

Sustainability Commission

October 18, 2011

4:00 p.m. to 5:30 p.m.

City of Franklin - Community Development Conference Room

4:00 p.m.	Call to Order	Ken Scalf
4:05 pm – 4:10 pm	*Approval of Meeting Minutes	Ken Scalf
4:10 pm – 4:25 pm	Recycling Survey Results	Milissa Reiersen
4:25 pm – 4:40 pm	Solar Study Update	Andrew Orr Dan Allen
4:40 pm -- 5:10 pm	Walk/Bike Friendly Update	Katy Daugherty
5:10 pm -- 5:20 pm	Other Business/Announcements EV Project Update Energy Conservation Efforts LED street lights at Jim Warren Park Harpeth River Study Box City Update December Meeting/Social Event	Andrew Orr
5:20 pm — 5:30 pm	Adjourn	Ken Scalf

*Item contains an attachment or link

MISSION STATEMENT: The Sustainability Commission provides **guidance** to the Board of Mayor and Aldermen and the Planning Commission, **direction** to the Sustainability Task Force, and **leadership** for the entire Franklin Community.

The City of Franklin has committed itself to developing an ongoing strategy of sustainability for the community. This initiative will be designed to achieve viable, fulfilling, and rewarding lifestyles for our residents and business partners through responsible and innovative stewardship of the environment.

**MINUTES OF THE MEETING OF THE
FRANKLIN SUSTAINABILITY COMMISSION
SEPTEMBER 20, 2011**

The Franklin Sustainability Commission held a regular meeting on Tuesday, September 20, 2011, at 4:00 p.m., in the Community Development Conference Room.

Members Present: Chuck Barber, L.K, Browning, Libby Marley, Brian Miller, Mayor Ken Moore, John Saxton, Ken Scalf, Lisa Smith

Members Absent: Adam Ballash, Teresa Harris

Visitors Present: Kevin Walters

Staff Present: Dan Allen, Andrew Orr, Brenda Woods

The agenda read as follows:

CALL TO ORDER

Chairman Scalf: Called the meeting to order.

APPROVAL OF MEETING MINUTES

Chairman Scalf: Presented the August 16, 2011, minutes for consideration.

Ms. Marley: Moved to approve the August 16, 2011, minutes.

Mr. Barber: Seconded the motion to approve.

The minutes were approved by the Commission 7-0.

DISCUSSION OF FRANKLIN SOLAR STUDY

Mr. Orr: Introduced Dan Allen and stated that he and Mr. Allen had put together a solar study for the City of Franklin.

Mr. Allen: Discussed and showed (via a PowerPoint presentation) a graphic of the growing Tennessee Solar Supply Chain and the TVA Generation Partners Program.

Mr. Orr: Discussed and showed the Key Criteria for Evaluating Municipal Sites. He stated that schools were not in the solar study. He said that bigger installations were better because large installations drive down costs and are more appealing to third party arrangements. The properties best suited for a solar array are the downtown post office, downtown parking garages, wastewater treatment facility, fire

halls, and Solid Waste at Century Court. In order for solar to work in the parks facilities, the following would need to occur:

- Need to work around flood plain
- Not within historic character
- Security concerns
- Capacity to connect to electric grid

City Parks are not ideal for hosting a solar array.

Mr. Orr: The property around the Franklin Wastewater Treatment Plant was discussed as being the best location for a solar array.

He stated that the Funding Options for the City of Franklin include:

- The City could seek to place a solar installation project on the Capital Improvements List (CIP);
- The City could solicit grand funding;
- The City could seek a third party financing model.

Mr. Orr: Talked about the Knoxville Convention Center, stated that it was more of a pilot program and noted that after year ten, there would be a \$15,000 annual electricity offset plus GPP incentives of up to \$14,000 annually. The payback would occur in 15 to 19 years, depending on TVA incentives.

He also discussed the Raleigh, NC, Convention Center and noted that after tax credit and depreciation, the City has the option to purchase the array at 7 to 10 years of the lease at a discount with the same terms of purchase of power by Progress Energy.

The City of Franklin would not have a capital outlay for the solar array.

Mr. Barber: The City of Franklin needs to figure out where it wants to be and what it wants to accomplish.

Ms. Browning: As with any new industry, some will be interested and some will not.

Mr. Barber: The City may need to take a small step from a conservative standpoint to see what is out there in the future. This has been a distribution issue and could be expensive on the Middle Tennessee Electric Membership Corporation (MTEMC) end because of the way we do our billing. Solar requires two meters. Sometimes it's difficult to figure out administratively how to bill for the two meters, but MTEMC could accommodate.

Ms. Marley: If the City of Franklin had their solar array, MTEMC is ready to go forward. Speaking with the proper person when calling a shop that manufactures the solar panels could make a difference. You could call Sharp in Memphis and see what they would offer.

Ms. Smith: Stated that a couple of vendors had approached the City. One of the vendors did not want to do all of the work and then have to go through the bidding process.

Mr. Allen: One of the ways to address this issue would be to treat this as a lease agreement and lease the roofing or a portion of the land.

