



# GREENE COUNTY COMMISSION

HAROLD BENGSCHE  
COMMISSIONER 1<sup>ST</sup> DISTRICT

BOB CIRTIN  
PRESIDING COMMISSIONER

ROSEANN BENTLEY  
COMMISSIONER 2<sup>ND</sup> DISTRICT

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EC  
RB  
AB

## MINUTES

Daily Briefing December 1, 2016  
Greene County Commission Office  
9:30 a.m.

Two documents were submitted and are attached herein as Exhibits A and B.

Presiding Commissioner Bob Cirtin called the meeting of December 1, 2016 to order.

Roll Call – Upon roll call the following Commissioners were present:

Present: Bob Cirtin, Harold Bengsch, and Roseann Bentley

Absent: None

Others Present: Chris Coulter, Trysta Herzog, Shane Schoeller, Jeff Scott, Kevin Barnes, Leah Betts, Jeff Barber of the MSU Environmental Department, John Maslowski, David Pickerill, Adam Stipanovich of Sun Solar, Kyle McClure, Alissa Zhu, reporter for the Springfield News-Leader, and Marilyn Elsass.

### Items for Consideration and Action by the Commission

#### Budget Office—Jeff Scott

Budget Officer Jeff Scott presented a letter with a breakdown of cost (Exhibit A) to the Commission regarding the per diem rate for consideration. Mr. Scott explained the breakdown of the total cost based on the projections. The final total was \$86.70 for inmates housed out of Greene County and \$56.33 for inmates housed in the Greene County Jail.

Commissioner Bengsch moved to approve both per diem rates as submitted. Commissioner Bentley seconded the motion and it was unanimously approved.

Aye: Cirtin, Bengsch, and Bentley    Nay: None.    Abstain: None.    Absent: None.

## **Informational Items**

Mr. Jeff Barber with the Missouri State University Environmental Department, introduced the presentation for Property Assessed Clean Energy (P.A.C.E.) Program.

Mr. John Maslowski explained the history of P.A.C.E. to the Commission which is a statewide model. There are approximately 12 to 14 counties that participate in this program. Mr. Maslowski stated that initially the program was for commercial property and was followed by a request to incorporate the residential component. November 15, 2016, launched a Federal program for P.A.C.E. best practices. Mr. Maslowski stated that Kansas City and St. Louis, Missouri has had the residential component in place since mid-September 2016. There is criteria to be met by citizens receiving P.A.C.E. funding.

Mr. Maslowski informed the Commission that his company has met with County Collectors across the state to meet individual needs. Funding for this program considers all aspects of construction including, but not limited to, windows, solar panels etc.

Mr. Maslowski stated the implementation of the program creates over 200 jobs with this project. He explained the Federal partnership that supports the project and how the investment impacts the community. Mr. Maslowski briefly summarized the hand-out presentation (Exhibit B) and stated there is an application on-line to track where participating members are located. Mr. Maslowski went on to explain the contractor aspect with respect to the fact that the contractor doesn't get paid until homeowners sign off that they are satisfied with installation. Mr. Maslowski stated they have a 99.6% rate of "on time" paying residential participants.

The program is presented as having a support team to fully explain the program to potential members and those conversations are recorded. It was noted that 82,700 homes across the country have been approved with 16,800 jobs created across the country.

Greene County Collector Leah Betts voiced some concerns for the Commissioners to take under consideration. Ms. Betts wanted to emphasize the program has been presented as no cost or liability to the county. Ms. Betts reminded the Commission there would be Information System (IT) cost in resetting programs to receive payment for the P.A.C.E program as well as billing, accounting, mailing etc., noting there is cost in the initial set up to receive payment at the Collector's office. Mr. Maslowski stated his company would meet with the IT Department to determine services that could be provided or shared costs.

