

**BLANCO COUNTY  
REQUEST FOR A LINE-ITEM TRANSFER**

**DATE:** 6/26/18

**TO:** **HONORABLE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS**

**FROM:** Brett Bray

**DEPARTMENT** Blanco County Judge's Office

I SUBMIT TO YOU FOR YOUR CONSIDERATION, THE FOLLOWING LINE ITEM TRANSFERS:

| FUND                                 | LINE ITEM DESCRIPTION | LINE ITEM #       | AMOUNT             |
|--------------------------------------|-----------------------|-------------------|--------------------|
| <b>FROM:</b> <u>Non Departmental</u> | <u>Contract Labor</u> | <u>10-500-526</u> | <u>\$ 2,000.00</u> |

|                                    |                              |                   |                    |
|------------------------------------|------------------------------|-------------------|--------------------|
| <b>TO:</b> <u>Non Departmental</u> | <u>Copy Machine Supplies</u> | <u>10-500-508</u> | <u>\$ 2,000.00</u> |
|------------------------------------|------------------------------|-------------------|--------------------|

Reason for request:

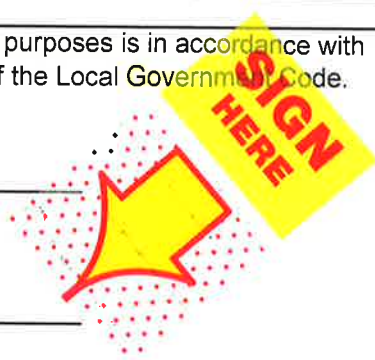
to purchase copy machine supplies (paper)

Note: This change in the budget for county purposes is in accordance with 111.011 "Changes in Budget for County Purposes" of the Local Government Code.

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Attest: County Clerk  
(if Commissioners' Court Action)

\_\_\_\_\_  
Co Judge/Commissioners' Court Approval  
(as needed)



COPY

RECEIVED

BLANCO COUNTY  
REQUEST FOR A LINE-ITEM TRANSFER

JUN 12 2018

Per [Signature]

DATE: 6-12-18

TO: HONORABLE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS

FROM: PAUL GRANBERG

DEPARTMENT ROAD + BRIDGE Pet 4

I SUBMIT TO YOU FOR YOUR CONSIDERATION, THE FOLLOWING LINE ITEM TRANSFERS:

| FUND                    | LINE ITEM DESCRIPTION              | LINE ITEM #       | AMOUNT      |
|-------------------------|------------------------------------|-------------------|-------------|
| FROM: <u>15-570-322</u> | <u>CONCRETE</u>                    | <u>15-570-322</u> | <u>2500</u> |
| <u>15-570-314</u>       | <u>SIGNS / MARKERS / SAFETY EQ</u> | <u>15-570-322</u> | <u>4000</u> |
|                         |                                    |                   |             |
|                         |                                    |                   |             |
| TO: <u>15-570-318</u>   | <u>ROAD MATERIALS</u>              | <u>15-570-318</u> | <u>6500</u> |
|                         |                                    |                   |             |
|                         |                                    |                   |             |
|                         |                                    |                   |             |
|                         |                                    |                   |             |

Reason for request:

NEED MORE ROCK + OIL FOR STRIP SEALING

Note: This change is the budget for county purposes is in accordance with 111.011 Changes in Budget for County Purposes" of the Local Government Code.

Paul Granberg  
Department Head Signature

Attest: County Clerk  
(if Commissioners' Court Action)

Brett Braf  
Co Judge/Commissioners' Court Approval  
(as needed)

COPY

BLANCO COUNTY  
REQUEST FOR A LINE-ITEM TRANSFER

DATE: 19-Jun-18

TO: HONORABLE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS

FROM: Tommy Weir

DEPARTMENT Precinct 1 R&B

I SUBMIT TO YOU FOR YOUR CONSIDERATION, THE FOLLOWING LINE ITEM TRANSFERS:

| FUND        | LINE ITEM DESCRIPTION                   | LINE ITEM #       | AMOUNT          |
|-------------|---|-------------------|-----------------|
| FROM: _____ | <u>Culverts &amp; Cattle Guards</u>     | <u>15-540-316</u> | <u>\$600.00</u> |
|             | _____                                   | _____             | _____           |
|             | _____                                   | _____             | _____           |
|             | _____                                   | _____             | _____           |
| TO: _____   | <u>Signs/ Markers /Safety Equipment</u> | <u>15-540-314</u> | <u>\$600.00</u> |
|             | _____                                   | _____             | _____           |
|             | _____                                   | _____             | _____           |
|             | _____                                   | _____             | _____           |
|             | _____                                   | _____             | _____           |

Reason for request:  
I need to purchase signs, brackets, reflectors, and epoxy

Note: This change is the budget for county purposes is in accordance with 111.011 Changes in Budget for County Purposes" of the Local Government Code.

Tommy Weir  
Department Head Signature

\_\_\_\_\_  
Attest: County Clerk  
(if Commissioners' Court Action)

Brett Brey  
Co Judge/Commissioners' Court Approval  
(as needed)

# Blanco County Commissioners' Court

26-Jun-18

## Invoice File Listing By Fund

| Fund         | Description        | Disbursement     |
|--------------|--------------------|------------------|
| 010          | General Fund       | 63,050.86        |
| 015          | Road & Bridge Fund | 11,980.06        |
| <b>Total</b> |                    | <b>75,030.92</b> |

The attached list of Claims Payable have been examined & approved for payment by the County Auditor as provided by the Texas LGC 113.064 & 113.065

Attest County Auditor:

*Cindy J Kent*

Date

06/21/18

The attached list of Claims Payable have been examined & approved for payment by the Commissioners' Court as provided by the Texas LGC 115.021 & 115.022

County Judge

Date

Commissioner Pct 1

Commissioner Pct 3

Commissioner Pct 2

Commissioner Pct 4

| DEPARTMENT                      |            |   |                                   |           |
|---------------------------------|------------|---|-----------------------------------|-----------|
| NAME-OF-VENDOR                  | INVOICE-NO | S | DESCRIPTION-OF-INVOICE            | AMOUNT    |
| 0310-GENERAL FUND GRANTS        |            |   |                                   |           |
| AMBER LEARO                     | 65853      | A | REIMBURSEMENT                     | 93.33     |
| DEPARTMENT TOTAL                |            |   |                                   | 93.33     |
| 0400-COUNTY JUDGE EXPENSES      |            |   |                                   |           |
| CONNIE HARRISON                 | 65866      | A | REIMBURSEMENT                     | 57.77     |
| DEPARTMENT TOTAL                |            |   |                                   | 57.77     |
| 0410-COUNTY CLERK               |            |   |                                   |           |
| BUSINESS CENTER PRINT & OS      | 65859      | A | INV#131847 CO CLERK               | 280.63    |
| LAURA WALLA                     | 65933      | A | REIMBURSEMENT                     | 120.41    |
| DEPARTMENT TOTAL                |            |   |                                   | 401.04    |
| 0411-ELECTIONS ADMINISTRATOR    |            |   |                                   |           |
| JOHNSON CITY PUBLICATIONS LP    | 65878      | A | INV#48222 ELECTION NOTICE         | 34.50     |
| DEPARTMENT TOTAL                |            |   |                                   | 34.50     |
| 0412-DISTRICT CLERK             |            |   |                                   |           |
| GOVERNMENT FORMS & SUPPLIES     | 65874      | A | INV#0310204 DIST CLERK            | 61.18     |
| DEPARTMENT TOTAL                |            |   |                                   | 61.18     |
| 0420-TAX ASSESSOR/COLLECTOR     |            |   |                                   |           |
| KRISTEN SPIES                   | 65883      | A | REIMBURSEMENT                     | 337.43    |
| POSTMASTER/BOX RENT             | 65904      | A | BOX RENT #465 TAC                 | 92.00     |
| DEPARTMENT TOTAL                |            |   |                                   | 429.43    |
| 0425-COUNTY SHERIFF             |            |   |                                   |           |
| A T & T MOBILITY                | 65790      | A | ACCT #287272104256 LEC            | 88.02     |
| AMBER LEARO                     | 65854      | A | REIMBURSEMENT                     | 16.62     |
| CAROL N. LEONARD                | 65888      | A | REIMBURSEMENT                     | 344.09    |
| EXPRESS AUTOMOTIVE SERVICE      | 65870      | A | INV#3751529 LEC                   | 69.42     |
| FELPS AUTOMOTIVE                | 65873      | A | INV#910418 LEC                    | 545.62    |
| FRONTIER COMMUNICATIONS         | 65930      | A | 830-868-7104 LEC                  | 1,081.69  |
| MARY K. HAGEMIER DDS            | 65884      | A | INMATE DENTAL - BROWN, Z          | 185.00    |
| MILLER UNIFORMS & EMBLEMS, INC. | 65885      | A | INV#111712                        | 76.50     |
| PEDERNALES ELECTRIC COOP        | 65824      | A | INV # 955 JAIL                    | 3,653.11  |
| PERFORMANCE FOOD SERVICE        | 65898      | A | INV#9173246 LEC                   | 1,101.11  |
| PERFORMANCE FOOD SERVICE        | 65899      | A | INV#9175630 LEC                   | 32.50     |
| PERFORMANCE FOOD SERVICE        | 65900      | A | INV#918103 LEC                    | 13.18     |
| PERFORMANCE FOOD SERVICE        | 65901      | A | INV#918103 LEC                    | 976.27    |
| PERFORMANCE FOOD SERVICE        | 65935      | A | INV#9188319 LEC                   | 1,379.66  |
| PERSONNEL EVALUATION INC        | 65825      | A | INV #27827 LEC                    | 20.00     |
| PETERSON TIRE                   | 65902      | A | INV#JC27878 LEC                   | 6.94      |
| ROBBIN PATTERSON                | 65908      | A | REIMBURSEMENT                     | 92.13     |
| SCOTT & WHITE HOSPITAL          | 65828      | A | PATIENT #PT9213416050             | 42.99     |
| SOUTHERN HEALTH PARTNERS        | 65831      | A | INV #BASE32598                    | 4,161.60  |
| SOUTHERN HEALTH PARTNERS        | 65931      | A | INV #ADP14232 POPULATION INCREASE | 595.20    |
| STEVEN A LOGSDON                | 65915      | A | PRE-EMPLOYMENT EXAMS - LIESMANN   | 175.00    |
| STEVEN A LOGSDON                | 65939      | A | PRE-EMPLOYMENT EXAMS - DANZ       | 175.00    |
| TIME WARNER CABLE               | 65833      | A | INV #0144399060518 LEC            | 570.00    |
| DEPARTMENT TOTAL                |            |   |                                   | 15,401.65 |
| 0430-COUNTY TREASURER           |            |   |                                   |           |
| BUSINESS CENTER PRINT & OS      | 65858      | A | INV#131968 TREAS                  | 55.96     |
| DEPARTMENT TOTAL                |            |   |                                   | 55.96     |
| 0435-INDIGENT HEALTH CARE       |            |   |                                   |           |

