MINUTES
CITY & SAFETY SERVICES COMMITTEE
APRIL 25, 2016

Members in Attendance:	Kent Butler, Chair
	Jennifer Cochran, Vice-Chair
	Peter Kotses, Member
Other Council Members:	Chris Fahl
	Patrick McGee
	Michele Papai
	Jeff Risner
Administrators and/or	
Other Elected Officials:	President Knisely
	Mayor Patterson
	Service-Safety Director Horan Moseley

- Hecate Energy (SOPEC solar project)

-Cochran -- representatives from Hecate Energy and Empower Gas and Electric will update Council on the status of the project in partnership with SOPEC

-Paul Turner, Vice President, Business Development -- presented project details (see attached) -- explained that this is a ground mount solar tracker system that will be located on 40 acres of land in Albany (currently under contract), environmental permitting is underway, as well as the wired connections to move the power to City and County owned buildings -- project could be up and running by the end of the year -- noted that brown energy comes from a dispatchable source, like natural gas or coal, offering 60% of the supply -- about 40% is supplied by solar energy -- the third page of the handout provides pricing in cents per kilowatt hour -- he clarified that the third column is the wholesale generation price; it does not include moving the power from the solar project to the meter for delivery (about 1.24 cents per kilowatt hour), by AEP Energy -- offer includes a fixed price inflator of 2% per year (not subject to volatility of the market) -- this is pricing, absent the Renewable Energy Credits, that still reflects a capital multi-million dollar investment in Athens County includes -- the final column of the table reflects staying with the utility (a pure brown power number), note inflators

-Cochran -- asked Turner to address ownership and financing -- this is a new and unique model for Southeast Ohio

-Turner -- SOPEC issues the PPA with Hecate who owns the solar asset for a period of three years -- there are (3) primary ways these projects are financed -- there is a federal investment tax credit (30% from tax equity investors until 2019 investors), cash equity (10%), the balance is debt through borrowing (60%) non-recourse financial debt

-McGee -- would this preclude residential solar energy?

-Turner -- this solar energy will only be used to power municipal and county buildings

-McGee -- questioned why this doesn't include residential

-Turner -- rooftop solar is twice as expensive -- not financially compelling in this part of the country

-President -- asked about cost savings to City, noting the 5.45 rate

-Turner -- does not have City's current rate

-Mayor -- under the existing SOPEC contract the rate is 4.79, a substantial savings

-Cochran -- electrical aggregation with SOPEC was not only to reduce the cost of electricity, but also to get greener energy -- reason to pursue solar piece is to help us get renewable energy

-Papai -- asked about any move toward ground-mounted units for residential use

-Turner -- newer models are smaller systems (ability to do community solar) -- this type of interest is likely to continue to grow

-Turner -- still in early stages of negotiating property taxes with the County -- property taxes will be much higher for County

-Alan Swank -- City needs to negotiate with the County regarding shared taxes with Alexander School system

-President -- asked about the debt financing

-Turner -- Hecate does this through a municipal bond offering, or a non-recourse project financing debt (banks are now more comfortable with this technology)

-Cochran -- asked about the next steps

-Turner -- buy-in with County and City -- enter into agreement with SOPEC, and Hecate will be the green supplier

-Butler -- questioned whether the City has much input in whether the solar modules are American made or from overseas

-Turner -- American made will increase the cost -- not a lot of module manufacturers in U.S.

-Papai -- acknowledged that this project will be the fifth largest solar project in Ohio

-Mayor -- given that we are a large university community, questioned whether this would preclude the City from doing any behind the meter projects (self-generated) -- would there be a penalty?

