

# Osage County Commission Meeting Minutes

July 16, 2020

Meeting called to order by Presiding Commissioner Darryl Griffin at 8:30 AM

District 1 Commissioner John Glavin present

District 2 Commissioner Larry Kliethermes present

Media – HB Dodds

Front Desk Clerk – Heather Gyorkos

Present for all or part of the meeting: Josh Campbell, Mike Ely, Art Mueller, Donna Mueller, Jerry Baker

## Approval of the Agenda and Minutes:

Commissioner Griffin asked for a motion for approval of today's agenda and the meeting minutes from July 14<sup>th</sup>, 2020. Commissioner Glavin made a motion to approve the agenda and the meeting minutes. Commissioner Kliethermes seconded the motion. A roll call vote was then taken. Commissioner Griffin asked "Commissioner Glavin how do you vote?" Commissioner Glavin responded "yes." Griffin asked "Commissioner Kliethermes how do you vote?" Commissioner Kliethermes responded "yes." Griffin asked "Commissioner Griffin how do you vote?" Commissioner Griffin responded "yes."

## Bills, Notes and Communication:

### Meetings:

-2020 BOE Hearing July 20<sup>th</sup>, 2020

-911 advisory meeting EOC room July 29<sup>th</sup>, 2020 6:30pm

-Primary Election August 4<sup>th</sup>, 2020

-Renew Agreement with Ameren and Osage County August 11<sup>th</sup>, 2020

### Building and Grounds:

-Commissioner Griffin said MU Extension has the crown molding around the plexiglass. Did everyone look at it and do you like how it looks? John put this one up so if we like he can move forward. Commissioner Glavin said looks good to me. Griffin said I will have John go ahead and do the rest. Commissioner Kliethermes said to build them all alike. Matches the trim around the rest of the doorways.

### Health Department:

-Susan Long said I wrote up a tentative vacation plan for county employees. Would like to have you review it. Trying not to penalize people but would like them to self-quarantine when returning. I am open to suggestions and will run by Amanda also. Commissioner Griffin said so do you want to wait until next Tuesday to vote on it. Long said yes will plan on Tuesday.

-Susan Long said we got 4 new cases yesterday. 2 are household contacts to a case we already have, 1 is travel and 1 is community acquired. Don't have a lot of new contacts with these but have 19 cases total. Have one person coming off today and 1 came off yesterday.

-Susan Long said I am working on a specific letter of quarantine for animals. Have some problem people in the county. Commissioner Griffin said animal bites. Long said yes. We are going to put together a formal letter of quarantine. I will send a copy to Amanda. One particular dog is biting people and law enforcement is having a hard time catching up with the owner.

-Susan Long said Tuesday I will be turning in an invoice for the drive thru flu clinic. The total is \$4900.00 plus an additional \$200.00-\$300.00 to include color and logo. Do I need to get a 3<sup>rd</sup> estimate with the cost? Commissioner Kliethermes said I don't think so. We need something they can drive thru.

### Old Business:

-Commissioner Griffin said I received an email from Kelly Sink for the small business relief program. They are going to change some of the program. Needs to know ASAP if we are moving forward. Commissioner Kliethermes said I read the email and I would say yes.

-Commissioner Kliethermes made a motion to go with the small business relief program. Commissioner Glavin seconded the motion. A roll call vote was then taken. Commissioner Griffin asked "Commissioner Glavin how do you vote?" Commissioner Glavin responded "yes." Griffin asked "Commissioner Kliethermes how do you vote?" Commissioner Kliethermes responded "yes." Griffin asked "Commissioner Griffin how do you vote?" Commissioner Griffin responded "yes."

-Commissioner Griffin said we have a request for \$27,633.20 from R-2 school. The limit is \$25,000.00 but they can reapply. I called Kelly Sink with MRPC they adjusted the forms and will inform the school to reapply. Commissioner Kliethermes said will they send a letter of explanation to them? Griffin said yes.

-Commissioner Glavin made a motion to \$25,000.00 for R-2 schools. Commissioner Kliethermes seconded the motion. A roll call vote was then taken. Commissioner Griffin asked "Commissioner Glavin how do you vote?" Commissioner Glavin responded "yes." Griffin asked "Commissioner Kliethermes how do you vote?" Commissioner Kliethermes responded "yes." Griffin asked "Commissioner Griffin how do you vote?" Commissioner Griffin responded "yes."