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 DEPARTMENT

| NAME-OF-VENDOR                      | INVOICE-NO | S | DESCRIPTION-OF-INVOICE        | AMOUNT   |
|-------------------------------------|------------|---|-------------------------------|----------|
| BLANCO PHARMACY & WELLNESS          | 65794      | A | ACCT #113 INDIGENT            | 41.36    |
| BLANCO REGIONAL CLINIC P.A.         | 65795      | A | PATIENT #UPSFR0001            | 13.22    |
| CENTURY INTEGRATED PARTNERS         | 65807      | A | PATIENT #150152C604642        | 105.40   |
| JOHNSON CITY PHARMACY               | 65816      | A | INV MAY 2018                  | 137.03   |
| SCOTT & WHITE HOSPITAL              | 65826      | A | PATIENT #PT9260339420         | 71.91    |
| SCOTT & WHITE HOSPITAL              | 65827      | A | PATIENT #PT9260042210         | 42.99    |
| SCOTT & WHITE HOSPITAL              | 65845      | A | PATIENT #PH926333320          | 33.27    |
| SCOTT & WHITE HOSPITAL              | 65846      | A | PATIENT #PH9262988770         | 8.29     |
| DEPARTMENT TOTAL                    |            |   |                               | 453.47   |
| 0445-EMERGENCY MANAGEMENT           |            |   |                               |          |
| DIALTONESERVICEES L.P.              | 65808      | A | ACCT #10000001489 SHERIFF     | 6.85     |
| DIALTONESERVICEES L.P.              | 65809      | A | ACCT #10000001488 CO JUDGE    | 6.85     |
| DIALTONESERVICEES L.P.              | 65810      | A | ACCT #10000001487 EMC         | 6.85     |
| DIALTONESERVICEES L.P.              | 65811      | A | ACCT #10000001486 CONSTABLE 1 | 6.85     |
| DIALTONESERVICEES L.P.              | 65812      | A | ACCT #10000001485 PCT 2       | 6.85     |
| DIALTONESERVICEES L.P.              | 65813      | A | ACCT #10000001443 CONSTABLE 1 | 6.85     |
| DEPARTMENT TOTAL                    |            |   |                               | 41.10    |
| 0450-JUDICIAL EXPENSES              |            |   |                               |          |
| 33RD & 424TH JUDICIAL DISTRICTS CSC | 65788      | A | INV# MAY 2018                 | 462.62   |
| BLANCO CO CHILD PROTECTION BD       | 65792      | A | JURY DONATIONS                | 184.00   |
| BLANCO COUNTY CLERK                 | 65791      | A | CRIMINAL JURY TRAIL 6-28-18   | 954.00   |
| F.N. BROWN, III                     | 65838      | A | 33RD CASE #1613               | 425.00   |
| FRONTIER COMMUNICATIONS             | 65842      | A | 830-868-7986 JUDICIAL         | 197.34   |
| HILL COUNTRY CHILD ADVOCACY CT      | 65793      | A | JURY DONATIONS                | 170.00   |
| KURT CORLEY, ATTY AT LAW            | 65844      | A | 424TH CASE #CR01538           | 325.00   |
| NATALIE FOWLER                      | 65818      | A | 33RD CAUSE CV 08050           | 90.00    |
| NATALIE WALLACE BENNETT             | 65819      | A | 33RD CAUSE CV 08050           | 131.25   |
| NATALIE WALLACE BENNETT             | 65820      | A | 424TH CAUSE #CV06369          | 318.75   |
| NATALIE WALLACE BENNETT             | 65835      | A | CAUSE #CV08261                | 300.00   |
| NICOLE BURNS                        | 65821      | A | CASE #5673                    | 250.00   |
| SONYA R. CARRILLO, PLLC             | 65829      | A | CV 08456                      | 375.00   |
| SONYA R. CARRILLO, PLLC             | 65830      | A | 33RD CV 08467                 | 187.50   |
| THOMAS M FELPS                      | 65847      | A | CASE #N/A                     | 300.00   |
| THOMAS M FELPS                      | 65848      | A | CASE #CC05607 MISD.           | 125.00   |
| THOMAS M FELPS                      | 65849      | A | CASE #CC05740 MISD.           | 200.00   |
| DEPARTMENT TOTAL                    |            |   |                               | 4,995.46 |
| 0451-DISTRICT JUDGE                 |            |   |                               |          |
| ALAN GARRETT                        | 65836      | A | JUVENILE BOARD COMP           | 100.00   |
| EVAN C. STUBBS                      | 65837      | A | JUVENILE BOARD COMP., 424TH   | 100.00   |
| DEPARTMENT TOTAL                    |            |   |                               | 200.00   |
| 0460-STATE AGENIES SERVICES         |            |   |                               |          |
| FRONTIER COMMUNICATIONS             | 65850      | A | 830-868-4008 ADULT PROBATION  | 211.48   |
| DEPARTMENT TOTAL                    |            |   |                               | 211.48   |
| 0500-COURTHOUSE EXPENSES            |            |   |                               |          |
| AQUA TREATMENT SERVICES             | 65789      | A | INV #5735 FAIR GROUNDS        | 115.00   |
| BUSINESS CENTER PRINT & OS          | 65932      | A | INV#131958 LEC                | 319.92   |
| C LINDY JACKSON SALES & SERVICE     | 65860      | A | INV#242041 LAWNMOWER          | 774.77   |
| CANON FINANCIAL SERVICES, INC.      | 65796      | A | INV #18752832 DIST CLERK      | 142.35   |
| CANON FINANCIAL SERVICES, INC.      | 65797      | A | INV #18752833 JP 4            | 47.73    |
| CANON FINANCIAL SERVICES, INC.      | 65798      | A | INV #18752834 LEC             | 72.26    |
| CANON FINANCIAL SERVICES, INC.      | 65799      | A | INV #18752835 TAC             | 35.52    |
| CANON FINANCIAL SERVICES, INC.      | 65800      | A | INV #18752836 EXTENSION       | 48.84    |