-Turner -- would want to be sure there was no excess generation -- you may be paying more than you actually need -- micro-applications would be fine

- Water Meter (replacement)

-Butler -- EPW is requesting a capital appropriation of $50,000 to the Water Maintenance Fund for the purchase of replacement meters for ease of reading and more efficient usage counts -- meters range in price from $1000-$5000 each, depending upon size -- would begin with large water consumers such as apartment complexes -- collaborating with O.U. on future need for replacement meters due to renovation or large scale construction

-Mayor -- need came out of recent fire hydrant leak detection -- mitigation will reduce water loss

-Kotses -- asked about the number of meters to be purchased

-Mayor -- 20-25 -- locations have been identified

- 2002 Ford Expedition

-Butler -- request to retire vehicle used by Fire Department -- has about 90,000 miles on it -- would like to donate to Nelsonville Volunteer Fire Department

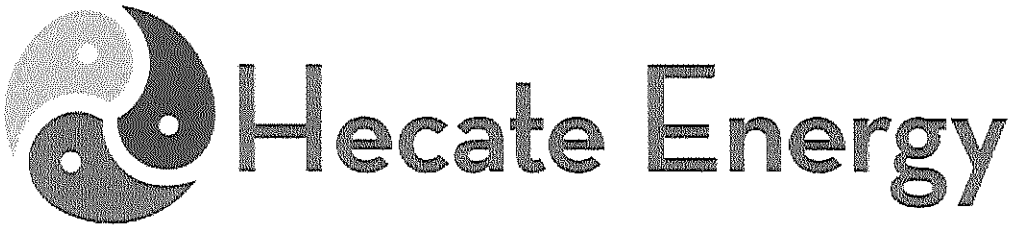
-President -- questioned whether the City is just retiring this vehicle, or is there a need for replacement

-S-S Director -- 2016 replacement was planned and funding is already appropriated

ITEMS NEEDED ON THE NEXT CITY COUNCIL AGENDA:

1. Water Meters
2. Ford Expedition

Solar Energy in Southeast Ohio: It's Time



April 25, 2016

CONFIDENTIAL

What's In It for Athens?

- Hecate is a premier U.S. renewable energy developer with an office in Columbus.
- Hecate has been very successful developing projects with municipals.
- Hecate awarded contract for solar energy through SOPEC RFP.
- **A utility scale PV solar project with up to a 40 year life but only a 3 year contractual commitment.**
- Pays more in taxes as a solar farm than as ag land.
- 5th largest solar project in Ohio – and one of the largest capital investments in Athens County.
- Hecate can monetize the Investment Tax Credit (ITC), which expires in 2021.
- AEP monetizes Renewable Energy Credits (RECs).
- Hecate will work with local vendors and suppliers.

SOPEC Proposal

Hecate Wholesale Supply Proposal to City of Athens and Athens County (cents / kWh)				
Year	AEP Energy (Brown Energy) 60% of Supply	Hecate Energy (Solar Energy) 40% of Supply*	AEP + Hecate	Ohio Power**
1	3.75	8.00	**5.45**	**3.67**
Inflator	2%	2%	2%	31%
2	3.83	8.16	**5.56**	**4.82**
Inflator	2%	2%	2%	4%
3	3.90	8.32	**5.67**	**5.03**
Inflator	2%	2%	2%	-1%
4	3.98	8.49	**5.78**	**5.00**
Inflator	2%	2%	2%	1%
5	4.06	8.66	**5.90**	**5.04**
Inflator	2%	2%	2%	23%
6	4.14	8.83	**6.02**	**6.22**
Inflator	2%	2%	2%	-10%
7	4.22	9.01	**6.14**	**5.59**
Inflator	2%	2%	2%	18%
8	4.31	9.19	**6.26**	**6.60**
Inflator	2%	2%	2%	2%
9	4.39	9.37	**6.39**	**6.70**
Inflator	2%	2%	2%	4%
10	4.48	9.56	**6.51**	**6.98**
* After RECs have been monetized by AEP Energy				
**ATC (PUCO Case No. 14-1693-EL-RDR)				

Appendix : Extensive Experience in Solar PV Development

- The leadership team has entered PPAs for over 725 MW of solar PV generation in the past four years, with over 334.5 MW having been entered as Hecate.
- Our experience includes entering into PPAs with 11 different offtakers across 10 different states.
- Over 645 MWs have been awarded in the marketplace based on designs and production profiles utilizing single-axis or dual-axis tracker.

