



## SHAKER HEIGHTS

### Sustainability Committee Agenda City Hall Conference Room B September 12, 2019 at 7:30 a.m.

1. Approval of the August 15, 2019 meeting minutes.

Documents:

[081519 SUS MIN.PDF](#)

2. Presentation: Scooters (in City Hall Parking Lot), Will Piper, Lime.
3. Update on Shared Mobility in Shaker Heights, Joyce Braverman and Cameron Roberts.
4. Review of Roadmap/Objectives.
  - a. Subcommittees - update on progress.
    - i. Stormwater Management (Carmen Franks)
    - ii. Renewable Energy (Norman Robbins)
    - iii. High School Advisory Group (Julianne Potter)
    - iv. LEED for Cities (Anne Williams)
    - v. Recycling (TBD)
  - b. City Energy Efficiency/Conservation Update.
  - c. City Alternative Fuel Vehicle Update.
  - d. Green Team Update.
  - e. Solar Demonstration Project Update.
5. Update on LEED for Cities Progress.
6. Report of Sustainability Coordinator.

Documents:

[0819.PDF](#)

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**Sustainability Committee Minutes  
Thursday, August 15, 2019  
7:30 A.M.  
City Hall Conference Room B**

Members Present: Julianna Johnston Senturia, Committee Chair, Council Member  
Carmen Franks, Citizen Member  
Sean P. Malone, Council Member  
Julianne Potter, Citizen Member  
Norman Robbins, Citizen Member  
Anne Williams, Council Member

Others Present: David Weiss, Mayor  
Jeri Chaikin, Chief Administrative Officer  
Michael Peters, Sustainability Coordinator  
One local student

The meeting was called to order by Committee Chair Julianna Johnston Senturia at 7:30 A.M.

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**Approval of the July 11, 2019 Meeting Minutes**

It was moved by Anne Williams and seconded by Sean Malone that the minutes of the July 11, 2019 meeting be approved as recorded.

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**Presentation/Q&A with Enerlogics and McDonald Hopkins on County Solar Program**

Enerlogics, the vendor chosen by Cuyahoga County to install solar on three County buildings through an RFP that is open to all County municipalities, and the law firm of McDonald Hopkins who is structuring the program, joined the meeting by conference call. Enerlogics was represented by Gene Ameduri and McDonald Hopkins by Chad Arfons.

Enerlogics was the County's contractor for the 4-megawatt solar installation on the former landfill in Brooklyn (OH). Eleven of the County's buildings were converted from CEI to Cleveland Public Power (CPP) and the solar installation was connected to the CPP network.

The current County program resulted from an RFP that sets the initial price at \$0.0989 per kWh (with annual escalations of 1.75%) through a Power Purchase Agreement (PPA). Through this structure there is no capital outlay required by the City, Enerlogics owns and operates the solar installations and the City agrees to purchase the power generated. A number of other government entities are in a similar position of having had Enerlogics review potential sites.

**CITY OF SHAKER HEIGHTS**

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**shakeronline.com www.shaker.life**

The city submitted four buildings for review (Public Works, Fire Station #1, Police & Courts, and The Dealership) for suitability for the program. The proposed installation would provide a portion of the power currently consumed by Police & Courts and Fire Station #1 and substantially all of the power for Public Works and The Dealership.

Enerlogics projected a savings to the City over the 20-year life of the PPA. The current 30 percent tax credit ends this year, which will impact pricing in the future so ideally a decision would be made and letter of intent completed by late November. A “safe harbor” provision allows for five percent of funds to be expended by year-end but allow the full project to qualify.

The roofs of Public Works and Fire Station #1, which are both in excess of a decade old, would have to be reviewed for suitability. Police & Courts and The Dealership have new roofs, which is preferable. Roof mounted panels are installed with a racking system that allows the panels to be removed for roof repairs or replacements, if necessary.

Current costs for electricity in the four City buildings are composed of fixed and consumption charges, including demand charges, so the overall per kWh rate varies from building to building (with larger users resulting in lower per kWh averages). The solar installations would be “behind the meter” meaning that each kWh produced would offset a kWh of demand, and both the supplier and distribution charges would not be imposed for that kWh produced on-site.

The PPA is a 20-year agreement (that is transferable). The solar panels are projected to produce power for 25 to 35 years. There is also the possibility to ground-mount panels, at a lower rate, and that could incorporate natural habitats such as pollinator-friendly landscaping. Typically a ground-mount installation is fenced.

Enerlogics has also reviewed several Shaker Heights Schools buildings and the review was shared with the Committee.

