

Minutes of the 12 December 2016
Regular Meeting of the Yancey County Board of Commissioners
Held at 6:00 o'clock p.m. in the Yancey County Courtroom
Yancey County Courthouse, Burnsville, North Carolina

Present at the 12 December 2016 meeting of the Yancey County Board of Commissioners were: Chairman Johnny Riddle, Commissioner Jill Austin, Commissioner Mark Ledford, Commissioner John Stallings, Commissioner Jeff Whitson, County Manager Nathan Bennett, Clerk to the Board Jason Robinson, County Planner Jamie McMahan, County Attorney Donny Laws, members of the media, and members of the general public.

Call to Order and Approval of Agenda

Chairman Riddle called the meeting to order. Chairman Riddle then asked Commissioner Stallings to deliver the invocation. After the invocation, Commissioner Ledford led the Pledge of Allegiance. Chairman Riddle then asked for a motion to approve the agenda. Commissioner Austin made a motion to approve the agenda as amended and it was seconded by Commissioner Stallings. The vote to approve was unanimous (Attachment A).

Public Comment

The first person to speak before the Board was Donny Cooper, who spoke about watershed and health department issues. Mr. Cooper was advised that he would need to direct his concerns about the health department to the Toe River Health District.

Consent Agenda

The Board next moved to the consent agenda portion of the agenda. On the consent agenda for December was the approval of the November 14th regular meeting minutes. In addition, the consent agenda contained a request by the tax department to approve a late elderly and disabled application, a request for a property record correction, and the approval of a refund request (Attachment B). The consent agenda also contained budget amendments numbers 1-3. In addition the consent agenda contained the Yancey County Transportation System Safety Plan. This plan must be approved by the Board on an annual basis now as recommended by a recent audit by the North Carolina Department of Transportation (Attachment C). The final item on the consent agenda was the tax collection report for September which was for informational purposes only (Attachment D). Commissioner Whitson had a question about some of the items on Budget Amendment number 2. County Manager Nathan Bennett explained the items and upon hearing from Mr. Bennett, Commissioner Whitson made a motion to approve the consent agenda. Commissioner Whitson's motion did not receive a second and County Manager Nathan Bennett offered to have the finance officer come and explain the budget amendments at a future meeting. Commissioner Whitson then made a motion to remove the budget amendments and table them until a future meeting and to approve the rest of the consent agenda as presented. The motion was seconded by Commissioner Stallings and the vote was unanimous.

Appalachian Voices

The Board next heard from Rory McIlmoil, Energy Policy Director with Appalachian Voices. Mr. McIlmoil gave the Board an update on the energy forum that was held in Madison County at the first of November. This forum was planned to bring light to a way for people to make their homes energy efficient using funds that would be provided by French Broad as either a loan or a bill credit. Mr. McIlmoil stated that other electric cooperatives have done this to success and French Broad is interested in the project and wanted to gauge public support and Mr. McIlmoil asked that the commissioners sign a letter of support or pass a resolution of support. Chairman Riddle asked where the money came from to go to the cooperative. According to Mr. McIlmoil, USDA Rural Utilities provides the funds. Commissioner Ledford asked how much this would cost the cooperative. Mr. McIlmoil stated that there is about a 45% administrative cost. Commissioner Whitson asked how French Broad was reacting to this. According to Mr. McIlmoil it isn't a definite "no" but not a definite "yes" either. Chairman Riddle then said to arrange a draft resolution or letter with the clerk to the board and the commissioners would look at it at a future meeting (Attachment E).

County Manager Report

The Board next heard from County Manager Nathan Bennett. Mr. Bennett gave the Board an update on the Charters of Freedom monuments that have been offered to Yancey County free of charge by Foundation Forward. The next step in the process is to approve the letter of intent for the project. Mr. Bennett outlined the parts of the project that Yancey County

would be responsible for including selecting a site and site preparation. According to Mr. Bennett a site at the courthouse has been identified. Mr. Bennett stated that he would like to get with a landscape architect to come up with a plan for a monument park possibly at the courthouse. Commissioner Whitson stated that he would like to talk with some landscape folks and see if they would donate the labor for part of this project. Upon hearing from Mr. Bennett and Commissioner Whitson, Commissioner Stallings made a motion to approve the letter of intent and it was seconded by Commissioner Austin. The vote to approve was unanimous (Attachment F). Mr. Bennett then updated the Board on Emergency Medical Dispatch (EMD). According to Mr. Bennett this went live today and that we are moving to the next level in the project. Also according to Mr. Bennett he has been working with the county attorney to finish up the East Yancey Sewer project with the current contractor. Also, Mr. Bennett asked everyone to check their calendars for January 23rd for a work session. Upon conferring with the commissioners, January 23rd was agreed to be an open day.

County Attorney Business

The Board next heard from County Attorney Donny Laws. Mr. Laws updated the Board on tax appeals that have been appealed to the Property Tax Commission (PTC). According to Mr. Laws there are about 15 of these appeals left.

Commissioner Business

Commissioner Whitson stated that he would like to have liberty from the Board to recruit volunteers for the Charters of Freedom project. No Board members objected to this request. Commissioner Stallings and Commissioner Ledford stated that they were honored to be chosen to be on the Board by the people of Yancey County.

Adjournment

Having no further business Commissioner Austin made a motion to adjourn and it was seconded by Commissioner Ledford. The vote to adjourn was unanimous.

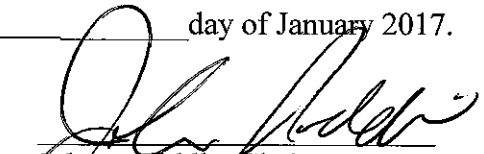
Approved and authenticated on this the _____ 9th _____ day of January 2017.

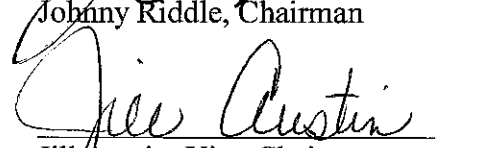
Attest:

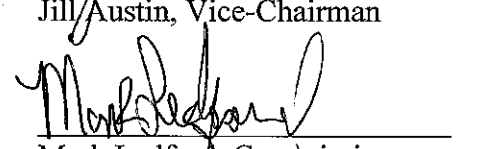

J. Jason Robinson
Clerk to the Board

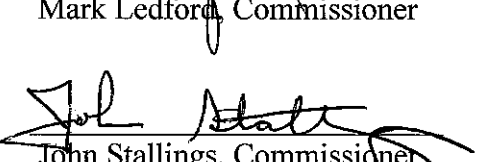
(county seal)

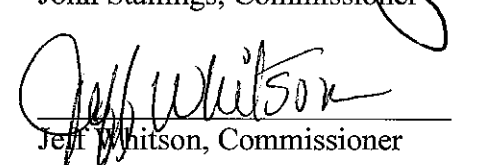



Johnny Riddle, Chairman


Jill Austin, Vice-Chairman


Mark Ledford, Commissioner


John Stallings, Commissioner


Jeff Whitson, Commissioner



AGENDA
YANCEY COUNTY BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING
December 12, 2016
6:00 P.M.