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 DEPARTMENT

| NAME-OF-VENDOR                      | INVOICE-NO | S | DESCRIPTION-OF-INVOICE         | AMOUNT    |
|-------------------------------------|------------|---|--------------------------------|-----------|
| CANON FINANCIAL SERVICES, INC.      | 65801      | A | INV #18752837 CO CLERK         | 128.72    |
| CANON FINANCIAL SERVICES, INC.      | 65802      | A | INV #18752838 DIST CLERK       | 146.69    |
| CANON FINANCIAL SERVICES, INC.      | 65803      | A | INV #18752839 JP 1             | 45.11     |
| CANON FINANCIAL SERVICES, INC.      | 65804      | A | INV #18752840 LEC              | 142.92    |
| CANON FINANCIAL SERVICES, INC.      | 65805      | A | INV #18752841 MAILROOM         | 205.68    |
| CANON FINANCIAL SERVICES, INC.      | 65806      | A | INV #18752842 LEC              | 219.90    |
| EXPRESS AUTOMOTIVE SERVICE          | 65871      | A | INV#3751690 MAINTENANCE        | 68.63     |
| FRONTIER COMMUNICATIONS             | 65839      | A | 830-868-2228 FAX ELEV          | 325.45    |
| FRONTIER COMMUNICATIONS             | 65840      | A | 830-868-7208 INDIGENT          | 13.72     |
| FRONTIER COMMUNICATIONS             | 65841      | A | 830-868-4266 COURTHOUSE        | 1,289.20  |
| GRAVES HUMPHRIES, STAHL, LIMITED    | 65814      | A | REPORT #COL005 JP 4            | 599.02    |
| HEFFERNAN INS DBA ADAMS INS. AGENCY | 65815      | A | BOND TAC 17/18 TERM            | 199.00    |
| HILL COUNTRY REFRIGERATION          | 65875      | A | INV#64590 CH                   | 399.15    |
| HILL COUNTRY REFRIGERATION          | 65876      | A | INV#65050 LEC                  | 254.50    |
| ITZ ELECTRIC, INC.                  | 65877      | A | INV#18265 LEC                  | 618.58    |
| MOURSUND INSURANCE AGENCY           | 65817      | A | PUBLIC EMPLOYEE BOND TAC       | 199.00    |
| ODIORNE FEED/RANCH SUPPLY INC       | 65889      | A | INV#133052 CH                  | 38.00     |
| ODIORNE FEED/RANCH SUPPLY INC       | 65890      | A | INV#133179 CH                  | 8.50      |
| PEDERNALES ELECTRIC COOP            | 65823      | A | INV # 955 COUNTY               | 2,670.07  |
| PERFORMANCE FOOD SERVICE            | 65936      | A | INV#9188319 LEC                | 19.50     |
| QUILL CORPORATION                   | 65906      | A | INV#7840288 CH                 | 153.56    |
| TEXAS ASSOCIATION OF COUNTIES       | 65832      | A | INV #NRNC-22211-PC PROPERTY    | 29,210.00 |
| VERTICAL BRIDGE TOWER II, LLC       | 65834      | A | INV #000174088                 | 601.00    |
| DEPARTMENT TOTAL                    |            |   |                                | 39,112.29 |
| 0515-JUSTICE OF THE PEACE PCT #1    |            |   |                                |           |
| KAREN NEWMAN                        | 65882      | A | REIMBURSEMENT                  | 161.34    |
| DEPARTMENT TOTAL                    |            |   |                                | 161.34    |
| 0520-JUSTICE OF THE PEACE #4        |            |   |                                |           |
| NORTHEAST TEXAS DATA CORP.          | 65822      | A | REPORT #CAS017 JP 4            | 98.00     |
| DEPARTMENT TOTAL                    |            |   |                                | 98.00     |
| 0550-RECYCLING COORDINATOR          |            |   |                                |           |
| BLANCO HYDRO GAS CO.                | 65856      | A | ACCT#2411 RECYCLING            | 21.73     |
| BLANCO HYDRO GAS CO.                | 65857      | A | ACCT#2411 RECYCLING            | 19.53     |
| FASTENAL COMPANY                    | 65872      | A | INV#TX001104161 RECYCLING      | 58.90     |
| JOHNSON CITY SIGN SHOP              | 65879      | A | INV#4832 RECYCLE               | 160.00    |
| MOBLEY WELDING SERVICE              | 65887      | A | WELDING REPAIR RECYCLING       | 85.00     |
| MOBLEY WELDING SERVICE              | 65934      | A | WELDING REPAIR TIPPING MACHINE | 50.00     |
| DEPARTMENT TOTAL                    |            |   |                                | 395.16    |
| 0560-GENERAL FUND CAPITAL EQUIPMENT |            |   |                                |           |
| MILLER UNIFORMS & EMBLEMS, INC.     | 65886      | A | INV#112045 LEC                 | 847.70    |
| DEPARTMENT TOTAL                    |            |   |                                | 847.70    |
| FUND TOTAL                          |            |   |                                | 63,050.86 |

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 DEPARTMENT

| NAME-OF-VENDOR                      | INVOICE-NO | S | DESCRIPTION-OF-INVOICE   | AMOUNT    |
|-------------------------------------|------------|---|--------------------------|-----------|
| 0540-R&B PCT #1                     |            |   |                          |           |
| ASPHALT SPECIALISTS                 | 65855      | A | INV#72 S. ANNEX PROJECT  | 925.00    |
| CLOSNER EQUIPMENT CO.               | 65862      | A | INV#0044564 PCT 1        | 23.11     |
| KIRK FELPS                          | 65880      | A | INV#64438 PCT 1          | 8.77      |
| KIRK FELPS                          | 65881      | A | INV#64512 PCT 1          | 13.98     |
| SIGN MAN, THE                       | 65911      | A | INV#14,102-G PCT 1       | 79.55     |
| TEXAS PATCHER                       | 65917      | A | INV#180609 PCT 1         | 162.50    |
| THIRD COAST DISTRIBUTING, LLC       | 65928      | A | INV#742268 PCT 1         | 24.24     |
| DEPARTMENT TOTAL                    |            |   |                          | 1,237.15  |
| 0550-R&B PCT #2                     |            |   |                          |           |
| CLOSNER EQUIPMENT CO.               | 65863      | A | INV#0044564 PCT 2        | 23.12     |
| EWALD KUBOTA                        | 65869      | A | WORK ORDER#4508138 PCT 2 | 219.79    |
| FRONTIER COMMUNICATIONS             | 65843      | A | 830-868-4471 PCT 2       | 109.43    |
| ODIORNE FEED/RANCH SUPPLY INC       | 65891      | A | INV#132842 PCT 2         | 52.95     |
| ODIORNE FEED/RANCH SUPPLY INC       | 65892      | A | INV#132933 PCT 2         | 10.00     |
| ODIORNE FEED/RANCH SUPPLY INC       | 65893      | A | INV#133173 PCT 2         | 52.95     |
| ODIORNE FEED/RANCH SUPPLY INC       | 65894      | A | INV#133236 PCT 2         | 52.95     |
| ODIORNE FEED/RANCH SUPPLY INC       | 65895      | A | INV#133301 PCT 2         | 52.95     |
| SIGN MAN, THE                       | 65912      | A | INV#14,102-G PCT 2       | 79.55     |
| TEXAS PATCHER                       | 65918      | A | INV#180609 PCT 2         | 162.50    |
| THIRD COAST DISTRIBUTING, LLC       | 65926      | A | INV#744296 PCT 2         | 6.58      |
| THIRD COAST DISTRIBUTING, LLC       | 65927      | A | INV#744347 PCT 2         | 49.27     |
| DEPARTMENT TOTAL                    |            |   |                          | 872.04    |
| 0560-R&B PCT #3                     |            |   |                          |           |
| CLOSNER EQUIPMENT CO.               | 65864      | A | INV#0044564 PCT 3        | 23.11     |
| FRONTIER COMMUNICATIONS             | 65851      | A | 830-825-3270 PCT 3       | 88.00     |
| ODIORNE FEED/RANCH SUPPLY INC       | 65896      | A | INV#133311 PCT 3         | 20.50     |
| PURITY CHEMICALS, INC               | 65905      | A | INV#28760 PCT 3          | 183.25    |
| RICKY STIELER                       | 65907      | A | REIMBURSEMENT            | 25.01     |
| SIGN MAN, THE                       | 65913      | A | INV#14,102-G PCT 3       | 79.54     |
| STROEHER & OLFERS INC               | 65916      | A | INV#185720               | 2,563.20  |
| TEXAS PATCHER                       | 65919      | A | INV#180609 PCT 3         | 162.50    |
| DEPARTMENT TOTAL                    |            |   |                          | 3,145.11  |
| 0570-R&B PCT #4                     |            |   |                          |           |
| AG-PRO COMPANIES                    | 65852      | A | INV#P07855 PCT 4         | 13.54     |
| CHANAS AGGREGATES BLANCO, LLC       | 65861      | A | INV#3078 PCT 4           | 757.80    |
| CLOSNER EQUIPMENT CO.               | 65865      | A | INV#0044564 PCT 4        | 23.11     |
| ERGON ASPHALT AND EMULSIONS, INC    | 65867      | A | INV#9401848388 PCT 4     | 1,457.41  |
| ERGON ASPHALT AND EMULSIONS, INC    | 65868      | A | INV#9401848389 PCT 4     | 1,552.89  |
| PAUL GRANBERG REIMBURSEMENT ACCOUNT | 65897      | A | MISCELLANEOUS            | 94.51     |
| PETERSON TIRE                       | 65903      | A | INV#BL29352 PCT 4        | 41.95     |
| PETERSON TIRE                       | 65937      | A | INV#BL29443 PCT 4        | 1,297.60  |
| PETERSON TIRE                       | 65938      | A | INV#b129438 PCT 4        | 182.95    |
| SEYMOURS GARAGE                     | 65909      | A | INV#30130 PCT 4          | 47.15     |
| SEYMOURS GARAGE                     | 65910      | A | INV#30174 PCT 4          | 153.00    |
| SIGN MAN, THE                       | 65914      | A | INV#14,102-G PCT 4       | 79.55     |
| TEXAS PATCHER                       | 65920      | A | INV#180609 PCT 4         | 162.50    |
| THIRD COAST DISTRIBUTING, LLC       | 65921      | A | INV#744428 PCT 4         | 5.99      |
| THIRD COAST DISTRIBUTING, LLC       | 65922      | A | INV#744545 PCT 4         | 100.99    |
| THIRD COAST DISTRIBUTING, LLC       | 65923      | A | INV#744668 PCT 4         | 42.48     |
| THIRD COAST DISTRIBUTING, LLC       | 65924      | A | INV#744722 PCT 4         | 245.98    |
| THIRD COAST DISTRIBUTING, LLC       | 65925      | A | INV#744985 PCT 4         | 216.96    |
| TOOLS PLUS INDUSTRIES               | 65929      | A | INV#46364 PCT 4          | 249.40    |
| DEPARTMENT TOTAL                    |            |   |                          | 6,725.76  |
| FUND TOTAL                          |            |   |                          | 11,980.06 |