Project	Date of Award	Counterparty	Location	MW
Beacon 1	Q2 2014	Los Angeles Department of Water and Power	Mojave, CA	56.0
Beacon 3	Q2 2014	Los Angeles Department of Water and Power	Mojave, CA	56.0
Beacon 4	Q2 2014	Los Angeles Department of Water and Power	Mojave, CA	50.0
Brewster	Q4 2015	City of Houston	Alpine, TX	30.0
Wilsona	Q4 2015	City of Palo Alto	Palmdale, CA	26.0
Old Midville	Q4 2014	Georgia Power	Millen, GA	20.0
Cherrydale	Q4 2015	Old Dominion Electric Cooperative	White Post, VA	20.0
LADWP FiT 1	Q2 2014	Los Angeles Department of Water and Power	Los Angeles, CA	14.0
LADWP FiT 2	Q2 2014	Los Angeles Department of Water and Power	Los Angeles, CA	14.0
Port of Los Angeles	Q3 2015	Los Angeles Department of Water and Power	Los Angeles, CA	10.0
Clarke County	Q4 2015	Old Dominion Electric Cooperative	Kendall Grove, VA	10.0
Riverhead	Q2 2015	Long Island Power Authority	Riverhead, NY	7.5
Jacksonville	Q2 2015	Jacksonville Electric Authority	Jacksonville, FL	4.0
Carpenter Rd	Q1 2016	Southeast Ohio Public Energy Council	Albany, OH	3.3
Forbes I	Q2 2012	National Grid	East Providence, RI	3.0
Forbes II	Q4 2015	National Grid	East Providence, RI	3.0
Monson	Q2 2014	Net Metering and Merchant SRECs	Monson, MA	3.0
JHU Solar II	Q2 2015	Johns Hopkins University	Baltimore, MD	1.7
Turner Bend	Q2 2014	Georgia Power	Rome, GA	1.0
Old Alabama Rd	Q2 2013	Georgia Power	Woodland, GA	1.0
Rome Highway	Q2 2013	Georgia Power	Aragon, GA	1.0

Appendix : A Successful Track Record with Public Entities

Public Entity	Project	Partnership Highlights
Los Angeles – LADWP	• Three projects totaling 162 MW solar PV in southern California. • 28 MW solar PV of distributed generation in Los Angeles.	• Local inclusion plan with a commitment to utilize local companies; have already completed contracts totaling $350,000 with such businesses during development and site prep. • Ongoing efforts to inform and engage Los Angeles businesses.
Port Authority of Los Angeles	• 10 MW solar PV at multiple port locations including groundmount, shoreline, parking lots, and rooftops.	• Site identification and early stage development completed by the Port. • Revenue sharing arrangement between ASP/Hecate and the Port Authority.
East Providence, Rhode Island	• 6 MW solar PV on a City landfill. • First 3 MW phase is completed. • Second 3 MW phase is under site preparation.	• Leasing land from and negotiated PILOT with City. • Jointly raised grant money to fund portion of landfill closing and capping. • As part of the grants, we have the EPC firm commitment to create 5 fulltime permanent jobs for HUD eligible members of the community. • Employed local firms for environmental consulting, site prep, and construction. • Revenue sharing.
Jacksonville, Florida	• 4 MW solar PV.	• Located at a site in the City to diversify economic benefits. • Sized to facilitate rapid interconnection and avoid any grid congestion.
Houston, Texas	• 30 MW solar PV.	• Structuring arrangement with City in conjunction with the current provider of conventional power to the City. • ASP/Hecate is putting in place a hedging strategy to reduce price risk between the location of the power plant and the location of the City. • Leading effort to contract with local subcontractors.
CPS Energy in San Antonio, Texas	• 400 MW solar PV. • Manufacturing facilities from across the supply chain. • Entered into PPA at Hecate leadership's prior company – OCI Solar Power.	• Creation of 800 jobs and over $100M of capital equipment in manufacturing facilities. • Utilization of locally made equipment. • Educational programs with local institutions. • Local tax incentives. • Vendor fair to engage local companies.
Vineland Municipal Electric Utility in New Jersey	• 3 MW solar PV. • Entered into PPA at Hecate leadership's prior company – OCI Solar Power.	• Electricity sales to VMEU. • Project retained the SRECs.