- I. Call to Order – Chairman Johnny Riddle
- II. Invocation and Pledge of Allegiance to the Flag
- III. Approval of the Agenda
- IV. Public Comment
- V. Consent Agenda
 - a. Approval of the Minutes- November 14th regular minutes
 - b. Yancey County Tax Office – Elderly and Disabled late application, property record correction and refund
 - c. Budget Amendment #1, #2, and #3
 - d. YCTA System Safety Policy
 - e. November Tax Collection Report – Informational
- VI. UPDATE – Appalachian Voices – Rory McIlmoil, Energy Policy Director
- VII. County Manager Report – Nathan Bennett, County Manager
 - a. Charters of Freedom – Letter of Intent
 - b. General Update
- VIII. County Attorney Report – Donny Laws, County Attorney
- IX. County Commissioners Report
- X. Adjourn

Attachment B



YANCEY COUNTY TAX OFFICE

110 Town Square, Room 2 * Burnsville, North Carolina 28714

Phone: (828) 682-2198 * Fax (828) 682-4817

Email: danny.mcintosh@yanceycountync.gov

Special Meeting of the Board of Commissioners December 12 2016

Requests to approve late Elderly/Disabled/Disabled Veterans applications for:

Charles Luther McIntosh

Property record card corrections and refund request:

PIN: 081100082730000 is a 58.91 acre tract belonging to Marty Dale McIntosh located at 210 Wild Horse Hideout Drive improved by a single family residence and several outbuildings. As part of the 2016 revaluation the appraisal contractor mistakenly added a dwelling house to the property record card. Removal of the dwelling and correcting the card will result in a refund to the property owner. Requested action: Approve the correction of the property record card and approve a refund of \$400.72.

Posting Report
11-01-2016 to 11-30-2016

12-02-2016
9:01 AM

I. Tax Collections + Releases

Year	General Fund	Burnsville	West Yancey	Egypt/Ramseytown	Clearmont	Double Island	Newdale	South Toe	Pensacola	TOTAL
2011	\$555.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$555.06
2012	\$599.85	\$27.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$627.45
2013	\$1,682.08	\$27.30	\$0.00	\$37.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,746.84
2014	\$3,059.25	\$0.00	\$24.82	\$37.46	\$5.05	\$0.00	\$0.00	\$171.86	\$0.00	\$3,298.44
2015	\$13,806.78	\$1.83	\$34.06	\$78.36	\$43.05	\$0.00	\$34.08	\$171.86	\$0.00	\$14,170.02
2016	\$414,271.52	\$3,371.81	\$6,186.88	\$5,019.24	\$3,196.08	\$1,140.27	\$5,487.16	\$6,954.16	\$1,314.00	\$446,941.12
TOTAL	\$433,974.54	\$3,428.54	\$6,245.76	\$5,172.52	\$3,244.18	\$1,140.27	\$5,521.24	\$7,297.88	\$1,314.00	\$467,338.93

II. Releases

	Current Year	Prior Year	TOTAL
General Fund	\$9,556.14	\$535.50	\$10,091.64
Burnsville	\$35.09	\$54.90	\$89.99
West Yancey	\$466.32	\$0.00	\$466.32
Egypt/Ramseytown	\$0.00	\$0.00	\$0.00
Clearmont	\$25.85	\$10.10	\$35.95
Double Island	\$0.00	\$0.00	\$0.00
Newdale	\$102.61	\$0.00	\$102.61
South Toe	\$20.80	\$0.00	\$20.80
Pensacola	\$27.61	\$0.00	\$27.61
TOTAL	\$10,234.42	\$600.50	\$10,834.92

III. Net Tax Collections

Year	General Fund	Burnsville	West Yancey	Egypt/Ramseytown	Clearmont	Double Island	Newdale	South Toe	Pensacola	TOTAL
TOTAL	\$423,882.90	\$3,338.55	\$5,779.44	\$5,172.52	\$3,208.23	\$1,140.27	\$5,418.63	\$7,277.08	\$1,286.39	\$456,504.01

Transaction Type Report

11-01-2016 to 11-30-2016

Year	General	Fire	Late	Waste	Additional Fees	Principal	Interest	Advertising Cost	Legal Cost	Total
2011	\$555.06	\$0.00	\$0.00	\$0.00	\$0.00	\$555.06	\$185.46	\$4.00	\$0.00	\$744.52
2012	\$392.85	\$0.00	\$0.00	\$0.00	\$0.00	\$392.85	\$144.85	\$4.00	\$100.00	\$641.70
2013	\$1,454.58	\$37.46	\$0.00	\$0.00	\$0.00	\$1,492.04	\$279.41	\$12.00	\$0.00	\$1,783.45
2014	\$3,008.75	\$234.14	\$0.00	\$0.00	\$0.00	\$3,242.89	\$554.09	\$20.00	\$1,171.84	\$4,988.82
2015	\$13,756.28	\$358.19	\$1.71	\$0.00	\$0.00	\$14,116.18	\$624.36	\$40.00	\$5.50	\$14,786.04
2016	\$404,715.38	\$31,991.32	\$119.92	\$0.00	\$0.00	\$436,826.62	\$177.12	\$0.00	\$0.00	\$437,003.74
TOTAL	\$423,882.90	\$32,621.11	\$121.63	\$0.00	\$0.00	\$456,625.64	\$1,965.29	\$80.00	\$1,277.34	\$459,948.27

Adjustment / Release Report

11-01-2016 to 11-30-2016

Year	General	Late	Waste	Additional Fees	Principal	Interest	Advertising Cost	Legal Cost	Fire	Amount Due	County Net
2012	\$207.00	\$0.00	\$0.00	\$0.00	\$207.00	\$85.65	\$0.00	\$-37.00	\$27.60	\$283.25	\$255.65
2013	\$227.50	\$0.00	\$0.00	\$0.00	\$227.50	\$70.04	\$0.00	\$0.00	\$27.30	\$324.84	\$297.54
2014	\$50.50	\$0.00	\$0.00	\$0.00	\$50.50	\$10.92	\$4.00	\$35.51	\$5.05	\$105.98	\$100.93
2015	\$50.50	\$0.00	\$0.00	\$0.00	\$50.50	\$5.52	\$4.00	\$-997.34	\$5.05	\$-932.27	\$-937.32
2016	\$9,556.14	\$0.00	\$0.00	\$0.00	\$9,556.14	\$-1.80	\$0.00	\$0.00	\$678.28	\$10,232.62	\$9,554.34
TOTAL	\$10,091.64	\$0.00	\$0.00	\$0.00	\$10,091.64	\$170.33	\$8.00	\$-998.83	\$743.28	\$10,014.42	\$9,271.14