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| DEPARTMENT | NAME-OF-VENDOR | INVOICE-NO | S | DESCRIPTION-OF-INVOICE | AMOUNT    |
|------------|----------------|------------|---|------------------------|-----------|
|            | GRAND TOTAL    |            |   |                        | 75,030.92 |

## **REPORT REQUIRED BY TEXAS LOCAL GOVERNMENT CODE SECTION 399.009**

### **FOR PROPOSED COUNTY OF BLANCO, TEXAS**

#### **PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAM**

This Report is adopted by the Commissioners Court for the County of Blanco, Texas Property Assessed Clean Energy (PACE) Program (**the “program”**) in accordance with the requirements of the Property Assessed Clean Energy Act (**the “PACE Act”**) as set forth in Texas Local Government Code Chapter 399.

The County of Blanco and its constituents benefit when older existing buildings are modified with new technology and equipment that increases energy efficiency and reduces water consumption. As described in this Report, the County of Blanco is establishing the commercial PACE Program to encourage private sector investment in energy efficiency and water conservation. The PACE program will be offered to property owners on a strictly voluntary basis and will not require the use of any public funds or resources.

Authorized under the PACE Act enacted in 2013, the PACE program is an innovative financing program that enables private sector owners of privately owned commercial, industrial, and multi-family residential properties with five or more dwelling units to obtain low-cost, long-term loans to pay for water conservation, energy-efficiency improvements, and renewable energy retrofits. PACE loans provide up to 100% financing of all project costs, with little or no up-front out-of-pocket cost to the owner. The 2015 legislative session streamlined the process.

Loans made under the PACE Program will be secured by assessments on the property that are voluntarily imposed by the owner. Assessments may be amortized over the projected life of the improvements. The annual utility cost savings derived from improvements financed with PACE loans are expected to exceed the amount of the annual assessment payments. In turn, these improvements are able to generate positive cash flow upon installation because the debt service will be less than the savings.

PACE assessments are tied to the property and follow title from one owner to the next. Each owner is responsible only for payment of the assessments accruing during its period of ownership. When the property is sold, the payment obligation for the remaining balance of the assessment is transferred automatically to the next owner. As a result, the program will help property owners overcome market barriers which often discourage investment in energy efficiency and water conservation improvements.

#### **1. Eligible Properties**

The County of Blanco PACE program is a strictly voluntary program. All private sector owners of Eligible Properties located within the County’s PACE region may participate in PACE

financing. **“Eligible Properties”** include commercial, industrial, and multi-family residential properties with five or more dwelling units. Government, residential<sup>1</sup>, and undeveloped property and property undergoing development at the time of the assessment are not Eligible Properties.

## **2. Qualified Improvements**

PACE financing may be used to pay for Qualified Improvements to Eligible Properties. **“Qualified Improvements”** are permanent improvements intended to decrease water or energy consumption or demand, including a product, device, or interacting group of products or devices on the customer’s side of the meter that use energy technology to generate electricity, provide thermal energy, or regulate temperature. Under the PACE Act, products or devices that are not permanently fixed to real property are not considered to be Qualified Improvements.

The following items may constitute Qualified Improvements:

- High efficiency heating, ventilating and air conditioning (“HVAC”) systems
- High efficiency chillers, boilers, and furnaces
- High efficiency water heating systems
- Energy management systems and controls
- Distributed generation systems
- High efficiency lighting system upgrades
- Building enclosure and envelope improvements
- Water conservation and wastewater recovery and reuse systems
- Combustion and burner upgrades
- Heat recovery and steam traps
- Water management systems and controls (indoor and outdoor)
- High efficiency irrigation equipment

## **3. Benefits of PACE to Property Owners**

The PACE program will enable owners of Eligible Properties to overcome traditional barriers to capital investments in energy efficiency and water conservation improvements, such as unattractive returns on investment, split incentives between landlords and tenants, and uncertainty of recouping the investment upon sale of the property.

By financing Qualified Improvements through the program, property owners may achieve utility cost savings that exceed the amount of the assessment and reduce their exposure to utility price volatility. As a result, the value of the property will be enhanced, and the owner will only be obligated to pay the assessment installments that accrue during its period of ownership of the property. Additionally, by investing in energy efficiency and water conservation with PACE financing, property owners may also qualify for various rebate, tax credit, and incentive programs offered by utility providers and state or federal governmental authorities to encourage these types of investments.

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<sup>1</sup> This encompasses single family residential and any multi-family properties less than five units.

#### **4. Benefits of PACE to the County**

Among other things, projects financed through PACE will:

- Enable property owners and occupants to save substantial amounts in utility costs
- Reduce demand on the electricity grid
- Mitigate greenhouse gas emissions associated with energy generation
- Enhance the value and efficiency of existing buildings
- Boost the local economy by creating new job opportunities for laborers and new business opportunities for contractors, engineers, commercial lenders, professionals, and equipment vendors and manufactures
- Increase business retention and expansion in the PACE region by enabling cost effective energy and water saving updates to existing property
- Improve productivity through optimized energy usage
- Support the State's water conservation plan
- Better enable the County to meet its water conservation goals

Finally, EPA regulations have significant impacts on air quality standards in Texas. For example, the recent adjustment in the NAAQS to a lower standard increased the difficulty for the area to maintain its attainment status. Being non-attainment for priority pollutants in the Clean Air Act endangers federal transportation funding. Through the reduction in energy consumption, as a result of the PACE program, there will be a decreased demand for power resulting in lower emissions from power plants.

The PACE program requires minimal support from the County. It is designed to be self-sustaining. Furthermore, because the PACE program is tax neutral, it achieves all of the benefits listed in this Report without imposing a burden on the County's general fund.

The 84<sup>th</sup> Texas Legislature added a provision that explicitly shields the County and its employees members of the governing body of a local government, employees of a local government, and board members, executives, employees, and contractors of a third party who enter into a contract with a local government to provide administrative services for a program under this chapter.<sup>2</sup>

#### **5. The Benefits of PACE to Lenders**

PACE loans are attractive to lenders because they are very secure investments. Like a property tax lien, the assessment lien securing the PACE loan has priority over other liens on the property. Therefore, the risk of loss from non-payment of a PACE loan is low compared to most other types of loans. PACE assessments provide lenders with an attractive new product to assist existing and new customers in addressing an almost universal pent-up demand for needed commercial and industrial property equipment modernization. In order to protect the interests of

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<sup>2</sup> TX. Local Gov't Code §399.019. In the 85th legislature, HB 2654 clarified that the personal immunity provisions apply to all elected officials performing rights and duties under chapter 399 of the Local Government Code.

holders of existing mortgage loans on the property, the PACE Act requires their written consent to the PACE assessment as a condition to obtaining a PACE loan.