-Commissioner Kliethermes said did you talk to Bonnie about getting another letter out? Getting on the 2<sup>nd</sup> part of the paper it was missed. Money is there and want the county to get what they deserve. Donna Mueller said I had no idea about this. When is the deadline for this?

Commissioner Griffin said December 30<sup>th</sup>. It's \$25,000.00 per request. Tell small business owners it will be on the MRPC site and also contact Kelly Sink with any questions.

-Commissioner Griffin said John have you contacted McVicker about the BEAP study? Commissioner Glavin said they said it will be done next week, its at the highway department now.

-Commissioner Glavin said I read the agreement from Travis Elliott on the CARES Act. I have no problem with it. Not going to cost anything and can help us down the road. Commissioner Kliethermes said I read through and heard what you said. It does reinforce what we have. Commissioner Griffin said it is redundant but need to have written to the T anymore. After thinking about it you are right. Glavin said most people in the county are honest but make mistakes can be made. Griffin said they sign the agreement on the original saying they are liable but this goes into more detail. Need to protect the counties best interest.

Commissioner Glavin made a motion to agree to add the lawyer part of the CARES Act. Commissioner Kliethermes seconded the motion. A roll call vote was then taken. Commissioner Griffin asked "Commissioner Glavin how to do you vote?" Commissioner Glavin responded "yes." Griffin asked "Commissioner Kliethermes how do you vote?" Commissioner Kliethermes responded "yes." Griffin asked "Commissioner Griffin how do you vote?" Commissioner Griffin responded "yes."

### New Business:

-Jerry Baker said to the Muellers you are on 11.7 acres. The legal description says lot. A letter will need to be done by Amanda basically releasing those roads back to the original property. Will need this to change the legal description. Commissioner Kliethermes said can that letter be drafted by Ralph Kliethermes? Baker said in order to change the legal description it needs to be done by an attorney.

Commissioner Griffin said who would be obligated to pay that. Baker said I'll pay that. She has all the maps and system to access for the property. Will have her write a letter and all of you sign it. We would have a copy on file and can change the deed. Donna Mueller said what is our next step? Baker said STC legal department says you need to have a letter validated by the surveyor Ralph to Amanda, you sign off, then it goes to the recorder. Griffin said the Muellers would request Ralph to do that or the commission? Baker said its up to you, but all of you need to sign the paperwork. Griffin said who pays if there is a charge. You can go to Ralph and he can give to Amanda to draw up. Mueller said it was already done but not developed. Baker said in regards to the cost I would ask for pro-bono. Griffin said we all agree to sign it. Kliethermes said please let Ralph know we agree on it.

-Mike Ely introduced Josh Campbell with PACE to the commission to talk about energy projects. Josh Campbell said property assessed energy is a way to finance energy efficiently. It's a self-assessment placed by the property owner. A certain geographical area needs to agree to be assessed. This is the same thing but personal property. The law also states the district or county can handle the servicing and assessment. Our system is designed with the county commission and collector. They cities don't have to do any of the processing. The only thing required is that the local jurisdiction passes an ordinance that we are allowed to do business. We have a board of 5 that approves the set up of these projects. Have done 28 projects since 2015 in various areas. Have 12 capitol providers from around the country, some are local as well that might bid on a project. Want to make as cost effective as possible. Along the project there is no responsibility, liability or cost to the county. Other than the ordinance we have an advisory board. We ask all participating municipalities to take part. Have an annual meeting to participate and hear about how the program is doing from around the state. We only go into a community when it shows there is an interested party. PACE does offer commercial and residential. Our policy for residential is there is an agreement with your local county collector because residential is bonded by our commercial and finance their projects. We would not have residential projects until an agreement is made. For example, Mike has a 20-year fixed interest for stability of payment. The first payment due is 6 months. Any project closed around September 30<sup>th</sup> would go to the following year for payment. Require a letter of consent from the mortgage holder.