Collections Receipts Report

11-01-2016 to 11-30-2016

Total general tax	\$423,882.90
Total fire tax	\$32,621.11
Total late tax	\$121.63
Total Waste Fees	\$0.00
Total Additional Fees	\$0.00
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Total principal	\$456,625.64
Total interest	\$1,965.29
Total cost of advertising	\$80.00
Total legal	\$1,277.34
Total check overpayments	\$88.41
Total Prepaid Payments	\$617.67
Total Prepaid Applied	\$0.00
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Total misc	\$4,028.71
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Grand total receipts	\$460,654.35

District Payment Report

11-01-2016 to 11-30-2016

Year	District Code	District Name	Amount
2011	002	CANE RIVER FIRE DISTRICT	\$0.00
2013	002	CANE RIVER FIRE DISTRICT	\$0.00
2013	003	EGYPT FIRE DISTRICT	\$37.46
2013	008	CRABTREE FIRE DISTRICT	\$0.00
2014	002	CANE RIVER FIRE DISTRICT	\$24.82
2014	003	EGYPT FIRE DISTRICT	\$37.46
2014	006	JACKS CREEK FIRE DISTRICT	\$0.00
2014	008	CRABTREE FIRE DISTRICT	\$0.00
2014	009	SOUTH TOE FIRE DISTRICT	\$171.86
2015	001	BURNSVILLE FIRE DISTRICT	\$1.83
2015	002	CANE RIVER FIRE DISTRICT	\$34.06
2015	003	EGYPT FIRE DISTRICT	\$78.36
2015	004	RAMSEYTOWN FIRE DISTRICT	\$0.00
2015	005	GREEN MOUNTAIN FIRE DISTRICT	\$30.85
2015	006	JACKS CREEK FIRE DISTRICT	\$7.15
2015	008	CRABTREE FIRE DISTRICT	\$34.08
2015	009	SOUTH TOE FIRE DISTRICT	\$171.86
2015	011	PRICES CREEK FIRE DISTRICT	\$0.00
2016	001	BURNSVILLE FIRE DISTRICT	\$3,336.72
2016	002	CANE RIVER FIRE DISTRICT	\$1,391.00
2016	003	EGYPT FIRE DISTRICT	\$4,187.56
2016	004	RAMSEYTOWN FIRE DISTRICT	\$831.66
2016	005	GREEN MOUNTAIN FIRE DISTRICT	\$1,321.40
2016	006	JACKS CREEK FIRE DISTRICT	\$1,848.83
2016	007	BRUSH CREEK FIRE DISTRICT	\$1,140.27
2016	008	CRABTREE FIRE DISTRICT	\$5,384.55
2016	009	SOUTH TOE FIRE DISTRICT	\$6,933.36
2016	010	PENSACOLA FIRE DISTRICT	\$1,286.39
2016	011	PRICES CREEK FIRE DISTRICT	\$4,329.56
TOTAL			\$32,621.11

Outstanding Balances Report

As of 11-30-2016

Year	Amount	County	District	Interest	Advertising	Penalties	Waste	Additional Fees
2005	\$13,697.73	\$5,972.29	\$542.73	\$6,792.82	\$77.00	\$312.89	\$0.00	\$0.00
2006	\$16,565.40	\$7,638.64	\$720.49	\$7,826.16	\$94.50	\$285.61	\$0.00	\$0.00
2007	\$13,465.10	\$6,360.97	\$591.01	\$6,027.28	\$91.00	\$394.84	\$0.00	\$0.00
2008	\$16,127.67	\$8,312.47	\$790.02	\$6,743.78	\$108.00	\$173.40	\$0.00	\$0.00
2009	\$15,323.48	\$8,736.31	\$740.83	\$5,718.34	\$128.00	\$0.00	\$0.00	\$0.00
2010	\$21,190.63	\$12,427.93	\$1,339.16	\$7,247.54	\$176.00	\$0.00	\$0.00	\$0.00
2011	\$31,493.41	\$17,055.81	\$1,722.80	\$9,218.80	\$188.00	\$17.85	\$0.00	\$0.00
2012	\$45,493.46	\$23,294.43	\$2,543.14	\$11,577.31	\$264.00	\$285.09	\$0.00	\$0.00
2013	\$59,801.00	\$40,680.07	\$3,942.35	\$12,570.93	\$504.00	\$0.00	\$0.00	\$0.00
2014	\$98,493.55	\$65,918.33	\$6,269.86	\$14,135.75	\$600.00	\$807.50	\$0.00	\$0.00
2015	\$189,017.59	\$153,401.76	\$12,434.79	\$13,579.29	\$1,393.62	\$1,649.80	\$0.00	\$0.00
2016	\$4,292,371.44	\$3,968,785.49	\$321,822.56	\$105.91	\$0.00	\$1,657.48	\$0.00	\$0.00
Total	\$4,813,040.46	\$4,318,584.50	\$353,459.74	\$101,543.91	\$3,624.12	\$5,584.46	\$0.00	\$0.00

Yancey County Tax Office

County/District Collection Percentage Report
As of: 11-30-2016

Run Date: 12-02-2016

2016
County

Net Levy \$
12,674,046.87

Collections \$
8,705,261.38

Collections %
68.69

Districts

Name	Net Levy \$	Collections \$	Collections %
001 - BURNSVILLE FIRE DISTRICT	154,315.91	104,398.15	67.66
002 - CANE RIVER FIRE DISTRICT	70,207.49	50,010.14	71.24
003 - EGYPT FIRE DISTRICT	76,842.60	57,769.49	75.18
004 - RAMSEY TOWN FIRE DISTRICT	25,255.90	15,482.69	61.31
005 - GREEN MOUNTAIN FIRE DISTRICT	29,301.94	19,547.76	66.72
006 - JACKS CREEK FIRE DISTRICT	64,893.53	47,945.22	73.89
007 - BRUSH CREEK FIRE DISTRICT	40,579.21	28,190.57	69.48
008 - CRABTREE FIRE DISTRICT	147,959.61	97,840.93	66.13
009 - SOUTH TOP FIRE DISTRICT	194,135.43	136,445.32	70.29
010 - PENSACOLA FIRE DISTRICT	76,897.04	43,092.68	56.04
011 - PRICES CREEK FIRE DISTRICT	156,482.96	114,326.11	73.06

District Totals

Net Levy \$
1,036,871.62

Collections \$
715,049.06

Collections %
68.96

YANCEY COUNTY TAX ADMINISTRATION

End of Month Breakout

View Posted Payments in Date Range 11/01/2016 to 11/30/2016 for Both

*alpha/
Vehicles*

Description	Amount
Vehicle Payments	
County Vehicle Tax Payments 2016	\$2,009.44
County Vehicle Tax Payments 2015	\$2,599.28
County Vehicle Tax Payments 2014	
County Vehicle Tax Payments 2013	\$2.00
County Vehicle Tax Payments 2012	
County Vehicle Tax Payments 2011	
County Vehicle Tax Payments 2010	
County Vehicle Tax Payments 2009	
County Vehicle Tax Payments 2008	
County Vehicle Tax Payments 2007	
County Vehicle Tax Payments 2006	
County Vehicle Interest	\$154.06
County Vehicle Total Payments	\$4,764.78
Burnsville VFD Vehicle Tax	\$196.09
South Toe VFD Vehicle Tax	\$4.49
Newdale VFD Vehicle Tax	\$8.21
West Yancey VFD Vehicle Tax	\$154.22
Egypt/Ramseytown VFD Vehicle Tax	\$2.66
Clearmont VFD Vehicle Tax	\$22.37
Double Island VFD Vehicle Tax	\$13.34
Pensacola VFD Vehicle Tax	\$51.00
VFD Vehicle Interest	\$14.88
VFD Vehicle Total Payments	\$467.26
Town of Burnsville Vehicle Tax	\$10.73
Town of Burnsville Vehicle Interest	
Town of Burnsville Vehicle Total Payment	\$10.73
State Vehicle Interest	\$85.56
Vehicle Total Payments	\$5,328.33