## **6. The Benefits of PACE to Contractors, Engineers, and Manufacturers**

PACE loans provide attractive sources of financing for water and energy saving retrofits and upgrades, thereby encouraging property owners to make substantial investments in existing commercial and industrial buildings. As a result, PACE will unlock business opportunities for contractors, engineers, and manufacturers throughout the commercial and industrial sectors.

## **7. Administration of the PACE Program**

Under the PACE Act, the establishment and operation of the program are considered to be governmental functions. The PACE Act further authorizes the County of Blanco to enter into a contract with a third party to provide administrative services for the PACE program (the "**Authorized Representative**"). The County of Blanco may delegate administration of the PACE program to a qualified, non-profit organization that can administer the program at no cost to the County.

The Authorized Representative's role is oversight of the program to ensure best practices and consumer protections at the lowest possible cost to the property owner. The administrator's role does not include selecting participants (other than setting objective standards to maintain quality control). The Authorized Representative may not offer services that compete with the PACE market the authorized representative is responsible for overseeing.

The Authorized Representative will be funded by administrative fees paid by the property owners establishing a PACE project, charitable grants or other sources of revenue. The Authorized Representative will not receive compensation or reimbursement from the County. The Authorized representative may not impose any fees directly or indirectly not authorized in advance by the County in writing. The Authorized Representative is prohibited from charging fees to participate in the program.

Periodic updates to the standard form documents (described in Section 9) will be necessary as the program evolves, incorporating best practices and standardizing the PACE contracts across various PACE programs. The Authorized Representative will be tasked with maintaining the form contracts and making technical and conforming updates as necessary so long as the changes are consistent with the resolution to establish the PACE program and the statute.

## **8. Eligible Lenders**

The PACE Act does not set criteria for financial institutions or investors to be PACE lenders. The County will follow best practices of other PACE programs by recommending that lenders be:

- Any federally insured depository institution such as a bank, savings bank, savings and loan association and federal or state credit union;
- Any insurance company authorized to conduct business in one or more states;

- Any registered investment company, registered business development company, or a Small Business
- Small business investment company;
- Any publicly traded entity; or
- Any private entity that:
  - Has a minimum net worth of \$5 million; and
  - Has at least three years' experience in business or industrial lending or commercial real estate lending (including multifamily lending), or has a lending officer that has at least three years' experience in business or industrial lending or commercial real estate lending; and
  - Can provide independent certification as to availability of funds; and
- All lenders must have the ability to carry out, either directly or through a servicer, the bookkeeping and customer service work necessary to manage the assessment accounts.

Any lender can participate in the PACE program as long as it is a financially stable entity with the ability to carry out, either directly or through a servicer, the bookkeeping and customer service work necessary to manage the assessment accounts. The property owner, not the County or the Authorized Representative, selects the lender.

The Authorized Representative will not guarantee or imply that funding will automatically be provided from a third-party lender, imply or create any endorsement of, or responsibility for, any lender; or create any type of express or implied favoritism for any eligible lender.

## 9. Components of the PACE Program

As required under Section 399.009 of the PACE Act, the following describes all aspects of the PACE Program:

- a. Map of Region. A map of the boundaries of the region included in the program is attached to this Report as Exhibit 1. The region encompasses the County limits.
- b. Form Contract With Owner. A form contract between the County of Blanco and the record owner of the Eligible Property is attached as Exhibit 2. It specifies the terms of the assessment under the PACE program and the financing to be provided by an Eligible Lender of the property owner's choosing.
- c. Form Contract with Lender. A form contract between the County of Blanco and the Eligible Lender chosen by a property owner is attached to this Report as Exhibit 3. It specifies the financing and servicing of the debt through assessments.

Form Notice of Contractual Assessment Lien. A form Notice of Assessment Lien to be filed by the County of Blanco with the Blanco County Clerk is attached to this Report as Exhibit 4.

- d. Qualified Improvement. The following types of projects are qualified improvements that may be subject to contractual assessments under the PACE program:

Projects that (a) involve the installation or modification of a permanent improvement fixed to privately owned commercial, industrial or residential real property with five (5) or more dwelling units;<sup>3</sup> and (b) are intended to decrease energy or water consumption or demand by installing a product, device, or interacting group of products or devices on the customer's side of the meter that uses energy technology to generate electricity, provide thermal energy, or regulate temperature.<sup>4</sup>

A sample list of potential Qualified Improvements appears in Section 2 above.

The PACE program may not be used to finance improvements to undeveloped lots or lots undergoing development at the time of the assessment, or for the purchase or installation of products or devices not permanently fixed to real property.<sup>5</sup>

- e. Authorized Representative. HB 3187 was signed into law on June 16, 2015. It authorizes the County of Blanco to delegate administration of the PACE program to a third-party "representative." The County may delegate all official administrative responsibilities, like the execution of individual contracts with property owners and lenders, to an Authorized Representative. This relationship will be monitored and maintained by the County Manager or his designee.
- f. Plans for Insuring Sufficient Capital<sup>6</sup>. Lenders will extend loans to finance Qualified Improvements. Financing documents executed between owners and lenders will impose a contractual assessment on Eligible Property to repay the owner's financing of the Qualified Improvements. The lenders will ensure that property owners demonstrate the financial ability to fulfill the financial obligations to be repaid through contractual assessments.
- g. No Use of Bonds or Public Funds. The County of Blanco does not intend to issue bonds or use any other public monies to fund PACE projects. Property owners will obtain all financing from the Eligible Lenders they choose.
- h. Limit on Length of Loan. One of the statutory criteria of a PACE loan is that the assessment payment period cannot exceed the useful life of the Qualified

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<sup>3</sup> TX. Local Gov't Code §399.002(5).

<sup>4</sup> TX. Local Gov't Code §399.002(3).

<sup>5</sup> TX. Local Gov't Code §399.004.

<sup>6</sup> The Texas PACE Authority's website ([www.texaspaceauthority.org](http://www.texaspaceauthority.org)) offers a non-exhaustive list of interested and qualified lenders to assist property owners in funding PACE projects in Texas.

Improvement that is the basis for the loan and assessment. As part of the application process, the property owners will submit a third-party review showing the water or energy baseline conditions and the projected water or energy savings. This review will aid the Authorized Representative in making a determination that the period of the requested assessment does not exceed the useful life of the Qualified Improvement.

- i. Application Process. The Authorized Representative will accept applications from property owners seeking to finance Qualified Improvements under the program. Each application must be accompanied by the required application fee and must include:
  - (1) A description of the specific Qualified Improvements to be installed or modified on the property,
  - (2) A description of the specific real property to which the qualified improvements will be permanently fixed, and
  - (3) The total amount of financing, including any transaction costs, to be repaid through assessments.

Based on this information, the Authorized Representative may issue a preliminary letter indicating that, subject to verification of all requirements at closing, the proposed project appears to meet program requirements. Based on this preliminary letter, the property owner may initiate an independent third-party review of the project and submit the project to Eligible Lenders for approval of financing.

Once the above processes are completed, the property owner will submit the application to the Authorized Representative to obtain preliminary approval. The property owner is expected to produce the following documentation prior to closing on the PACE loan:

- (1) A Report conducted by a qualified, independent third party, showing water or energy baseline conditions and the projected water or energy savings, or the amount of renewable energy generated attributable to the project;
  - (2) Such financial information about the owner and the property as the lender chosen by the owner deems necessary to determine that the owner has demonstrated the financial ability to fulfill the financial obligations to be paid through assessments; and
  - (3) All other information required by the Authorized Representative.
- j. Financial Eligibility Requirements. The Authorized Representative will determine whether the owner, the property and the improvements are eligible for financing under the program. The Eligible Lender chosen by the owner will determine whether the owner has demonstrated the financial ability to repay the financial obligations to be collected through contractual assessments. The



statutory method<sup>7</sup> for ensuring such a demonstration of financial ability must be based on appropriate underwriting factors, including the following:

- (1) verification that the person requesting to participate in the program is the legal record owner of the benefitted property,
- (2) the applicant is current on mortgage and property tax payments,
- (3) the applicant is not insolvent or in bankruptcy proceedings,
- (4) the title of the benefitted property is not in dispute; and
- (5) there is an appropriate ratio of the amount of the assessment to the assessed value of the property.

k. Mortgage Holder Notice and Consent. As a condition to the execution of a written contract between the Authorized Representative and the property owner imposing an assessment under the program, the holder of any mortgage lien on the property must be given notice of the owner's intention to participate in the program on or before the 30<sup>th</sup> day before the date the contract is executed, and the owner must obtain the written consent of all mortgage holders.<sup>8</sup>

l. Imposition of Assessment. The Authorized Representative will enter into a written contract with the property owner, only after:

- (1) The property owner delivers to the Authorized Representative written consent of all mortgage lien holders;
- (2) The Authorized Representative's determination that the owner and the property are eligible to participate in the program, that the proposed improvements are reasonably likely to decrease energy or water consumption or demand, and that the period of the requested assessment does not exceed the useful life of the Qualified Improvements; and
- (3) The Eligible Lender notifies the Authorized Representative that the owner has demonstrated the financial ability to fulfill the financial obligations to be repaid through contractual assessments.