Ms. Betts was concerned that additional costs could be incurred if a citizen engaged in litigation and asked who would accept the liability? Mr. Maslowski stated there would be no liability to the county and stated there have been no instances of litigation in the past. Mr. Maslowski stated the county would only be responsible for collecting payments, but he will follow-up on the question of who would pay attorney fees if litigation ensued.

Mr. Maslowski indicated there would be an Intergovernmental Agreement (IGA) for collections if the Commission is willing to enter into the program agreement. Mr. Maslowski responded to the question of property sales, stating the loan will stay with the property. The loan would go to the new homeowner of the property involved. Mr. Maslowski stated a third party collects for commercial property. It is the proposal that Greene County would collect on both commercial and residential property. If the agreement is approved, the Collector's office would need to be able to begin collections by September 2017.

#### Resource Management—Kevin Barnes

Resource Management Director Kevin Barnes updated the Commission on Greene County properties regarding demolition and complaint issues. Demolition on a property follows a court order and the service would go up for bid to a contracting company. Mr. Barnes listed properties with concerns and the plan to move forward for resolution.

Mr. Barnes stated the Prosecuting Attorney's office is scheduled to move to the Cox Tower facility beginning December, 16, 2016. The eighth floor of Cox Tower is close to completion with the installation of locks, shelves, and identification cards. Mr. Barnes stated he will present a letter of occupancy to the Commission for approval once the seventh and eighth floors are complete. Mr. Barnes informed the Commission of some moving issues.

Mr. Barnes reported that the Missouri Department of Natural Resources has refunded the county funds connected with the old laundry that was previously removed from the County campus. Mr. Barnes informed the Commission that this project will need to be complete to be able to drill wells.

#### Chris Coulter

Mr. Coulter reminded the Commission of the requests for budget meetings.

#### Trysta Herzog

Ms. Herzog did not have any items to bring before the Commission.

#### Commissioner Cirtin

Commissioner Cirtin stated Ms. Herzog is in need of an Adobe program. Ms. Herzog confirmed.

#### Alissa Zhu

Ms. Zhu asked when the Prosecuting Attorney's office move would be complete. Mr. Barnes responded that the office should be ready to operate by December 19, 2016.

#### Other Items

No other items were brought before the Commission.  
Commissioner Cirtin adjourned.



*County of* **GREENE** *State of Missouri*

**GREENE COUNTY COMMISSION**

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**BOB CIRTIN**  
Presiding Commissioner  
**HAROLD BENGSCHE**  
Commissioner 1st District  
**ROSEANN BENTLEY**  
Commissioner 2nd District

November 29, 2016

Greene County Commission  
933 N Robertson  
Springfield, MO 65802

**Recommendation for Per Diem Level for Inmate Stays**

The budget office is recommending that the County's per diem rate be set at Eighty Six dollars and Seventy cents (\$86.70). This rate will serve as reimbursement for the incremental costs estimated to be incurred with the addition of more inmates to our system. That system currently defined as the Justice Center with a capacity of 601 beds and contracts with five other county jails.

Since the Justice Center is currently full, this rate is based on the county paying a forty-five dollar boarding fee (as estimated by the Sheriff based on current renewals of contracts) and the cost to transport up to 12 inmates 96 miles each way at the federal rate of reimbursement of fifty-four cents a mile, seven days a week. This rate is to serve not only for gas, but for repairs and replacement of vehicles over time. In addition, the recommended rate would cover the salary and benefit cost of two corporals for conducting the transporting. Note: since this is only an incremental cost, this does not include the other salary and benefit costs of administering the overall operation or for booking and screening the inmates.

It is anticipated that the budget office will make recommendations to the County Commission from time to time as anticipated costs change.