12/02/2016

PENSACOLA FIRE DISTRICT Vehicle Tax	\$22.84	\$51.74	\$1.11	\$89.51	\$110.66	\$275.86
PRICES CREEK FIRE DISTRICT Vehicle Tax	\$157.70	\$111.83	\$21.36	\$198.47	\$201.47	\$690.83
County Vehicle Interest	\$27.37	\$370.01	\$208.76	\$7,442.22	\$9,963.91	\$18,012.27
TOWN OF BURNSVILLE Vehicle Interest		\$1.13		\$674.60	\$928.38	\$1,504.11
BURNSVILLE FIRE DISTRICT Vehicle Interes	\$0.40	\$4.14	\$0.97	\$152.41	\$234.91	\$392.83
CANE RIVER FIRE DISTRICT Vehicle Interes	\$0.07	\$0.51	\$0.39	\$47.22	\$78.05	\$126.24
EGYPT FIRE DISTRICT Vehicle Interest		\$0.12	\$0.01	\$27.47	\$26.35	\$53.95
RAMSEYTOWN FIRE DISTRICT Vehicle Interes	\$0.01	\$0.30	\$0.01	\$33.27	\$32.57	\$66.16
GREEN MOUNTAIN FIRE DISTRICT Vehicle Int	\$0.11	\$0.65	\$1.14	\$22.90	\$36.99	\$61.79
JACKS CREEK FIRE DISTRICT Vehicle Intere	\$0.72	\$4.77	\$1.25	\$96.83	\$116.44	\$220.01
BRUSH CREEK FIRE DISTRICT Vehicle Intere		\$0.17		\$31.32	\$43.80	\$75.29
CRABTREE FIRE DISTRICT Vehicle Interest	\$0.86	\$4.48	\$12.30	\$207.19	\$299.53	\$524.36
SOUTH TOE FIRE DISTRICT Vehicle Interest	\$0.05	\$8.85	\$1.54	\$116.42	\$132.54	\$259.40
PENSACOLA FIRE DISTRICT Vehicle Interest	\$0.10	\$3.51	\$0.23	\$23.37	\$36.20	\$63.41
PRICES CREEK FIRE DISTRICT Vehicle Inter	\$0.38	\$8.92	\$3.16	\$53.84	\$66.88	\$133.18
DMV Vehicle Interest	\$28.58	\$156.12	\$40.42	\$992.44	\$1,064.82	\$2,282.38

Totals

\$4,619,433 \$5,772,544 \$1,617,774 \$42,789,088 \$48,600,300

\$103,399.09

County Vehicle Tax 2016

Billed to Date
\$6,806.60

% Collected
39.12%

12/02/2016

Description of Pay As You Save®

Basic Overview

Pay As You Save® is a market-based system that enables building owners or tenants to purchase and install money-saving resource-efficiency measures with no up-front payment and no new debt obligation. The utility pays for energy performance upgrades to properties owned or rented by customers, and they accept an obligation to allow the utility to recover those costs over time on the monthly bill at a rate that is *less* than the estimated savings. By establishing a framework within which customers, vendors, and capital providers can act in their own interests, the PAYS system produces unprecedented voluntary investments in energy efficiency that also benefit society more broadly. *In short, PAYS® draws on the value of future savings to pay for energy efficiency upgrades over time.*

Step by Step Summary of PAYS®

These are the basic steps of a program based on the PAYS® system:

1. Qualified contractors, who guarantee the quality of their work, assess the potential for cost effective savings and present the customer with an offer to benefit from energy efficiency upgrades with no upfront investment *and* immediate savings.
2. Customers accept the offer by volunteering to participate in the energy efficiency financing program administered by the utility, which reviews the offer by the contractor. If the customer is a renter, the landlord must grant permission for improvements to be made to the property – for which they pay nothing.
3. The customer selects which cost-effective measures they want among those the contractor has identified as sufficiently cost effective and appropriate for their home, and after the measures are installed, the utility – rather than the member – reimburses the contractor fully for its costs of installing the measures.
4. The utility recovers its costs over time through a tariff that adds a monthly charge to the bill that is *less* than the estimated savings.
 - a. Rules for disconnection for non-payment used for other utility tariffs apply to the PAYS® charge.
 - b. The charge remains on the bill for that location until all costs are recovered. Once the measures are paid for, the bill payer enjoys all the cost savings that the measures continue to deliver.
 - c. Because the payment is a tariffed charge, this obligation is not a consumer loan. Customers who have measures installed have no new debt. For customers that are businesses or municipalities, there is no need to get board or voter approvals authorizing new debt obligations to finance the energy efficiency upgrades. The customer can move forward with the project without incurring new debt by agreeing only to pay lower utility bills while remaining a customer at that location.

5. The utility releases customers of any obligation to pay if:
 - a. They move to a different home or building, at which point the next owner or occupant at that site inherits the benefits of the investment made by the utility. The utility automatically transfers the payment obligation to the next customer, who enjoys an even shorter remaining payment term.
 - b. The measure fails through no fault of the customer and cannot be remedied. The payments for that measure end because it is no longer delivering the savings that would pay for it. If quality of workmanship is a factor, the utility can take it up with the contractor directly for remedy, and equipment warranties may also apply.

Like a loan, PAYS® allows for payment over time, but unlike a loan, bank underwriting requirements such as credit scores and homeownership are not required. The qualification of the risk for the utility can be based on the bill payment history of the customer. Because the energy efficiency is provided as an essential utility service, risk of default can be mitigated by the ability to disconnect service for non-payment.

In addition, risks to the customer are lower than when undertaking a consumer loan because the PAYS® customer's obligation to pay ends when their occupancy ends, at which point the next customer receives the benefits of the savings that pay for the costs. The customer's obligation to pay can also be ended if the measure fails, which underscores a commitment to quality assurance and fair terms for program participants.

Experience with PAYS®

The concept was developed in 1999 by the Energy Efficiency Institute of Vermont. PAYS® is not a single type of program but rather a system that can be used to develop a wide variety of programs, including programs targeted to weatherization. Twelve utilities in five states have already licensed the PAYS® system to stimulate more than \$20 million in voluntary customer investments in efficiency.

