# PW MemoSustainability Commission

## July 7, 2017

## 8:00 a.m. to 9:00 a.m.

**City of Franklin –CDCR – City Hall**

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| 8:00 am | **Welcome/Introductions** | Andrew Orr |
| 8:05 am | **\*Approval of Meeting Minutes** | Bob Moreo |
| 8:05 am – 8:10 am | **Announcements:** August Meeting  Pet Friendly City New Member Recruitment | Andrew Orr |
| 8:10 am – 8:40 am | \*Litter Reduction Efforts | Milissa Reierson Stephen Price Andrew Orr |  |
| 8:40 am—8:50 am | Recyclable Items | Becky Caldwell | Andrew Orr |
| 8:50 am – 9:00 am | \*Review of Bylaws | Andrew Orr |  |
| 9:00 am | **Other News/Adjourn** | All |

\*Item contains an attachment or link

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

Bob Moreo (12/13/2019)

Will Dodson (12/13/2019) Dana Kose (12/13/2019)

Mike Skinner (BOMA co-terminus) Nancy Whittemore (10/13/2018)

Teresa Gail Ashworth (TVA Volunteer) Todd Palmer (8/9/2019)

Patrick Baggett (Franklin Tomorrow Co-terminus) Micah Wood (11/10/2018)

*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**

**May 5, 2017**

The Franklin Sustainability Commission held a regular meeting on Friday, May 5, 2017 at 8:00 a.m., in the Community Development Conference Room.

**Members Present**: Chair Bob Moreo, Micah Wood, Alderman Mike Skinner, Karina Young, Todd Palmer, Nancy Whittemore, Dana Kose, Will Dodson, Patrick Baggett

**Members Absent:** Teresa Ashworth Harris

**Visitors:** Becky Caldwell and Milissa Reierson

**Staff Present**: Andrew Orr, Elaine Ellis

**Welcome/Introductions**

**Chair Moreo** called the meeting to order at 8:02 a.m., and everyone introduced themselves.

**Mr. Orr** announced that this was **Ms. Young’s** last meeting. **Ms. Young** will be moving to Argentina. **Mr. Orr** thanked **Ms. Young** on behalf of the committee for her many years of service since 2012.

**Approval of Meeting Minutes**

**Ms. Young** moved, seconded by **Mr. Palmer,** to approve the minutes from April 7, 2017. The motion was carried unanimously.

**Announcements**

Solar Streetlights

**Mr. Orr** stated that the Solar Streetlight Program is a pilot program. He then referred to the following information which was included in the Sustainability Agenda email concerning the cost breakdown for the solar lights.

*Fleming Center-Solar light Project*

* *5 Solar lights- $20,000*
* *Shipping-$750*
* *Staff time for install-$945*
* *Concrete-$450*
* *Extra materials-$336.91*
* *Total price-$22,481.91*

*The information**estimated that the price of a conventional installation would have been $25,800. While the light poles, lights, and timers would have been less, we avoided the cost of setting a transformer and running conduit. The X-factor will be how well the solar lights hold up over tim*e.

PACE Legislation HB0464 and SB0794

**Chair Moreo** provided the following information on the PACE Legislation which is before the General Assembly this year:

# What is PACE?

PACE (Property Assessed Clean Energy) is a simple and effective way to finance energy efficiency, renewable energy, and water conservation upgrades to buildings. PACE can pay for new heating and cooling systems, lighting improvements, solar panels, water pumps, insulation, and more for almost any property – homes, commercial, industrial, non-profit, and agricultural.

