



**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.

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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.

Michael Peters
Sustainability Coordinator