Evaluations of programs based on the PAYS® system in other states have documented that:

1. More customers will purchase more resource efficiency measures with the program than without it.
2. Customers who turned down previous offers will say "yes" to a PAYS® offer.
3. Even without rebates, customers will choose to purchase high-cost retrofits if they are cost-effective.
4. This type of offer is so effective that contractors have used it to sell their goods and services even when a program design did not call for contractor marketing.
5. The primary limiters for current programs based on the PAYS® system are the amount of capital made available by utilities to customers through the program and contractor capacity.

Value of Shared Savings

For the investments made in energy efficiency at members' homes and businesses, the utility establishes a repayment rate that is *less* than the estimated savings from those measures. The How\$martKY program in Kentucky is based on the PAYS® system, and the costs are allowed to reach 90% of the estimated savings. A lower fraction would support in even higher confidence that the measures undertaken will be cost effective for participants.

For example, a home with an average monthly electricity bill of \$200 may be able to achieve 30% in energy savings worth \$60 per month. (These figures are consistent with the experience in the *Help My House* pilot program in South Carolina.) In a program developed with the PAYS® system, the utility may set the threshold for costs as a share of savings at 3/4. In that case, the monthly payments would not exceed \$45/month, and the total amount for repayment over 10 years (including interest) could not exceed \$5,400.¹

During that same time frame, the member would have realized savings of \$1,800, and that figure assumes that rates do not rise at all during those ten years. If rates *do* rise, the value of savings to participants would be even greater. Once the repayment obligation is fulfilled, all the savings belong to the member at that location. In the example above, the resident would enjoy annual savings of \$720 per year.

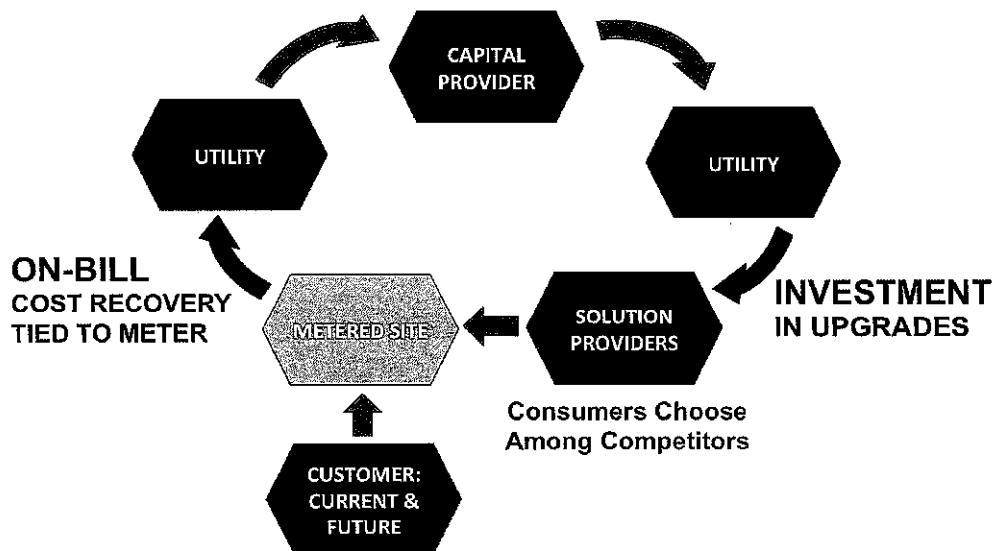
¹ \$200/month bill X 30% savings X 75% cost share X 12 months/year X 10 years = \$5400

**Performance of Inclusive Financing for Energy Efficiency:
Preliminary Results of the Ouachita Electric HELP PAYS® Program
October 2016**

Earlier this year, the Arkansas Public Service Commission voted *unanimously* to approve an opt-in tariff for cost effective energy efficiency investments at the request of Ouachita Electric Cooperative.¹ Within 45 days, the utility switched from offering loans for energy efficiency to offering inclusive financing called HELP PAYS®, a tariffed on-bill program based on the Pay As You Save® (PAYS®) system.

With HELP PAYS, the utility can *serve all customers, regardless of income, credit score, and renter status*. The tariffed terms provide immediate net savings for the customer with no new debt obligation, and it assures the utility a low risk path to cost recovery with a charge on the bill that is less than the estimated savings from the upgrades. The utility assures the upgrades continue to function throughout the period of cost recovery, and once cost recovery is complete, all upgrades belong to the owner.

PAYS offers all utility customers the option to access cost effective energy upgrades using a proven investment and cost recovery model that benefits both the customer and utility.



Pay As You Save® and PAYS® are registered trademarks of Energy Efficiency Institute, Inc.

¹ Commissions in Kansas, Kentucky, Hawaii, and New Hampshire along with utility oversight boards in California and North Carolina have approved similar tariffs also based on the Pay As You Save® (PAYS®) system.

Ouachita Electric HELP PAYS® Program

Summary of Investment Activity April 1 – July 31, 2016

Executive Summary

Ouachita Electric worked with its program operator, EEtility, to field interest in program participation from 149 customers, all of whom are member-owners of the cooperative. Ouachita Electric serves areas of persistent poverty in southern Arkansas, yet the design of this program does not depend upon income verification of participants. Through the HELP PAYS® investment program, Ouachita Electric was able to finance upgrades in multi-family housing for the first time, and renters accounted for nearly half of the participants.

EEtility identified investment opportunities in 93% of the sites, and 95% of those customers accepted the offer of investment, including the 24% of those customers for whom the investment was conditional on a copayment. Among the renters in multi-family housing, 100% of those receiving HELP PAYS® offers accepted the investment on the terms of the opt-in tariff, and the landlords agreed to pay for 100% of the copayments associated with those units where copays were required.

The total investment exceeded \$1.5 million in the first four months of the program, and the cost of capital applied by the utility was 4.5%. Two commercial projects (at a municipal building and a college campus) accounted for one third of the portfolio, and the rest was split between single family and multi-family residential. The average investment in efficiency upgrades to participating single-family housing was \$6,387, and the average for multi-family housing units was \$6,023.

Ouachita Electric serves an area where many people are living in homes built nearly 50 years ago that have not been previously upgraded for energy efficiency. This housing stock includes very energy inefficient homes or apartments. The estimated average annual energy savings are based on engineering calculations informed by direct site measurements and calibrated for each site with historical bill data. For single family upgrades, the estimated annual energy savings was above 30% and for multi-family housing, the average was more than 35%.

HELP PAYS® assures cost recovery for the utility through a fixed charge on a participant's bill called a Program Service Charge, which is capped at 80% of the estimated savings within 80% of the useful life of the upgrades, assuming no escalation in rates. As a result, the portion of the estimated monthly net savings that a participant keeps as immediate net savings is 20% or higher, and the HELP PAYS portfolio developed in the first four months of the program exceeded that target.

All of these program performance figures substantially exceeded similar metrics for the HELP loan program during the same period for the prior year.

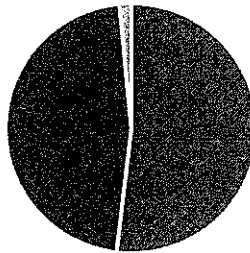
1. Distribution of Interested Participants by Type of Project Site

The HELP PAYS® program completed 149 assessments of cost effective energy efficiency upgrade opportunities in buildings served by the utility.