*Because PACE is funded through private lending or municipal bonds it creates no liability to the city's funds. Additionally, most PACE programs made possible through public-private partnerships rely on private capital to source financing.*

* *PACE financing solves the upfront cost barrier by providing 100% financing for project costs.*
* *PACE financing is repaid as an assessment on the property’s regular tax bill, and is processed the same way as other local public benefit assessments (sidewalks, sewers) have been for decades.*
* *Long-term repayment of up to 20 years makes longer payback projects immediately cash flow positive and buildings more valuable.*
* *Depending on local legislation, PACE can be used for commercial, nonprofit and residential properties.*

# Legislation in Tennessee

HB 464 - SB 794

*Sponsored by Representative Rick Staples, Democrat, Knoxville District 15 and Senator Steven Dickerson, Republican, Nashville District 20.*

“Authorizes local government entities to establish a property assessed clean energy (PACE) program to impose an assessment to repay the debt costs associated with the installation of a permanent improvement to real property intended to decrease or offset water or energy consumption or demand to an owner of commercial, industrial, or real property. Sets forth the requirements for a local government to establish a PACE program.”

* *This bill authorizes local governments to establish a property assessed clean energy (PACE) program to provide financing for a qualified project to an owner of commercial, industrial, or residential real property.*
* *A "qualified project" is the installation or modification of a permanent improvement fixed to real property and intended to decrease or offset water or energy consumption or demand and includes the installation or modification of a product, device, or interacting group of products or devices that use energy technology to generate electricity, provide thermal energy, regulate temperature, or increase energy efficiency.*
* *Under this bill, a local government may designate a region within its jurisdiction in which the government may enter into a written agreement with a property owner of record in order to provide financing to the owner for a qualified project.*
* *Financing provided pursuant to this bill may be used for certain expenses specified by this bill, including materials, labor, and permit fees.*
* *The owner's property will be assessed pursuant to the PACE agreement in order to repay the financing provided for the qualified project.*
* *A local government may administer and finance a program or may delegate the administration or financing or both to a qualified third party.*
* *A local government may issue bonds or notes in order to finance a qualified project through contractual assessment. Such bonds or notes must not be general obligations of the local government and must be secured by payments of contractual assessments on benefited property.*
* *After a qualified project is completed, the local government must obtain verification that the project was properly completed and is operating as intended. A verification of energy efficiency by TVA or a local power company will satisfy the verification requirement.*

**Chair Moreo** stated that this legislation will not move forward this year. The legislation is under review by the Agriculture and Natural Resource Committee. **Chair Moreo** suggested:

* It is not role of the Sustainability Commission to lobby General Assembly
* As individuals, perhaps contact our delegation to express interest in the legislation
* Reach out to Nashville-Davidson Senator Dickerson about his interest in the bill
* Be prepared to offer examples of programs Franklin could consider adopting if legislation were to pass in the future

**Mr. Dodson** stated that the state of Minnesota is using the PACE program. He also stated that there had been concern from Lenders concerning recourse for nonpayment. For nonpayment, a lien would be placed on the home. **Mr. Dodson** will try to get more information on this issue.

**Ms. Kose** stated that she had attended the National PACE conference. She stated that the process, even once approved, is a long process. She stated that Connecticut seems to be the most successful state using this program. She stated that the company she works for is approved in Colorado and the program has been seen to be very positive.

LEED for Cities

**Mr. Palmer** and **Ms. Kose** will provide more information on this topic later.

Green Business Partnership

**Mr. Orr** stated that this program was very successful when first introduced in 2010 and stayed strong for approximately 24 months. The program provided information on the Sustainability webpage for local business including a self-assessment to receive a “green” rating certification. Decals were also provided for businesses to display showing they were part of the Green Partnership.

**Chair Moreo** would like relaunch the program by partnering with the Williamson County Chamber of Commerce. The Chamber was very receptive to this idea.

**Mr. Baggett** stated that he felt partnering with Franklin Tomorrow would also be good fit.

Next Meeting Date -no meeting in June

**Mr. Orr** stated that the Sustainability Commission would not meet in June.

State of the City May 17th

**Mr. Orr** stated that the State of the City address will be held on May 17th. The Mayor will present the address at the new Williamson County Enrichment Center on Columbia Ave. The breakfast will start at 7 am and the program will start at 7:45 am.