Appendix : A Successful Track Record with Public Entities

Public Entity		Project	Partnership Highlights
	Cincinnati, Ohio	• Three year contract. • Energy efficiency and renewables. • Implementing in partnership with ASP/Hecate affiliate, Empower Gas & Electric.	• Building a consumer-facing program for energy efficiency.
	Athens, Ohio	• Electricity aggregation, energy efficiency for residential sector, customer education, renewable energy. • Implementing in partnership with ASP/Hecate affiliate, Empower Gas & Electric.	• Initial 3 MW solar PV project. • Bundling renewable power with conventional power.
ODEC	Northampton County and Clarke County, Virginia	• Two projects – 20 MW project in Northampton County and a 10 MW project in Clarke County.	• 25-year PPAs with Old Dominion Electric Cooperative.

Contact Info

Paul Turner, Ph.D.

Vice President, Business Development

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MINUTES
APRIL 25, 2016
PLANNING & DEVELOPMENT COMMITTEE

Members in Attendance:	Chris Fahl, Chair
	Jeff Risner, Vice-Chair
	Patrick McGee, Member
Other Council Members:	Kent Butler
	Jennifer Cochran
	Peter Kotses
	Michele Papai
Administrators and/or	
Other Elected Officials:	President Knisely
	Mayor Patterson
	Service-Safety Director Horan Moseley

Items Discussed:

- Wellhead Protection (amendment)

-Fahl -- amendment is to include Agricultural Activities

-Mike Cooper, Member, Source Water Protection Team -- presented changes made to an earlier draft -- language is consistent with other protection plans around the State

-Risner -- acknowledged that the changes made address his stated concerns from the last meeting

-Cooper -- amendment language is not to discourage agriculture, but to handle chemicals in a responsible manner

-Fahl -- appreciates periodic updating of the plan to keep our water safe

- Sidewalks (snow removal)

-Risner -- now is the time for discussion -- would like Council to entertain ideas for better snow removal, and to provide assistance to those residents who are physically challenged and unable to clear their sidewalks

-President -- would be helpful to have snow removal information available to Off-Campus Housing at the time of Ohio University's orientation

-Butler -- will present topic at an upcoming City & Safety Services Committee

ITEMS NEEDED ON THE NEXT CITY COUNCIL AGENDA:

1. Wellhead Protection

MINUTES
TRANSPORTATION COMMITTEE
APRIL 25, 2016

Members in Attendance:	Michele Papai, Chair Jennifer Cochran, Vice-Chair Peter Kotses, Member
Other Council Members:	Kent Butler Chris Fahl Patrick McGee Jeff Risner
Administrators and/or Other Elected Officials:	President Knisely Mayor Patterson Service-Safety Director Horan Moseley

- Boogie on the Bricks (street closure)

-Judy Wymer, Event Coordinator -- noted that event organizers prefer closing Court Street from West Union to State

-Papai -- questioned whether the event really needs a two block area

-Wymer -- have entertained as many as 6,000 attendees to the event and one block would not be sufficient space -- also, need that extra block to allow more distance between the two stages -- moving event to northern blocks may cause problems with stage placement due to available electricity

-S-S Director -- responded that electricity is available

-David Cornwell, business owner on northern most block of Court -- these businesses are excluded due to the location of the stage at State Street -- having the two middle blocks of Court Street closed creates problems for both of the far ends of the street -- stages could be placed at Carpenter and Washington