Of the 149 assessments, 85 (57%) were for single family properties, 62 (42%) were multi-family properties and 2 (1%) were commercial properties. All 62 multi-family units were either in buildings with 4 units or were adjoining single-story units sharing one roof.

Among the single family properties, 100% were owner occupied. Among the multi-family properties, 100% were rental units. Both commercial properties were owner occupied.

Count of Investments by Type of Project Site



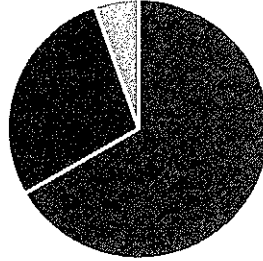
■ Single family owner occupied ■ Multi-family rental ■ Commercial owner-occupied

2. Results of Assessments of Sites for Cost Effective Upgrades

The PAYS system requires that upgrades be cost effective even after capping the cost recovery charge to 80% of the estimated savings (based on current rates) within 80% of the useful life of the upgrades, assuming no escalation in rates. This assurance provides an assurance of net savings to the program participant. If the upgrades would not meet that threshold, the PAYS system provides an option for a customer to make a copayment upfront in order to assure that the investment will meet the PAYS standard for consumer protection, immediately providing the customer with 20% of the estimated savings.

Out of the 149 assessments, EEtility identified investment opportunities at 139 sites, including 103 (69%) that met the requirements of the PAYS® system for cost effectiveness (no copayment) and 36 (24%) that were conditional upon a copayment. Ten (7%) sites did not have suitable investment opportunities.

Assessments That Found Good Investment Opportunities



- Investment opportunity without copayment
- Investment opportunity conditional on copayment
- No opportunity

Results of Assessments Summarized by Market Segment

Out of the assessments at 85 single family properties, EEtility did not recommend investing at 10 sites due to multiple factors.² Investment opportunities were identified at 75 of the 85 sites (88%), including 54 (63%) that met the offer requirements of the PAYS system for cost effectiveness and 21 (25%) that were conditional on copayments.

Investment opportunities were identified at all 62 of the multi-family housing units at two properties, including 49 investments (79%) that met the offer requirements of the PAYS system for cost effectiveness and 13 (21%) that were conditional on copayments by the property owners (landlords).

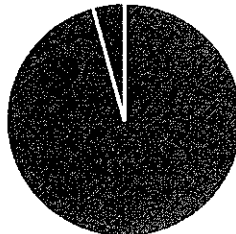
Investment opportunities were identified at both of the commercial properties, a school and a municipal building. The investment package at one of those sites was conditional on a copayment.

² One person died, one moved. These sites can be revisited in the future. One person was only interested in geothermal, which had approximately a 45 year payback. At the remaining 7 sites, the assessment found that the homes already had good energy performance, with only minor upgrades penciling out with minimal savings that would not justify professional installation. The program operator encouraged those customers to undertake these projects independently.

3. Acceptance of HELP PAYS® Offers to Invest in Efficiency Upgrades

Overall, 133 of 139 (96%) HELP PAYS® offers were accepted.

Acceptance Rate of HELP PAYS Offers



■ Accepted ■ Declined

Offer Responses Summarized by Market Segment

Of the offers to invest at 75 single family projects, 69 (92%) accepted the HELP PAYS® offer, including 48 of the 51 (94%) offers with no copayment needed and 21 of the 24 offers (87%) that were conditional on copays.³

Out of the offers to invest in upgrades to 62 units in two multifamily properties, 62 (100%) accepted the HELP PAYS® offer. Both property owners approved all of the upgrades, and they agreed to make the copayments needed for upgrades at 12 units so that these units would meet the requirements of the PAYS system for cost effectiveness.

Of the two commercial customers that received HELP PAYS® offers, both (100%) accepted, including the one that was conditional on a copayment.

Out of the 102 sites across all property types that received a bona fide PAYS offer (no copayment), 99 (97%) were accepted. Out of 36 offers to invest that were conditional on copayments, 33 (92%) were accepted.

³ Of the 6 single family customers who declined the offer, 2 stated they were skeptical and 4 indicated they preferred to install the upgrades themselves.

4. HELP PAYS® Total Investments to Date

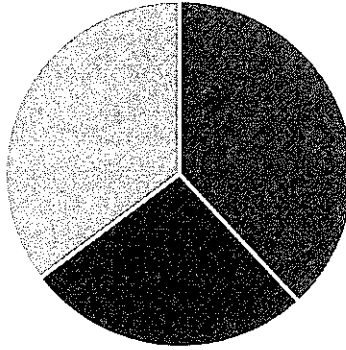
a. Distribution of investments by Type of Project Site

Of the 133 offers accepted, 69 were single family, 62 were multi-family, and 2 were commercial. The cost of capital the applied to all investments in the program was 4.5%.

Approximately one third of the total dollar amounts went to each type of project site.

Single Family	\$596,912
Multi Family	\$418,289
Commercial	\$552,981
Total	\$1,568,182

Distribution of Investment Funds by Type of Project Site

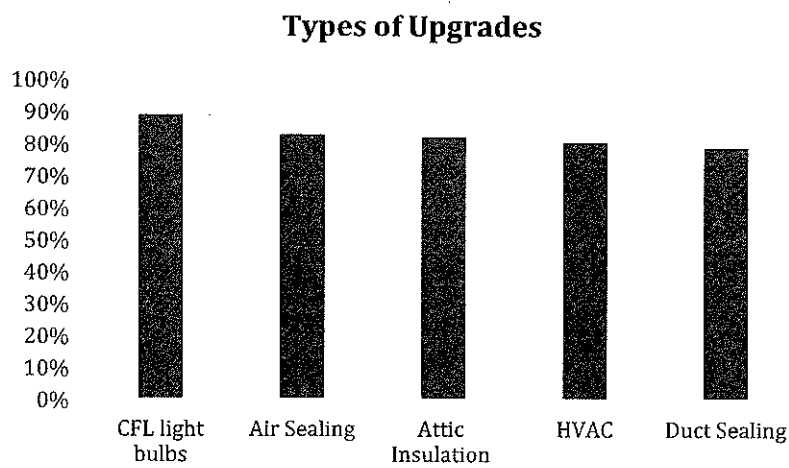


■ Single family investments ■ Multi-family investments □ Commercial investments

5. Types of Upgrades, across all locations

The HELP PAYS® program evaluates five common types of building energy efficiency upgrades, and each of them was included in the majority of the investment packages. The most common upgrade type was installation of LED light bulbs, occurring in 89% of sites where upgrades occurred. Air sealing was the next most common upgrade, occurring at 83% of sites where upgrades occurred.