Thank you,

  
Jeffery E Scott  
Budget Officer

## 2015 Actual Expenses

<b>Total Costs</b>			
General Revenue			
6,597,249.02	Jail expenses in 101	6,200,141.10	397,107.92
210,030.77	Jail expenses in Building Ops	210,030.77	
46,902.30	Jail expenses in Vehicle Operations	0.00	46,902.30
404,043.96	Jail expenses in Utilities	404,043.96	
<u>7,258,226.05</u>			
LEST I			
3,179,204.20	Jail expenses in LEST I	3,179,204.20	
LEST II			
2,264,501.02	Jail expenses in LEST II	2,264,501.02	
Inmate Security Fund			
406,873.88	Jail expenses in Inmate Security Fund	100,500.12	306,373.76
<u>13,108,805.15</u>	<b>Total cost of jail in 2015</b>	<u>12,358,421.17</u>	<u>750,383.98</u>
	Cost at capacity 601 inmates 365 days	56.33725148	
	2015 Daily Operating Cost per inmate	<b>\$ 56.33</b>	

\*Multiplier due to increasing costs and because the first day is the most expensive day for an inmate and municipal inmates have a much higher turnover rate.

Does not include allocation for jail costs incurred in Unemployment Insurance, Liability Insurance, Building & Liability Insurance, Telephone, or Mobile Communication.



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## **MCED.MO.GOV**

Missouri Clean Energy District

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Director of  
Business  
Development





Your energy efficient future, today.





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ASSOCIATION  
of COUNTIES



Department of  
Veterans Affairs



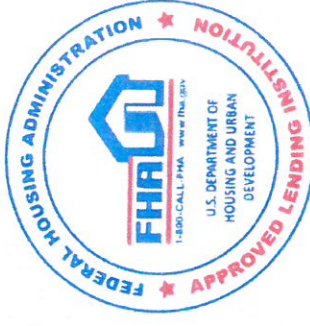
The Leadership  
Conference



Department of  
Housing & Urban  
Development



NAACP



Federal Housing  
Administration

## National Support for PACE





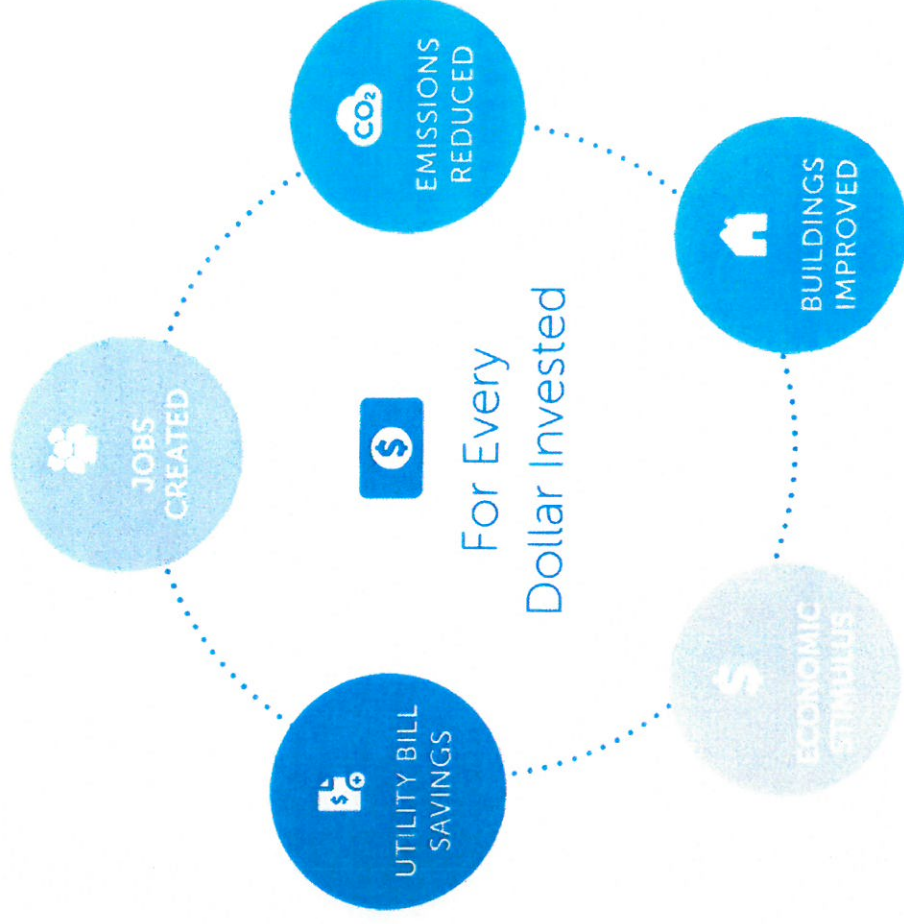
# Why do Governments Choose PACE?