Ms. Marley: The City could have a two-phase approach, see how that would go and then expand.

Mr. Orr: Generally, solar developers are not interested in small scale systems. They need to install larger systems to get a good return on their investment.

Chairman Scalf: There is not much risk in this type of agreement. Photovoltaic (PV) is a home run.

Mr. Barber: The first item that most individuals are interested in is solar hot water heating and the second is solar PV.

Mr. Miller: Is this a viable option?

Mr. Allen: Yes, a third party finance model is a viable option. The Generation Partners agreement is good for 10 years, at which point a new agreement would be negotiated with TVA.

Mr. Miller: A small installation is a no brainer and would be maintenance friendly. There is also a company out of Mississippi that produces solar; however, they have not come to Tennessee yet. The cost would be \$44.00 per square foot.

Ms. Marley: Dollars and cents are what draw solar.

Chairman Scalf: The model that Mr. Miller described is viable in the Tennessee Valley but does not meet the City's requirements.

Mr. Miller: Even though the price of solar has come down quite a bit, we must try to get the most efficiency out of all the square feet.

Mr. Allen: What we are discussing is viable; however, a third party is critical for us. We will not go to the Board of Mayor and Aldermen (BOMA) and recommend a 20/30 year pay back.

Mr. Miller: We need to take a model from the federal government. There is a model out there that the City could use. The VA and others have done successful lease arrangements.

Mr. Allen: We are mostly using economics to drive this.

Chairman Scalf: We have to sell it to the BOMA. Do you feel the Wastewater site is visible enough?

Mr. Orr: If and when for the site at the Wastewater Plant. It is secure. It takes \$1.2 million just to keep the electricity on. There is ample land and it would not be difficult to tie into the electrical infrastructure on site. It's unlikely that the array would be visible from neither Mack Hatcher nor the Chestnut Bend Subdivision.

Mr. Orr: We will continue to investigate solar energy. I just wanted to put it on the radar and inform this Commission. This is something that Mayor Moore has been interested in for a while.

ENERGY CONSERVATION INITIATIVES

Mr. Orr: Ken Scalf and I meet every four-six weeks and he suggested I put some bullet points together about our energy initiatives. The City received \$593,000 to perform sports lighting upgrades on baseball and football fields and also the tennis courts. This has all been done with only a little money remaining. We ordered about 30 LED street lights with the remaining funds. Mr. Barber told us about the Energy Rights Solutions program which is providing us a rebate for the purchased lights which will last about 10 years.

Mr. Orr: We are doing a pilot project with the Streets Department and are purchasing the same LED street lights we are using in Jim Warren Park. We are tracking our energy usage, which we record each month. We are also having discussions with ENERNOC which is a company contracted by TVA to provide services to large users of electricity. ENERNOC will set you up with, essentially, a smart meter and pay you to curtail your power demand during peak times.

Mr. Barber: We are hearing from big user customers. We can look at the time of day of the meter. This is a great way to manage the time or day usage, is a very good thing and can get incentives.

Mr. Orr: There are three or four days when the demand is through the roof.

Mr. Barber: I am glad that the City is tracking their usage.

Mr. Orr: Two Electric Vehicle (EV) charging stations have been proposed for the 2nd Avenue Parking Garage and two for the 4th Avenue Parking Garage. This will be on the BOMA agenda at the September 27th meeting.

RECYCLING UPDATE

Ms. Marley: I feel a personal desire to help the City exceed its recycling goals. Therefore, leveraging off Green Partners, I am thinking and getting ready to have a City-wide competition, either in January/February or just February, 2012. We could announce the winner on St. Patrick's Day. We could check with the Solid Waste Department to see how their schedule looks. We could invite the aldermen to challenge one another. I will be meeting with Ms. Caldwell on Thursday, September 22, and it is my understanding from her that this is a viable project.

Mr. Saxton: Regarding Liberty Square, do we still have the same amount of recycling going to the County?

DISCUSS PRESENTATION FOR ANNUAL HOA MEETINGS

Mr. Orr: This was left hanging at the end of our last meeting.

Ms. Smith: It sounds as though it turned into a competition with the aldermen.

OTHER BUSINESS/ANNOUNCEMENTS

Bicycle Friendly Designation

Mr. Orr: The City applied for a Bicycle Designation but was not selected. The City also applied for a walk designation, and earned an Honorable Mention. More to come.

Mr. Miller: How is the New City Hall project coming along?

Mayor Moore: This is one of the major projects; however, it will be off the drawing board until after the election. This has to be presented with complete transparency. The citizens want the City Hall to be on the square.

Mr. Miller: Will the Sustainability Commission members get to weigh in for the project, which would create a landmark similar to the police station?

Mayor Moore: Many people will be involved with the development of the plans as this project evolves.

New Business:

Mr. Barber: MTEMC is having its annual Appreciation Luncheon for its customers on Wednesday, October 12, from 11:00 a.m. to 1:00 p.m., at its Curd Lane location. If you do not get an invitation, please know that you are invited.

Adjourn