Commissioner Griffin said my concern is the tax collecting part. The collector is supposed to collect that money and forward it to you? Campbell said no, we use a national company that collects for all. We use them as a 3<sup>rd</sup> party servicer. What happens is the lender will provide a certificate, the servicer bill it, get the bill in October and due in December. County collector not involved at all. Griffin said so its an account he can set up with a 3<sup>rd</sup> party lender since its assessed? Campbell said its not. You receive 2 bills. The county collector is not involved. Griffin said then why does she have to sign off? Commissioner Kliethermes said if it were individual. Campbell said that's only residential. Kliethermes said when we signed this for Ely, we would need to sign another contract for residential. Griffin said have 2 different contracts, 1 for business 1 for residential. Campbell said the general ordinance is residential or commercial. Board procedure is for us to go to the county collector first. 2<sup>nd</sup> agreement does not involve commercial. Kliethermes said someone in the county would need to sign off on the 2<sup>nd</sup> agreement. The 2 bills you would get is the payment on the loan and then a regular county tax bill. You make the loan payment to PACE. Campbell said PACE is the creation of a state statute. The state does use this as a funding tool. Allows my district to bond to fund these. More effective to use outside funds. We are a political subdivision registered with the secretary of state. Our jurisdictions can expand and contract. Kliethermes said no exactly a government but recognized as a sanction of government. Campbell said yes, we are required to report to the division of energy. Have to register with the state auditor and provide assessment contracts. Everything is on the record. Kliethermes said I'm curious to what projects are financed and the specific guidelines that are allowable. Hate to see a project that doesn't qualify get us involved. Campbell said of the 28, 85% of dollars were spent on energy efficiency. Roof, HVAC, windows, insulation, new construction and retrofit PACE can cover costs on these. US Department of Energy we use as the standard list. Ely said for our project we are primarily looking at HVAC system. All the outside units were stolen, and that is a significant cost. Griffin said where are you based out of? Campbell said Jefferson City, been around for 10 years. Griffin said how many counties have you operated in? Campbell said we have county wide a vast majority are urban areas, varies where the projects are. Griffin said if we give authorization for Osage County and the Cities of Linn, Meta, Westphalia don't want you in the city limits is that a given you can't operate there? Campbell said Osage County is a 3<sup>rd</sup> class county. My understanding is if you pass that here it applies for all jurisdictions.

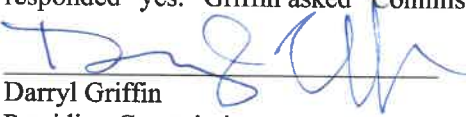
Westphalia and Linn would be able to access PACE without passing it. Will talk to the community without going in. Our clients are the

municipalities and property owners. Can commit to not operating until a verbal ok. Kliethermes said Linn, Westphalia, etc. they would need to come to you? Campbell said I would say the goal is to see PACE be utilized. Because we require lender consent people go to their local lender. Kliethermes said are you competing with SBA loans or local banks? Do you tie to the lowest bid on the loan? Campbell said yes, we are competing but offer things differently. Kliethermes said who has the first lien on the loan. Griffin said he said earlier they are first. Campbell said should there be default they yearly amount owed is the 1<sup>st</sup> lien, the mortgage is the 2<sup>nd</sup>. PACE assessment can be transferred if the property is sold. Kliethermes said have you allowed people who are having a hard time just pay the interest on the loan? This only bill once a year. Campbell said that is between the capital provider and property owner. They are all doing it differently. Kliethermes said if this happens, we will get phone calls and questions. We will need to know what PACE stands for and how they operate. Ely said this is just another opportunity in the area for the program and company that provides HVAC services. Campbell said will be happy to leave information for anyone. Griffin said we have a copy of the ordinance. Will touch base with some people and the community.

**Public Comments:**

**Adjournment:**

-With no further business, the commission meeting adjourned at 9:48 am. Commissioner Glavin made a motion, seconded by Commissioner Kliethermes. A roll call vote was taken. Commissioner Griffin asked "Commissioner Glavin how do you vote?" Commissioner Glavin responded "yes." Griffin asked "Commissioner Kliethermes how do you vote?" Commissioner Kliethermes responded "yes." Griffin asked "Commissioner Griffin how do you vote?" Commissioner Griffin responded "yes."



Darryl Griffin  
Presiding Commissioner

