earl Triplett, Rick Hoban, Carey McHugh
- Bring a dish to share
- Flyer later this month to RSVP too.



www.rbhoo.org

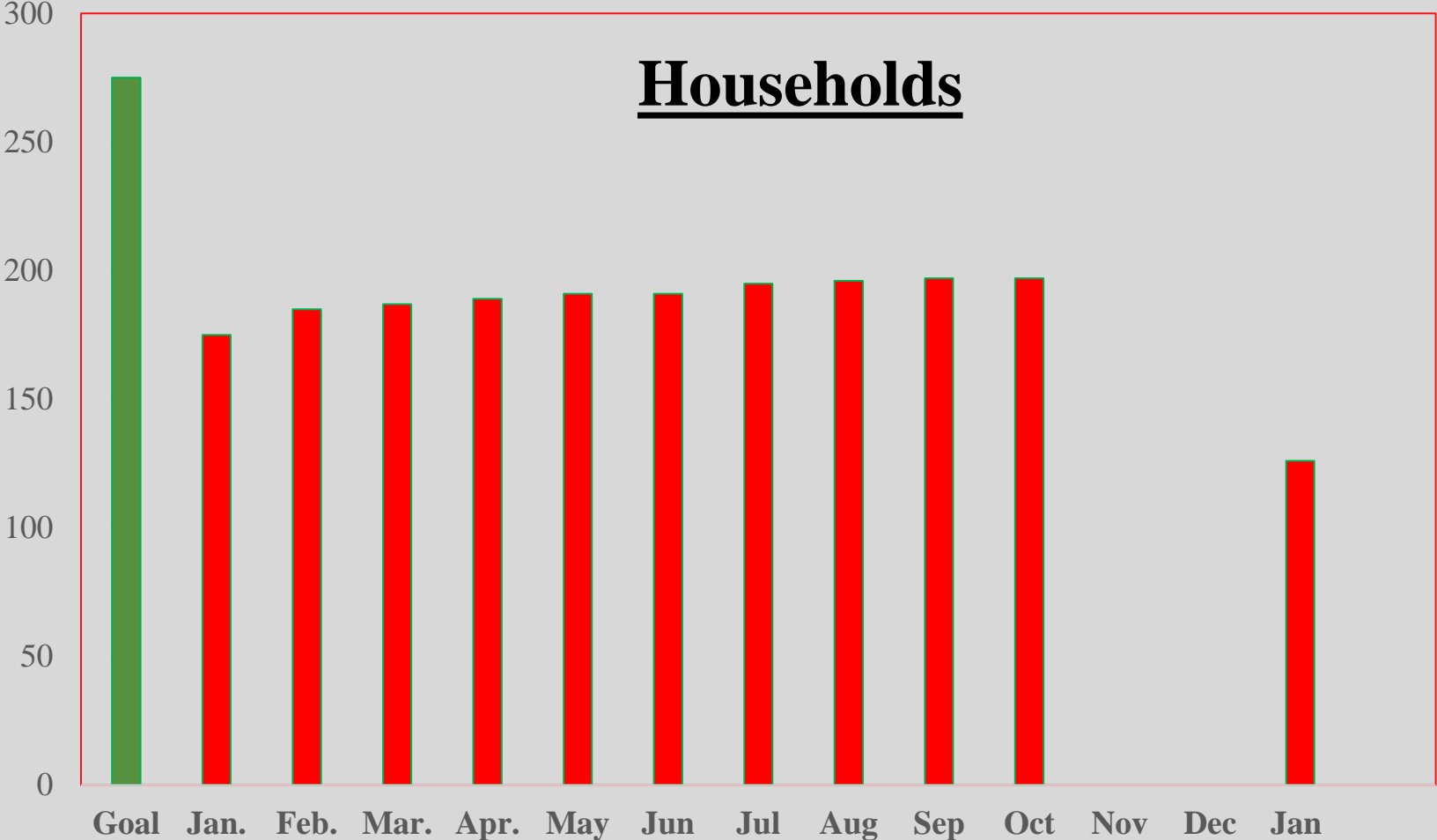
Increase Membership

- Membership

- Start of Year – 175
- Current - 197
- 2024 – 127
- 2024 Goal - 225

- Campaign

- Email
- Door-to-door



Upcoming Events

RBHOO Regular Meetings

- **January 10**
 - Outreach Presentation – N/A
 - Education Presentation – N/A
 - Rarity Bay Club – N/A
 - Activity Spotlight – N/A
- **February 14**
 - Outreach Presentation – N/A
 - Education Presentation –
 - Rarity Bay Club – N/A
 - Activity Spotlight – N/A

Upcoming Events

- **December**
 - 13 – Christmas Party
- **January**

Questions



www.rbhoo.org