The contract will impose a contractual assessment on the owner's Eligible Property to repay the lender's financing of the Qualified Improvements. The Eligible Lender will file "A Notice of Contractual Assessment Lien," in substantially the form in Exhibit 4 in the Official Public Records of Blanco County, depending on where the Eligible Property is located, as notice to the public of the assessment, from the date of filing. The contract and the notice must contain the amount of the assessment, the legal description of the property, the name of the property owner, and a reference to the statutory assessment lien provided under the PACE Act.

m. Collection of Assessments. The execution of the written contract between the Authorized Representative and the property owner and recording of the Notice of Contractual Assessment Lien incorporate the terms of the financing documents

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<sup>7</sup> TX. Local Gov't Code §399.009(b).

<sup>8</sup> TX. Local Gov't Code §399.010.

executed between the property owner and with the lender to repay the financing secured by the assessment. The third-party lender will advance financing to the owner, and the terms for repayment will be such terms as are agreed between the lender and the owner. Under the form lender contract attached as Exhibit 3, the lender or a designated servicer will agree to service the debt secured by the assessment.<sup>9</sup>

With funds from the lender, the property owner can purchase directly the equipment and materials for the Qualified Improvement and contract directly, including through lease, power purchase agreement, or other service contract, for the installation or modification of the Qualified Improvements. Alternatively, the lender may make progress payments to the property owner as the Qualified Improvement is installed.

The lender will receive the owner's assessment payments to repay the debt and remit to the Authorized Representative any administrative fees. The lender will have the right to assign or transfer the right to receive the installments of the debt secured by the assessment, provided all of the following conditions are met:

- (1) The assignment or transfer is made to an Eligible Lender, as defined above;
- (2) The property owner and the Authorized Representative are notified in writing of the assignment or transfer and the address to which payment of the future installments should be mailed at least 30 days before the next installment is due according to the schedule for repayment of the debt; and
- (3) The assignee or transferee, by operation of the financing documents or otherwise, written evidence of which shall be provided, assumes lender's obligations under the lender contract.

- n. Verification Review. After a Qualified Improvement is completed, the Authorized Representative will require the property owner to provide verification by a qualified independent third-party reviewer that the Qualified Improvement was properly completed and is operating as intended.<sup>10</sup> The verification report conclusively establishes that the improvement is a Qualified Improvement and the project is qualified under the PACE program.
- o. Marketing and Education Services. The County of Blanco may subsequently enter into agreements with one or more other local governments or non-profit organizations that promote energy and water conservation and/or economic development to provide marketing and education services for the PACE program. The Program Administrator will provide service provider training workshops for contractors, engineers, property managers and other stakeholders, provide

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<sup>9</sup> The servicer will be responsible for maintaining payment records, account balances, and reporting to the Authorized Representative as required.

<sup>10</sup> TX. Local Gov't Code §399.011.

outreach and education for all stakeholders including presentations, conference booths and individual meetings, and provide written and electronic materials such as case studies, flyers, and webinars.

- p. Quality Assurance and Antifraud Measures. The Authorized Representative will institute quality assurance and antifraud measures for the Program. The Authorized Representative will review each PACE application for completeness and supporting documents through independent review and verification procedures. The application and required attachments will identify and supply the information necessary to ensure that the property owner, the property itself, and the proposed project all satisfy PACE program underwriting and technical standard requirements. Measures will be put in place to provide safeguards, including a review of the energy and water savings baseline and certification of compliance with the technical standards manual from an independent third-party reviewer (ITPR), who must be a registered professional engineer, before the project can proceed. This review will include a site visit, report, and a letter from the ITPR certifying that he or she has no financial interest in the project and is an independent reviewer. After the construction of the project is complete, an ITPR will conduct a final site inspection and determine whether the project was completed and is operating properly. The reviewer's certification will also include a statement that the reviewer is qualified and has no financial interest in the project.
- q. Delinquency. Under the terms of the form lender contract attached as Exhibit 3, if a property owner fails to pay an agreed installment when due on the PACE assessment, the lender will agree to take at least the following steps to collect the delinquent installment:
- (1) Mail to the owner a written notice of delinquency and demand for payment by both certified mail (return receipt requested) and first class mail, and
  - (2) Mail to the owner a second notice of delinquency and demand for payment by both certified mail (return receipt requested) and first class mail, at least 30 days after the date of the first notice if the delinquency is continuing.

If the owner fails to cure the delinquency within 30 days after mailing the second notice of delinquency, the lender may notify the Authorized Representative of the owner's default. Pursuant to Texas Local Government Code Section 399.014(c), the Authorized Representative will initiate steps for the County to enforce the assessment lien in the same manner as a property tax lien against real property may be enforced, to the extent the enforcement is consistent with Section 50, Article XVI, of the Texas Constitution. Delinquent installments will incur penalties and interest in the same manner and at the same rate as delinquent property taxes, according to Texas Local Government Code Section 399.014(d), and such statutory penalties and interest will be due to the County to offset the cost of collection.

If the County of Blanco files suit to enforce collection, the County may also recover costs and expenses, including attorney's fees, in a suit to collect a delinquent installment of an assessment in the same manner and at the same rate as in suit to collect a delinquent property tax. If a delinquent installment of an assessment is collected after the filing of a suit, the County will remit to the lender the net amount of the delinquent installments and contractual interest collected and remit to the Authorized Representative the amount of any administrative fees collected but will retain any statutory penalties, interest, and attorney's fees collected.

**EXHIBIT 1**

**MAP OF BLANCO COUNTY PACE REGION**

[Insert map showing Blanco's County limits]

**EXHIBIT 2**  
**FORM OWNER CONTRACT**

**EXHIBIT 3**  
**FORM LENDER CONTRACT**

**EXHIBIT 4**

**FORM NOTICE OF CONTRACTUAL ASSESSMENT LIEN**  
**PURSUANT TO PROPERTY ASSESSED CLEAN ENERGY ACT**





# TEXAS \* PACE AUTHORITY

Interested in upgrading your nonprofit property with energy/water efficiency and distributed generation technologies but lack the needed capital?

The Texas PACE program (Property Assessed Clean Energy), enables nonprofit property owners to obtain affordable, long-term financing covering up to 100 percent of the cost for energy efficiency, water conservation, and on site generation technologies. PACE secures private financing for a term as long as the projected useful life of the improvements, resulting in utility cost savings that exceed the amount of the repayment.

### Typical examples of qualified improvements:

- High efficiency chillers, boilers, and furnaces
- Mechanical system modernization
- Energy system sensors and controls
- Systems to capture, treat and use other on-site sources of water (condensate, rainwater, etc.)
- High efficiency lighting
- Water conservation equipment
- Building enclosure/envelope improvements (insulation, new windows, cool roofs, etc.)
- On site generation such as solar and CHP (resiliency benefits)
- Fuel switching
- Wastewater onsite reuse systems



## NEW FINANCING OPTION FOR NONPROFIT PROPERTY OWNERS

### CASE STUDIES:



#### CONGREGATION BETH ISRAEL SYNAGOGUE, AUSTIN, TX

The nonprofit financed a \$460,000 project which included major chiller replacements and other holistic energy saving improvements. The synagogue experienced several air conditioning outages last summer, and was continuing to expend money into cooling an uninsulated and inefficient area. Through PACE financing, the facilities have new mechanical systems and reduced their energy consumption by 9,000 kilowatt hours in the first month of operation and an annual utility savings of approximately \$15,000.



#### FAMILY ELDERCARE, AUSTIN, TX

Family Eldercare is a Central Texas nonprofit organization that has been serving seniors and adults with disabilities for more than 30 years. It needed to increase net operating income and lower business expenses in order to provide for clients. Long term PACE financing enabled Family Eldercare to complete comprehensive energy efficient upgrades including a new cool roof and solar panels without compromising its operating budget. This resulted in an energy reduction of approximately 20% and 140,000 kWh in electricity savings annually, leading to a positive cash flow.