- Public-Private Partnership a real need
- Challenges at local, state and federal levels becoming more complex, nuanced
- Public dollars no longer the solution
- Governments **accountable** to show real results in real time
- Public sector looking for partners who:
  - Offer infrastructure
  - Create efficiencies and are resource multipliers
  - Are committed to **upholding the public trust**
- Providing options for your constituents...is good public policy



# Why does Missouri need clean energy?

- Every year, **1 in 6** homeowners will replace or upgrade a system that affects energy consumption
- But **3 out of 4** will not choose the most energy efficient solution
- With **2.4 million** eligible housing units in Missouri, that's **300,000** moments of opportunity





# The Key to Energy Efficiency

The Missouri Clean Energy District (MCED) has partnered with Renovate America to bring PACE financing to Missouri property owners through the HERO program.

**MCED.MO.GOV**  
Missouri Clean Energy District

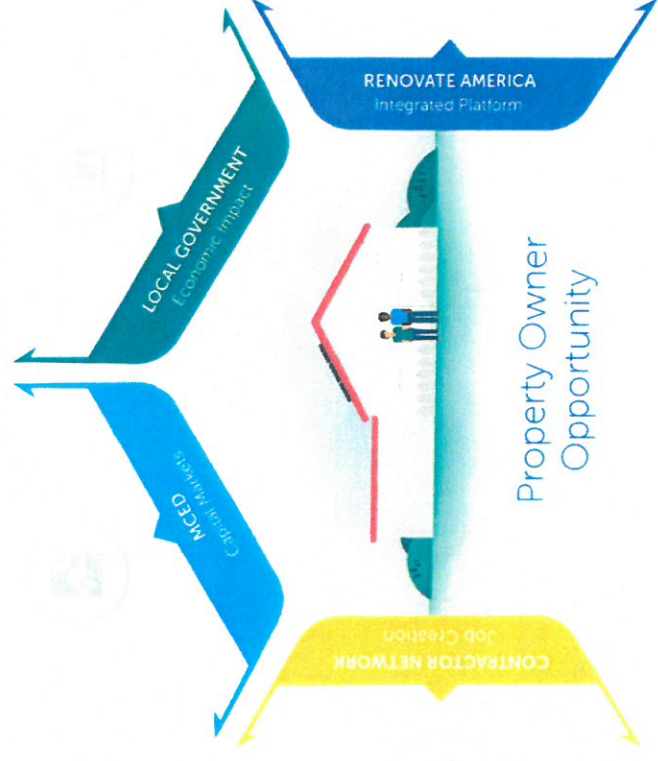
**RENOVATEAMERICA™**

Renovate America brings *private capital to meet public policy objectives* and is the *nation's leading provider* of residential PACE financing, bringing the company's total of widely-marketed PACE bonds to \$1.67 billion.

Our proven model enables us to provide:

- Ongoing capital
- Industry-leading consumer protections
- Dependable support services
- Comprehensive technology infrastructure

...all at no membership cost or liability to government





PACE was named one of the top 20 “world-changing” ideas  
by Scientific American Magazine



## Commercial

### C-PACE OVERVIEW

\$304

Millions

820

Commercial projects

3,650

Jobs created

## Residential

### R-PACE OVERVIEW

\$2,900

Millions

130,000

Home upgrades

25,000

Jobs created



# HERO Testimonials

<https://www.youtube.com/watch?v=mxR1IxRk6hE>



# HERO Supports Government Partners

HERO Gov provides real-time access to data so that government partners can see – at any time – the impact of the program on their community.