**Sustainability Indicators and Measurements**

**Mr. Orr** presented a PowerPoint presentation to discuss the Sustainability Indicators and Measurements. A copy of this presentation was emailed to each member of the Committee.

Some highlights include:

COF Energy Usage Breakdown (2008 vs 2016):

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| --- |
| **Total Municipal**  **Electricity Cost** |
| $ 2,640,000.00 (2008) |
| $ 2,884,968.00 (2014) |
| $ 2,905,019.72 (2015) |
| $ 2,880,570.71 (2016) |

Changes since 2008:

* Added 61 meters to overall account (538 total)
* Constructed new Police Headquarters
* New Public Works Facility
* New Westhaven Fire Station
* Several pump stations added
* Several hundred streetlights added

Other factors:

* The COF’s Fleet Fuel usage has been greatly reduced since 2008. This is due in part to the COF using an outside source to haul debris to the landfill.
* The participation rate for Waste Reduction is up 22% over 7 years ago.
* The use of electric vehicles in Williamson County now exceeds over 1000 cars. The COF has installed free charging stations around the city.

**Litter Reduction Efforts**

**Mr. Orr** referred to the following information as presented during his Power Point presentation:

Litter Prevention Resources

* Keep Williamson Beautiful (KWB)
  + Provide cleanup kits
  + Host special events
  + Educate students
  + Research
* Williamson County inmate program
  + Regular debris removal of County roads
  + Periodic clean-ups of TDOT ROW within City limits
* TDOT
  + Trashercize
  + Adopt-A-Highway
  + Report litter: <https://www.tn.gov/tdot/article/litter>

City of Franklin Efforts

* $126 fine for littering
* Inspectors monitor job sites
* Periodic roadway clean-ups utilizing city staff
* River and stream clean-ups in 2016
* Proper cigarette disposal

Litter Prevention Strategy

Raise Awareness of the issue and of existing efforts to reduce litter

* + Social Media
  + Public Service Announcements (include BOMA)
  + Build a webpage on City’s website
  + Create feedback loop to identify areas with litter
  + Attack areas with lots of trash (litter begets litter)
  + Encourage participation with KWB

The following discussion ensued:

* **Chair Moreo** stated that construction sites should be monitored.
* **Ms. Whittemore** stated that educating the public about using tarps would be a great idea.
* **Ms. Caldwell** stated that trash needs to be contained within the trash container itself to prevent spills in the case of wind.
* **Mr. Baggett and Ms. Caldwell** stated that Keep America Beautiful and Keep Williamson Beautiful can provide statistics to find out what the main litter problem is in specific areas. Using this information will enable the COF to better target what needs to be done and use time and cost, such as for educational funding, more effectively.
* **Ms. Caldwell** stated that people cannot use the transfer stations unless the truck has a tarp.
* The importance of making sure construction sites are held responsible for using tarps and maintaining onsite litter was discussed. **Ms. Caldwell** suggested adding a check box for “Litter” to the on-site inspection form that Building and Neighborhood Services uses. **Mr. Baggett** suggested working with the Home Builders Association for educating contractors.
* **Mr. Wood, Ms. Whittemore, and Ms. Kose** agreed that a litter audit would be a useful tool for the area. **Mr. Orr** stated that he would provide a copy of the Litter Index Tour for the group.
* **Ms. Whittemore** suggested introducing the litter reduction information into the Green Partnership Program.

**Other News/Adjourn**

**Becky Caldwell, Director of the Sanitation and Environmental Services Department,** stated that the she will be attending the Tennessee Recycling Coalition conference in Cool Springs on August 13-15th. The meeting will discuss glass recycling. The COF is looking at the uses of Cullet for the Street and Water departments. She also suggested using Cullet for landscaping. This may save money because the glass is not going into the landfill and can also be used for gravel, landscaping and other uses.

There being no further business, the meeting adjourned at 9:10 am.

**ACTION ITEMS**

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| * **Mr. Orr** will send out a meeting invitation for the next Sustainability meeting. * **Mr. Orr** will provide a copy of the Litter Index Tour for the group |