“Reducing our congregation’s carbon footprint and living with a lightened impact on God’s earth through the vision and ingenuity of the PACE program not only makes economic sense, but also represents a sacred act of both responsibility and hope in the future”  
 –Rabbi Steven Folberg of Congregation Beth Israel

**THE FINANCIAL IMPACT OF NONPROFIT PACE**  
 This example compares self funding and conventional funding with PACE financing:

- Church
- Project involves a \$450,000 replacement of chillers, boilers, controls and window film
- Annual energy and maintenance savings of \$45,000 (11.3 years simple payback)
- PACE funding available for 20 years at 6.0%.
- Conventional Funding for 5 years at 4.0% (with 20% down payment).



| Financing Scenario Comparison Summary |             |                   |            |
|---------------------------------------|-------------|-------------------|------------|
|                                       | Self-Funded | Conventional Loan | PACE       |
| Out-of-Pocket Investment              | (\$450,000) | (\$90,000)        | \$0        |
| Savings (First Year)                  | \$45,000    | \$45,000          | \$45,000   |
| Annual Payment                        | \$0         | (\$101,082)       | (\$39,233) |
| Cash Flow Impact Year 1               | (\$405,000) | (\$146,082)       | \$5,767    |
| Net Project Cash Flow Year 2          | (\$360,000) | (\$202,164)       | \$11,534   |
| Years to Positive Project Cashflow    | 10.0        | 13.2              | IMMEDIATE  |
| Debt Service Over Finance Term        | 0           | (505,411)         | (784,661)  |

**YOUR CONVENIENT PACE LOAN ASSESSMENT CAN INCLUDE:**

- Cost of materials and labor necessary for the installation of a qualified improvement
- Permit fees
- Inspection fees
- Lender fees
- Program development and engineering fees
- Independent third party reviewer audit fees, including verification fees
- Any other fees or cost that may be incurred by the property owner incidental to the installation, modification or improvement
- Legal, consulting and other fees on an actual cost basis
- Changes to the existing property incidental to the installation

Contact us to discuss your potential PACE project or to learn more about establishing a PACE program in your community.



Toll Free: 1-855-738-PACE (7223)  
 Visit our website: [www.TexasPACEAuthority.org](http://www.TexasPACEAuthority.org)  
 Email us at [Admin@TexasPACEAuthority.org](mailto:Admin@TexasPACEAuthority.org)



Texas Property Assessed Clean Energy (TX-PACE) enables commercial property owners to obtain affordable, long-term financing covering up to 100 percent of the cost for energy efficiency, water conservation, and on-site generation technologies. TX-PACE secures private financing for a term as long as the projected useful life of the improvements, resulting in utility cost savings that exceed the amount of the repayment. Owners can modernize commercial properties without fear of over-investment, transferring the TX-PACE repayment obligation to new ownership if the property is sold.

### TX-PACE – SERVING URBAN AND RURAL TEXAS WITH PROJECTS BIG AND SMALL



#### BUTLER BROTHERS BUILDING \$23.9 MILLION - DALLAS, TEXAS

The City of Dallas' first PACE project is now the largest in Texas. The inclusion of \$23.9 million in energy and water-saving measures in the redevelopment capital stack of the historic Butler Brothers Building demonstrates that there is a low-cost, long-term replacement to expensive equity-partner financing. The 20-year term covers improvements for HVAC, lighting, insulation, roofing, glazing, exterior waterproofing and plaster, plumbing fixtures, and irrigation systems. The project will save almost 700,000 gallons of water a year, reduce energy consumption by 40%, and contribute to the creation of over 100 jobs in the Dallas area.



#### 1225 NORTH LOOP WEST \$1.3 MILLION - HOUSTON, TEXAS

1225 North Loop Investments, Inc. utilized the City of Houston's PACE program to invest \$1.3M in property upgrades, making 1225 North Loop West the first commercial office building to implement a TX-PACE project. The improvements will be financed over 20 years and include two new chillers, a building automation system, and a complete LED fixture upgrade. The project will reduce utility consumption by 38% and provide \$3.66 million in savings over the 20-year term. The lasting benefits of steadier budgets, more comfortable work environments, and diminished equipment emergencies will positively impact both ownership and tenants.



#### ALMOST \$10 MILLION INVESTED IN MALLS ACROSS TEXAS

A global leader in retail real estate ownership has completed 6 projects in Texas for almost \$10 million in improvements. Using the uniform TX-PACE program, 3 of these projects closed in 2 counties with 1 lender on the same day. Improvements include HVAC, lighting, and water saving measures for a combined savings of 5,600,000 kWh in electricity and 14,950,000 gallons of water per year.

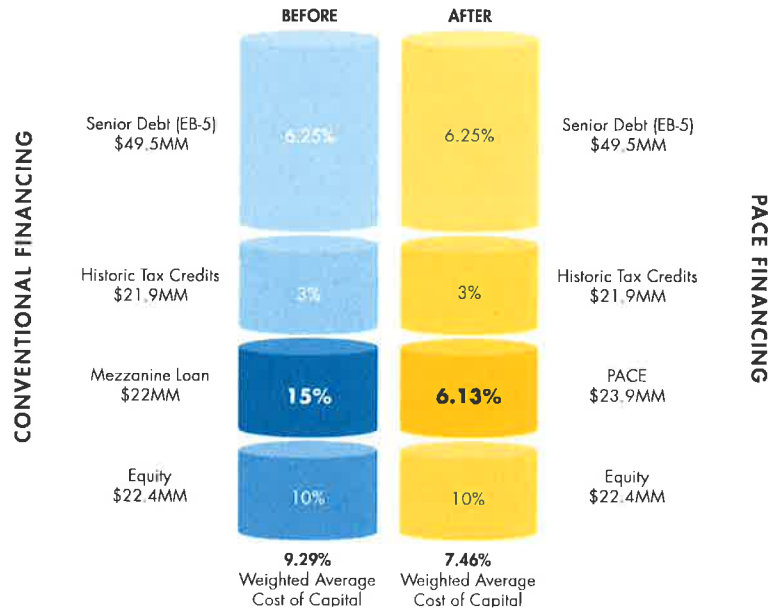
### TYPICAL EXAMPLES OF QUALIFIED IMPROVEMENTS:

- Chillers, boilers, and furnaces • HVAC, BMS, BAS, EMS controls • Lighting • Water heating systems • Energy management systems and controls • Roofing • Windows • Doors • Insulation • Elevator modernization
- Pool equipment • Cogeneration • Heat recovery and steam traps • Solar panels • Wind turbines • Water management systems and controls • Irrigation equipment • Rainwater collection systems • Toilets • Faucets • Greywater systems... and more!

"TX-PACE pairs incredibly well with historic buildings that are typically energy inefficient and require additional capital in order to renovate the property to modern energy efficiency standards. I am beginning to see greater interest in the utilization of this program for historic and non-historic renovation projects because of its flexibility, relative low-cost and nonrecourse nature."

– *Phill Geheb, Munsch Hardt Dallas, TX*

## BUTLER BROTHERS BUILDING CAPITAL STACK



### 1225 NORTH LOOP FINANCING SCENARIO COMPARISON SUMMARY

|                                       | Self-Funded   | Conventional Loan | TX-PACE Loan |
|---------------------------------------|---------------|-------------------|--------------|
| Out-of-Pocket Investment              | (\$1,300,000) | (\$260,000)       | \$0          |
| Savings (First Year)                  | \$200,000     | \$200,000         | \$200,000    |
| Annual Payment                        | \$0           | (\$282,803)       | (\$118,437)  |
| Cash Flow Impact Year 1               | (\$1,100,000) | (\$342,803)       | \$81,563     |
| Net Project Cash Flow Year 2          | (\$900,000)   | (\$425,607)       | \$163,126    |
| Years to Positive Project Cashflow    | 6.5           | 8.4               | IMMEDIATE    |
| Debt Service Over Finance Term        | 0             | (1,414,017)       | (2,368,742)  |
| 10-Year Project NPV                   | \$172,017     | \$20,747          | \$600,310    |
| Property Value Increase (20-Year NPV) | \$993,984     | \$842,714         | \$935,520    |

- The project does not pass the company's hurdle rate for investment in energy efficiency (i.e. the ROI is probably not high enough)
- Conventional funding for 5 years at 4.0% (20% down payment)
- TX-PACE funding available for 20 years at 7.0%.
- Energy prices held constant. NPV discount rate at 8%.

### YOUR TX-PACE ASSESSMENT CAN INCLUDE:

- Materials and labor costs
- Permit, lender and inspection fees
- Program application and administration fees
- Project development and engineering fees
- Independent third party review and verification fees
- Legal, consulting and other fees
- Incidental installation, modification or improvement costs

admin@texaspaceauthority.org  
 855-738-PACE (7223)  
 www.TexasPACEAuthority.org

Texas PACE Authority administers the uniform "PACE in a Box" model as a public service on behalf of local governments and is funded through user fees and grants.