## Features:

Up-to-the minute reports provide data on:

- Economic stimulus & impact
- Environmental impact & savings
- Drill-down on metrics by community
- Ability to view different time periods



# Industry-leading Consumer Safeguards

HERO offers homeowners peace of mind throughout their project



## Homeowners Get the Final Say. Guaranteed.

We work only with contractors who have agreed not to be paid until the homeowner has signed off that the project has been completed to their satisfaction. If the homeowner isn't satisfied, we're not satisfied.



## Everyone Agrees to the Rules.

Every contractor registered with HERO has agreed to follow our guidelines, which includes our industry-leading consumer safeguards that help protect homeowners and contractors every step of the way.



## Clear Disclosures.

We show all the costs and terms in a simple clear form modeled after the "Know Before You Owe" form homebuyers now see when they purchase a house.



**Terms Confirmed by Phone.**  
We conduct recorded calls with homeowners to confirm the products being installed, cost and full details of the PACE assessment.



## Ongoing Support.

Unlike many other financing options, we help homeowners and contractors resolve disputes, and we are available to answer questions when the home is refinanced or sold.



## Certified Products on Every Job.

Products installed in a HERO project are required to meet local, state, or federal efficiency or performance standards.



## Senior Safeguards

We take extra steps with Seniors 65 and over and, at their request, help guide them through the process.