LED light bulbs	89%
Air Sealing	83%
Attic Insulation	82%
HVAC	80%
Duct Sealing	79%



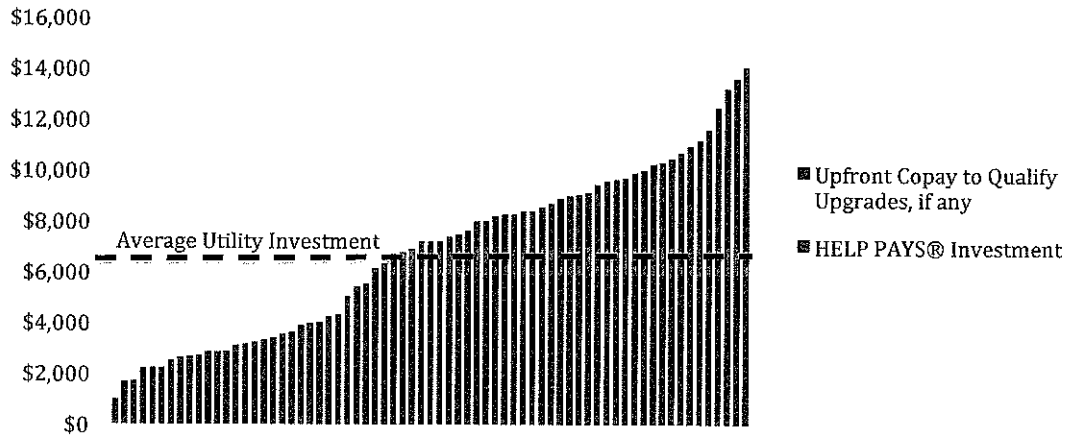
6. Project Size and Utility Investment

a. Single Family

Number of Investments:	69
Average Utility Investment:	\$6,387
Sites requiring a Copayment:	20
Percent with a Copayment:	30%
Average Copay, for 21 homes with a copay:	\$1,158

Summary of Investment Activity in the Ouachita Electric Cooperative HELP PAYS® Program

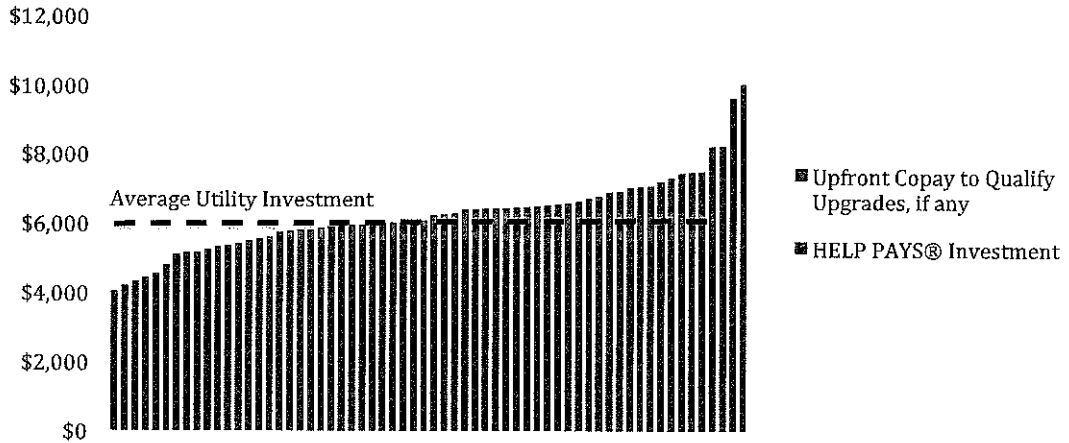
Investment in Single Family Housing Upgrades



b. Multi Family

Number of Investments:	62
Average Utility Investment:	\$6023
Apartments requiring copayment (paid by landlord):	12
Percent apartments with a copayment:	19%
Average Copay for 12 apartments requiring copays	\$1,155
<i>* All Copays paid for by landlords</i>	

Investments in Multi-Family Housing Upgrades



c. Commercial

One municipal project:

City of Hampton

Project investment: above \$20,000

Copayment: above \$2,000

Upgrades included: All five upgrade types

One university campus project:

Southern Arkansas Technical University

Project investment: above \$500,000

Upgrades included: Lighting only

7. Estimated Energy Savings

The HELP PAYS® program is primarily serving Ouachita members living in homes built nearly 50 years ago that have not been previously upgraded for energy efficiency. In general, the housing stock is characterized by very energy inefficient homes/apartments, and the results of the program reflect those conditions.

Annual savings are estimated based on the engineering calculations from individual on-site building analyses. These savings are recalibrated after each project is “tested out” using post upgrade air and duct sealing test results and visual insulation and HVAC Quality Control inspections. Ouachita Electric further verifies each project’s performance using weather normalized smart meter data.

The average estimated annual savings for both single-family and multi-family participants was above 30%, with a wide range that reflects variation in the quality of the housing stock. Two commercial customers participated: The City of Hampton and Southern Arkansas Technical University. Both projects have average estimated annual energy savings above 25% for the projects scoped. For the university, the project scope was lighting only.

8. Estimated Monthly Savings and Cost Recovery

For the customers that are dual fuel, the estimated monthly savings include both gas and electric savings. The estimated monthly savings are based on current rates over the useful life of the upgrades, a condition that is specified in the HELP PAYS® tariff.

As defined in the HELP PAYS® tariff established by Ouachita Electric, the Program Service Charge is the cost recovery charge included on the monthly utility bill until the utility's costs are recovered. The charge is capped at 80% of the average estimated monthly savings based on current rates and a cost recovery period that is capped at 80% of the useful life of the upgrade package.

a. Single Family

Average Estimated Monthly Energy Bill Savings	\$71.34
Average Monthly Program Service Charge	\$56.26
Average Monthly Estimated Net Savings	\$15.07
Average Monthly Estimated Net Savings (%)	21%
Average Cost Recovery Period	12 years

b. Multi Family

Average Estimated Monthly Savings	\$65.48
Average Monthly Program Service Charge	\$51.88
Average Monthly Estimated Net Savings	\$13.91
Average Monthly Estimated Net Savings (%)	21%
Average Cost Recovery Period	12 years

c. Commercial

Average statistics for a sample size of two will not yield meaningful results. The estimated annual savings for the municipal building project is above \$2,000. The estimated annual energy savings for the lighting upgrade on the college campus is above \$90,000. The cost recovery period for the municipal building is 12 years, whereas the lighting project at the university campus has a cost recovery period of 10 years.

9. Comparison with HELP Loan Program for Same Period of Prior Year

Ouachita Electric Cooperative transitioned from its previous, nationally recognized HELP loan program to its HELP PAYS® tariffed on bill investment program in order to benefit more of its members, and to increase the benefits it could deliver to participants. With this preliminary analysis of data for the first four months of the program, some of those benefits are being validated immediately by the market response compared to the same four months of the prior year with the HELP program in Ouachita Electric Cooperative's service area.