## RESOLUTION

**Whereas,** The Commissioners Court of Blanco County finds it in the best interest of the citizens of Blanco County to seek grant funding from the Firehouse Subs Public Safety Foundation with which to purchase four automated external defibrillators with adult CPRD pads, four pediatric defibrillator pads and four wall mounted cabinets; and

**Whereas,** The Blanco County Office of Emergency Management will be responsible for submission of all grant application documents and will coordinate the purchase, installation, and on-going maintenance of these devices with Director of North Blanco County Emergency Medical Services; and

**Whereas,** The Commissioners Court of Blanco County agrees to provide required matching funds (if any match is required) for the said project as required by the Firehouse Subs Public Safety Foundation; and

**Whereas,** The Commissioners Court of Blanco County agrees that in the event of loss or misuse of grant funds, the Commissioners Court of Blanco County assures that the funds will be returned to the Firehouse Subs Public Safety Foundation in full; and

**Whereas,** The Commissioners Court of Blanco County designates the County Judge for Blanco County as the grantees' authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of Blanco County.

**Now Therefore, Be it Resolved** that The Commissioners Court of Blanco County approves submission of the Grant Application for funding of the automated external defibrillators, pediatric defibrillator pads and wall cabinets.

Signed: \_\_\_\_\_  
Brett G. Bray, County Judge

Passed and Approved this 26<sup>th</sup> day of June, 2018

China, long the largest importer of recycled materials in the world, suspended all imports from the United States earlier this month.

In the midst of a long, slow collapse of prices paid for used newspaper, glass bottles, plastic containers and other household items, the withdrawal of the biggest market on earth has caused cities across the country to rethink their commitment to recycling.

"Recycling as we know it isn't working," said James Warner, chief executive for the Solid Waste Management Authority in Lancaster County, Pa., recently told the Wall Street Journal. "There's always been ups and downs in the market, but this is the biggest disruption that I can recall."

The impact has been immediate. Warner's waste authority more than doubled its fee for every ton of material it takes from local trash collectors for recycling. Collectors indicated their intention to pass along the cost with a 3 percent increase in fees charged to residential customers.

In El Paso, the City Council refused to grant its licensed hauler, Friedman Recycling Co., a 53 percent increase — from \$75 to \$115 — in the amount it could charge the city for every ton of waste the company recycled.

"We'll have to look at our financials," company president Morris Friedman said in an El Paso Times story. "But we may have to consider closing the plant."

But in Austin, where trash customers pay more than \$17 million a year for a program that loses almost \$3 million a year, there is no indication of any deviation from a goal of "zero waste" in landfills by 2040, the most aggressive recycling plan in Texas.

Austin diverts 42.3 percent of the city's trash through the recycling program overseen by Austin Resource Recovery, the highest rate of any major city in Texas and ahead of the 35 percent national average, according to a statewide study done for the Texas Commission on Environmental Quality last July.

By comparison, Dallas has been stuck at 20 percent since it set a zero waste in landfills goal in 2013.

The principals most involved with recycling in Austin were not anxious to discuss the latest challenge from China with The Texas Monitor. Messages were left with Adam Gregory, a spokesman for Texas Disposal Systems, and Gerry Getter, owner of Balcones Resources — the two companies contracting with Austin.

In response to a request to interview Richard McHale, assistant director of Austin Resource Recovery, Emilea Chanslor, a public information officer, confirmed the city's recycling diversion percentage and offered only a monthly report for April. Gerry Acuna, chair of the Zero Waste Advisory Commission, did not respond to an email request for an interview.

The monthly report gives little indication of the overall health of the recycling program in the city. It does, however, show a 22 percent drop in the number of tons of recyclable material delivered and a 28.3 percent drop in the revenues generated by the city's two contractors from January to February of this year.

Resource Recovery officials had at the beginning of the fiscal year, Oct. 1, 2017, estimated processing costs would outstrip revenues by \$2.9 million, after having lost \$2.36 million in the prior fiscal year.

It's a matter of basic economics. Countries like China that were paying \$80 a ton for recycled mixed paper at the end of 2016, were paying \$35 a ton. Other recycled product prices dropped across the board, although not as steeply.

Recycling programs have been paying the price for overly optimistic estimates of revenues from recycling for at least the past three years. When the City Council approved the zero waste plan in 2011, recycling officials based their operations on predicted annual profits of almost \$500,000.

At the end of fiscal 2016, even with \$80-a-ton paper, the recycling program had lost about \$2 million. So many hundreds of tons of glass bottles too expensive to recycle had piled up on Texas Disposal property that it had become its own mini-landfill, derisively referred to as "the highest peak in South Austin."

John Tierney, a reporter for the New York Times recognized way back in 1996 that forecasts of recycling somehow paying for itself were impossible. Duke University Professor Michael Munger added to the research with a 2013 study for the Cato Institute titled "Recycling: Can It Be Wrong, When It Feels So Right?"

And nearly 20 years after his first debunking of recycling, Tierney circled back to find that much of what he had originally concluded had come to pass.

Both Tierney and Munger complained that they were bitterly denounced for questioning programs that "feel so right." Munger stopped writing about the subject altogether because, he said, "I lost all faith in the willingness of people to consider it. So much of the response I got was 'I don't want this to be the truth.'"

And as if to prove it, after a \$2 million loss in fiscal 2015, the City Council approved plans for a \$7.5 million plant for local businesses to turn local waste into usable, salable products, the cost to be absorbed in customers' monthly fees.

China's decision to turn away the lower quality and more contaminated trash — shifting the labor-intensive burden of making it recyclable back onto American recyclers — might change the game, the experts say. China had been America's biggest buyer, taking \$5.2 billion in recyclables in 2017.

El Paso is balking, considering dropping its weekly pickup and telling customers who want to recycle to separate trash and bring it in themselves. Friedman made no apologies for asking the city to pay more.

"It needs to be clear that this is no fault of Friedman Recycling or the city," he told the El Paso Times. "This is an effect of the Chinese government deciding that they are going to ban the commodities. Everyone's costs are going up."

Ellen Smyth, El Paso's Environmental Services Director, said recycling hasn't paid for itself in its 11-year existence. The program has cost the city \$68 million and saved eight months worth of landfill space. Recycling costs the city about \$230 for a ton that would cost \$26 to bury in a landfill.

When the city refused Friedman's request, Smyth said, "Even if we wanted to, we don't have the money."

While the TCEQ report was written to highlight the achievements of recycling, it revealed some of the realities, even before the blow dealt by China. Processing costs to recycle remain at three to as much as five times the cost of landfilling. Anywhere from \$2 to \$5 of a monthly trash collection bill pays for recycling, the report said.

The recycling industry has never recovered from the recession that began a decade ago. The costs of the the steep drop in recycled materials prices followed by the sharp increase in processing fees has been supported by trash customers, local taxpayers or a combination of both, the study said.

And while more aggressive recycling resulted in an increase to 9.2 million tons of recycled material in 2015, up from 6.1 million tons in 2013 in Texas, that represents 22.7 percent of the 31 million tons of overall waste generated that year, the study said.

Knowing what China had planned, McHale touted the benefits of recycling that do not show up on the bottom line. "There's just a lot of uncertainty about what is going to happen," McHale told the Austin American-Statesman. "It's a concern, but we really haven't seen it roll through yet. We're really just kind of watching what's happening right now."

Getter was unfazed by the potential upheaval in the international market. "The demand for the material is still there, and we don't think that's going to change in 2018. We are in a world where natural resources are in high demand and in low supply in many parts of the world, so I think recycling has a bright future."

**EFFECTIVE JULY 1ST, 2018 BLANCO COUNTY RECYCLING WILL NOT ACCEPT  
#3-7 PLASTIC OR ANY OTHER LARGE TRASH PLASTIC**

**NO LONGER ACCEPTED**

**#3 - #7 PLASTIC IS NOT ALLOWED  
INCLUDING THE FOLLOWING ITEMS**

**AUTOMOTIVE PARTS  
BED-LINERS  
BLACK PLASTIC TUBING  
BLUE PLASTIC BARRELS  
BLUE TARPS  
BUMPER  
CLEAR PLASTIC SHEETS  
FLOWER POTS  
GARDEN HOSE  
GROCERY BAGS  
ICE CHESTS  
LARGE PLASTIC TOYS  
MOBILE HOME SKIRTING  
ROOFING  
PLASTIC FEED SACKS  
PVC PIPE  
SHRINK WRAP  
STYROFOAM  
TUBS  
VACUUM CLEANERS**

**ACCEPTABLE ITEMS**

**#1 AND #2 PLASTIC BOTTLES &  
CONTAINERS  
ALUMINUM BEVERAGE CANS  
CARDBOARD  
COOKING OIL  
GLASS  
PAPER  
STEEL CANS  
SCRAP METAL  
USED MOTOR OIL AND FILTERS**

**THIS FACILITY IS MONITORED WITH  
SURVEILLANCE CAMERAS 24 HOURS  
NO ILLEGAL DUMPING!!**

**ALL VIOLATIONS WILL BE RECORDED  
AND PROSECUTED FOR ILLEGAL DUMPING**