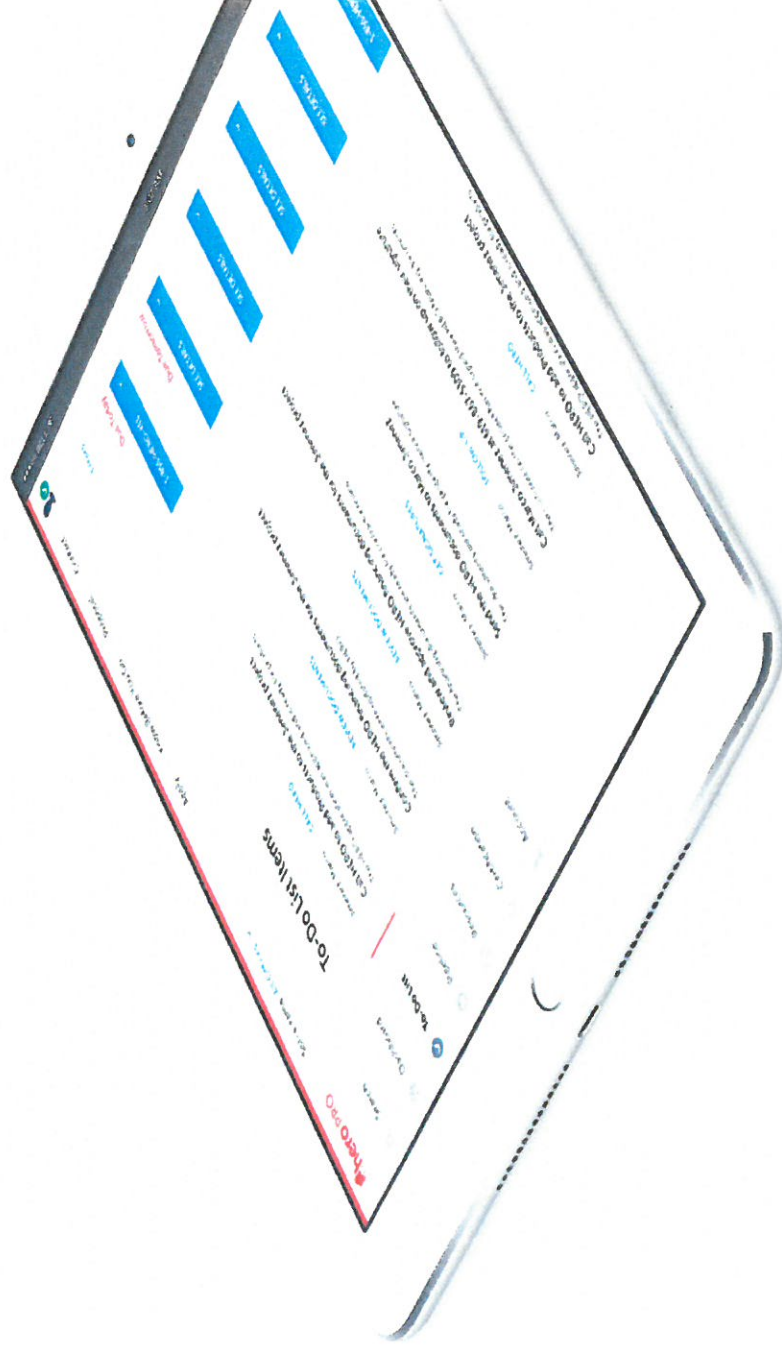


# HERO Supports Contractors

HERO Pro provides the most comprehensive suite of software tools for estimating and financing.

## Features:

- Proposal tools
- Estimating calculators
- Job tracking dashboard
- Electronic signatures
- Step-by-step process
- Financing document generation





# Community Support

We provide dedicated support to property owners, contractors, real estate professionals, and municipalities through every step of the process.

## Municipal Support

Dedicated Market Development Managers are assigned to every municipality to provide program education, continued support, and to respond to constituent inquiries.

## Contractor Training

Our representatives in the field provide training and ongoing assistance on Program implementation.

## Dispute Resolution

Every property owner complaint receives a full investigation. When necessary, our investigators will intervene to resolve any disputes.

## HERO Property Advisors: 855-225-HERO

A dedicated division of specialists are available to assist real estate professionals and homeowners during the selling or refinancing process and answer any questions that may arise.

## HERO Hotline: 855-HERO-411

Our full service call center is available to property owners and contractors from project start to completion.