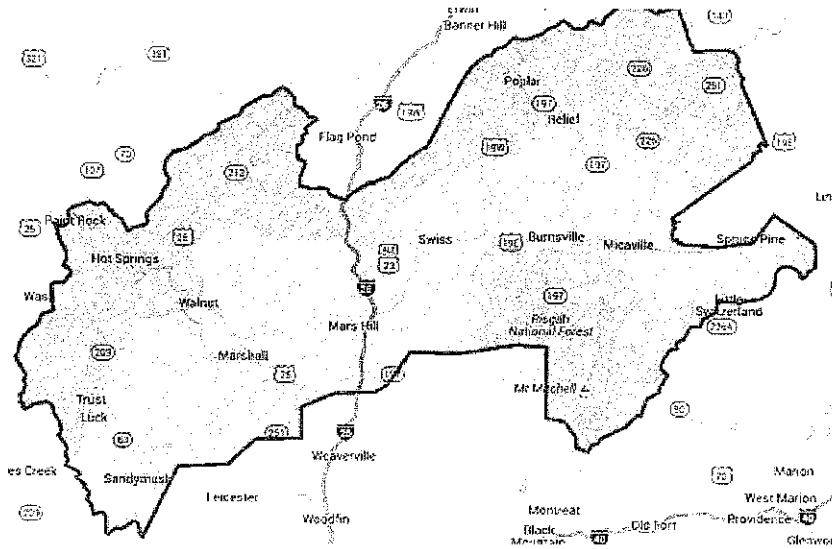
1. **Increased Participation:** During the period April 1, 2015 – July 31, 2015, the HELP program in the same utility's service area served 46 members, all owners of single family homes. Over the same period during 2016, HELP PAYS® served 69 single family homes, 62 units of multifamily housing, and two commercial customers – approximately triple the number of participants.
2. **Immediate Net Savings:** All HELP PAYS® participants benefit from immediate positive cash flow by keeping at least 20% of the estimated savings – compared to an average of zero immediate net savings in HELP, a bill neutral loan program.
3. **Renters:** In the HELP PAYS® program, renters accounted for 47% of the participants in its first quarter, customers who were ineligible to participate in the HELP loan program. Their landlords readily supported the program, agreeing to pay copayments required to qualify upgrades if needed. 100% of the renters accepted the offers they received by opting into the tariff.
4. **Average investment:** In the same period during 2015, the average size of the 46 single family HELP loan project was \$2,533. In the same period, the average investment in the HELP PAYS® program more than doubled.
5. **Scale of total investment:** During the same period in 2015, the HELP loan program in the same utility's service area produced investments in energy efficiency of \$116,538. With the HELP PAYS program, investment surged by more than a factor of 10 to exceed \$1.5 million.

Energy Savings for North Carolina



Key facts about French Broad Electric Membership Corporation

- French Broad EMC serves approximately 37,000 residential customers in parts of Madison, Yancey, Mitchell counties.**
- Nearly 10,000 residents live below the poverty line. The average poverty rate in these three counties is 18.5%, compared with 17.5% average poverty rate in North Carolina and 15.5% national poverty rate.
- The average annual electric bill for French Broad EMC households in 2013 was \$1,172.
- The burden of electricity cost -- the portion of household income spent on electricity -- among French Broad EMC members is higher than the national average; roughly 3% of median household income, compared with 2.4% nationally.
- Half of all housing units in the three-county region are more than thirty years old. Almost three-quarters of the housing units in the three-county region are single-family units.
- *French Broad EMC offers a low-cost "on-bill" finance program for energy efficient heat pumps.*



**French Broad EMC also provides electric service to a smaller number of residents in Buncombe County, N.C. and Cocke and Unicoi counties in Tennessee. However, the majority of their members reside in Madison, Mitchell and Yancey counties.

If French Broad EMC were to provide more comprehensive on-bill energy efficiency financing to just 5% of its residential members by 2025:

- \$1.3 million could be invested on energy efficiency projects per year, or \$13 million over ten years
- 1,650 homes improved by 2025
- \$110 a year in net savings for the average household after accounting for repayment charges
- \$1 million in cumulative net savings for members over ten years
- 21 total jobs could be created from the new local investments

**The job estimates were calculated using state and region-wide values reported from a 2013 Southeast Energy Efficiency Alliance report. Loan investment and average annual household savings were calculated by Appalachian Voices.*

Visit appvoices.org/energysavings for more info
Eliza Laubach, Energy Savings Community Outreach Associate
(847) 721-5147 or eliza@appvoices.org



AppalachianVoices
Protecting the Central and Southern Appalachian Mountain Region

Energy Savings for North Carolina



Key facts about **French Broad Electric Membership Corporation**

Impacts of existing on-bill finance programs in the Southeast

How\$mart Kentucky

Total home energy retrofits (as of April 2015):	200+
Total funds invested:	approx. \$1.5 million
Average annual kilowatt-hours saved:	5,180 kWh
Average percent electricity use reduction:	23%
Average annual gross savings (before repayment):	\$590
Average annual net savings (after repayment):	\$151

South Carolina's Help My House program

Total home energy retrofits (as of June 2013):	125
Total funds invested:	approx. \$1 million
Average annual kilowatt-hours saved:	10,809 kWh
Average percent energy use reduction:	34%
Average annual gross savings (before repayment):	\$1,157
Average annual net savings (after repayment):	\$288

Visit appvoices.org/energysavings for more info
Eliza Laubach, Energy Savings Community Outreach Associate
(847) 721-5147 or eliza@appvoices.org



AppalachianVoices
Protecting the Central and Southern Appalachian Mountain Region



November 3, 2016

Yancey County, North Carolina
Mr. Nathan Bennett, County Manager

Re: Yancey County Charters of Freedom

Letter of Intent

Whereby a presentation was made by Foundation Forward, Inc. to the County Commissioners of Yancey County on October 10th, 2016, and the Board took the matter under consideration and voted to accept the Yancey County Charters of Freedom gift from Foundation Forward.

By this letter, Foundation Forward, Inc. affirms its intent to gift to Yancey County, North Carolina a brick and cast stone Charters of Freedom Monument as displayed in The National Archives in Washington, D.C. to the citizens of Yancey County, North Carolina.

This three-part monument will consist of The Declaration of Independence, four pages of The United State Constitution, and The Bill of Rights, to be placed in front of the Courthouse in the vicinity of the Veteran's Monument in Burnsville, North Carolina. This setting was selected by the county for its central location in the county, high visibility and foot traffic, and easy access by school children and citizens.

All funds for this project will be kept in a bank account in Yancey County, North Carolina under the account named "Foundation Forward, Inc. – Yancey County Charters of Freedom." Foundation Forward will make account information and updated amounts available to the County Manager upon request. Vance and Mary Jo Patterson will make the initial deposit into the account in the amount of \$1,000 and deposits will be made to cover the costs of constructing a brick and/or cast stone monument that will be a gift to Yancey County, North Carolina.

Once the site is chosen, prints are approved, and building permits granted, the construction will begin when the county decides on the ideal date, but no sooner than six weeks to eight weeks - allowing time for fabrication and other custom materials. *Targeted completion date is dependent upon availability and fabrication of materials.*

Foundation Forward, Inc.

By: *[Signature]* Date: 11/03/2016
Title: FOUNDER

Yancey County, North Carolina

By: _____ Date: _____
Title: _____