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## **Review of Sustainability Committee Roadmap & Objectives**

Subcommittees updates:

- Stormwater Management (Carmen Franks)
- Renewable Energy (Norman Robbins)
  - Next meeting will be in September,
  - John Scott has been in touch with the School Board,
  - The information on the City’s website regarding getting started with solar is very helpful (suggestion that Shaker resident with solar could be a good resource),
  - Update on coordinated effort among a number of local communities to promote the 100% renewable option for residents (block parties, farmers’ markets) with help from high school students
- High School Advisory Group (Julianne Potter)
  - Moving forward on subcommittee formation and activity
- LEED for Cities (Anne Williams)

- Recycling (TBD)

To better track utility usage a recommendation will be made to subscribe to a software service that will allow the City to analyze and store historical data.

An exploratory call regarding vehicle idle management is scheduled with the City's technician and a representative from Police. Outreach has also been made to University Heights and Cleveland Heights regarding joint participation in an electric vehicle suitability and fleet optimization study.

Green Team has met twice and is formulating recommendations. One early result is composting is being piloted at Fire Station #1. A LEED Advisory Group was also formed to assist in certification.

Communications & Marketing created a webpage on the City site to focus on sustainability initiatives.

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**Update on LEED for Cities**

A LEED Advisory Group met to assist in identifying resources and creating the required documentation. Individual sessions with departments are being scheduled. We remain dependent upon outside stakeholders for some critical pieces of data.

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There being no further business, the meeting was adjourned at 8:28 A.M. The next meeting will be Thursday, September 12, 2019 at 7:30 A.M.

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Michael Peters  
Sustainability Coordinator



## **Sustainability Coordinator Activities: August 2019**

### **Summary of work conducted by category:**

#### **1. City Facilities' Utility Costs and Savings**

- Completed recommendation for utility bill tracking and analysis software subscription (EnergyCAP); accepted and approved by Mayor; working through administrative process.
- Met with Law Department to review energy contract proposals from energy broker; received pricing based on current contract expirations in 2020 and pricing lower than existing contracts; recommending in conjunction with Law Department to enter into 36-month contracts for 100% renewable power; requesting RECs be green-e certified to conform to USGBC's LEED for Cities requirement on renewable energy.
- Continued dialogue regarding solar and potential benefit and cost savings (see below).

#### **2. Energy Conservation Measures for City Buildings**

- Continuing discussions with LED streetlight vendor; outreach to local municipality that is pursuing retrofit strategy to leverage their knowledge.
- Coordinating with Greater Cleveland Partnership/COSE to conduct AHRAE Level 2 audits of major city buildings at no cost to city (this is a First Energy-funded program). First site visit scheduled for September 9th. Site visits to be scheduled throughout month (coordinating between auditors, Public Works, and Sustainability Coordinator).
- Met with locally-based LED retrofit vendor; waiting on light count from audits for next steps.

#### **3. Alternative Fuel Options for City Vehicles**

- In-depth vendor discussion on potential idle management proposal with city's technician and representative from Police (the department that was identified for potential pilot and would see largest potential cost savings); working on follow-up.
- Pursuing potential funding for a fleet study that would determine appropriateness of replacing retiring vehicles with electric vehicles and would identify underutilized vehicles for optimal fleet size; University Heights has agreed to participate, after difficulty getting a response from Cleveland Heights reached out to Beachwood for possible collaboration and waiting on response.

#### **4. Leading an Internal City Green Team**

- Convened second city Green Team meeting; initial feedback received from various departments; September meeting scheduled to refine recommendations.
- Met with Fire Department and Rust Belt Riders to pilot 32-gallon composting bin at Fire Station #1.
- Met with City Hall staff and local sustainably-sourced coffee vendor to discuss pilot to reduce K-cup waste.
- Internal LEED for Cities group meeting held to work through categories and potential areas of focus; department-specific follow up ongoing.

#### **5. Solar Power Generation on City Owned Vacant Lots**

- Refining proposal to local financial institution regarding residential power purchase agreement program.
- Discussion with with vendor, and subsequent vendor presentation to Committee, regarding the proposal to add solar power generation to four city buildings: Public Works, The Dealership, Fire Station #1, and the Police & Courts Building.
  - Reviewing proposal internally and considering economics of structure
- Discussed with Planning the D.O.E.'s SolSmart program to leverage the best practices from other communities in expanding awareness of residential rooftop solar programs.

#### **6. Other Green Initiatives**

- LEED for Cities data collection ongoing.
- Attended monthly LEED for Cities cohort call.
- Introduced Rust Belt Riders at The Dealership for a community discussion of composting and the upcoming residential program.
- Attended departmental discussion of scooter and bike sharing programs and corresponding regulation within the city.
- Coordinated with Communications & Marketing to publish the Sustainability Committee pages on city's website.
- Attended Green Umbrella meeting in Cincinnati to better understand regional approaches to coordination of sustainability initiatives.

#### **7. Liaison to the Sustainability Committee and Green Team**

- Attended monthly committee meeting
- Prepared agenda and minutes
- Discussed subcommittee activities with committee members