# HERO Impact in U.S.



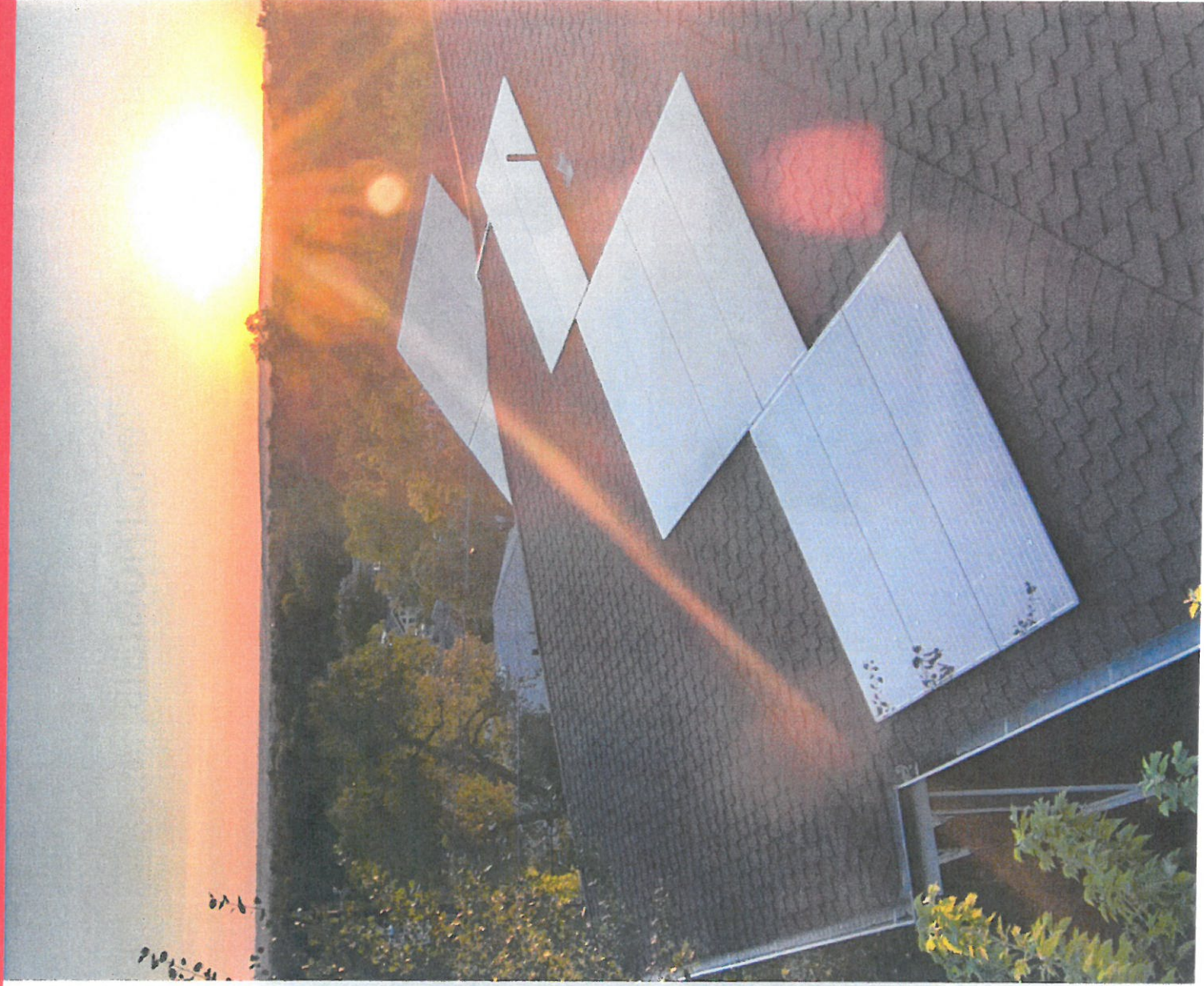
**82,700** homes improved  
**\$2.0 Billion** funded in upgrades



**16,800** local jobs created  
**\$3.4 Billion** economic impact



**\$3.2 Billion** in energy bill savings  
**12.5 Billion kWh** of energy saved





# Homeowner Testimonials

<https://www.heroprogram.com/stories>



"We discussed different ways to finance [our project]. Having been a banker before, I'm always very cautious about doing things like that, but they have been wonderful. I would definitely recommend it. My dream has really come true – and I'm glad that we did it with HERO as a partnership."



"It's the best way to go. We didn't even consider other options. If you can qualify for it, go for it. They can make it as reasonable (of a financing plan) as you want."



"We have had a savings on the electric bill. Right now I'm at a minus seventy-five dollars. As a matter of fact, I've recommended it to a few friends who have since went ahead and got solar and they're using the HERO Program."



"Living comfortably is a priority. I think since I've done these upgrades with the wall insulation and the duct work, I probably have saved a good 40% and that's good news! That's money in my pocket."



# HERO in Greene County

The Missouri Clean Energy District is ready to begin offering both Commercial and Residential PACE financing to property owners in the community

- Renovate America has partnered with 450+ counties and cities and 100% remain partners after 5 years --- a strong track record that represents the value being created in the community
- In the first 5 years of the program, we project that HERO could provide Greene County:
  - **\$22+ million in economic stimulus**
  - **Create 200+ new jobs** for local contractors
  - **Energy savings** of 150 million kWh
  - **Improve the local housing stock by over \$12 million**
- We are excited to work with Greene County to help drive economic development, improve the housing stock and create local jobs





Your energy efficient future, today.