-Wymer -- would prefer more level space for both the stages and vendors

-Josh Thomas, business owner -- event brings nothing to businesses on Union to Washington block -- there is not much foot traffic on that end of the festival -- moving the event between Washington and Carpenter would bring more foot traffic to the businesses on North Court, while allowing vehicular traffic to continue moving to Washington Street

-S-S Director -- Administration recommends AUBA's suggestion to change the location from Washington to Carpenter -- this will allow Washington to remain open to assist emergency vehicles, provide better accessibility to the event, and ease traffic flow in the area

-Papai -- will bring forward legislation to close Court Street from Washington to Carpenter

- West Union Street (improvements)

-Mayor -- proposed converting the northern lane into an enhanced pedestrian walkway -- a portion of the street has been closed for 18 months due to fire damage and reconstruction -- this timing has offered a unique opportunity to rethink the streetscape for this area -- discussed traffic counts from April 11th through the 24th (see attached) -- average count 4,249 from Congress to Court -- signalization timing adjustments can be made to help during peak flow traffic

-President -- loss of parking spaces is a concern expressed by some of the uptown businesses -- requested ideas for remediation to compensate for such a loss

-Mayor -- there are currently 12 spaces on the north side -- this would remove 6-7 of those spaces -- ORC refers to parking spaces being a minimum of 7' wide and 18' long, ours average 23' long -- spaces could be reduced to 18', and could look at some spaces for compact vehicles at 15' long -- so, there are measures that can be taken to recapture lost parking spaces

-Papai -- noted that there will be more occupants after the rebuild, creating a denser population -- also, need to consider loading and unloading

-Eric Gunn, Haffa's Records, Union Street business owner since 1991 -- 100% opposed to the pedestrian area -- idea is one lane to provide for 5 businesses and residential apartments to increase by 20 new apartments -- there is never a loading zone that is empty, and after hours the are immediately replaced by cars -- loading/unloading is a serious concern -- project will be detrimental to the Union (a pillar of the music scene), owners have made a serious financial investment to bring more

national acts -- need ability for parking -- would like time for consideration of a better location for green space -- also, wait until businesses open before doing traffic study

-Josh Thomas, business owner on Court -- is opposed -- concerned with who this area will benefit, and that it will eventually become a beer garden -- does City want to spend $200,000 for that?

-Papai -- agrees, does seem to lend preference to certain businesses

-Kotses -- is there a better location?

-Todd Swearingen, Guysville - questioned whether it would be the responsibility of the City for cleaning of the area

-Mayor -- believes with proper hardscaping vehicles could gain access to load/unload for certain venues -- maintenance would be through SID (managed by property owners) -- contends the ORC prohibits serving alcohol -- sympathetic to less parking, but we do have a municipal parking garage -- area would create a healthier environment

-Alan Swank, Townsend Place -- encouraged exploring options for this pedestrian area -- this area would offer 44 feet of accessible space for outside dining

-Papai -- emphasized that this is an enhanced pedestrian area, not green space -- SID should determine area as opposed to destruction by fire -- spending City resources is a concern

-Mayor -- yes, this would be hardscaped, not grass

-Butler -- is open-minded for this project -- this could be a starting point, and other locations could follow

-Fahl -- could look at smaller long-term area -- this area could flesh out problems -- let's look beyond narrow sidewalks and traffic

-Papai -- how long does it take to put a SID in place?

-Mayor -- process could take years -- this is a golden opportunity

- Annual Street Paving & Repairs

  -S-S Director -- would like Council to appropriate $350,000

-Mayor -- explained that list of streets for paving are condition rated

- Road Salt (ODOT's Cooperative Purchasing Program
  -Papai -- will move forward with this program to purchase the City's road salt

- Sidewalk Assessment (Franklin Avenue)
  -S-S Director -- a letter from the Code Enforcement Office will be forwarded to property owners informing them of the upcoming street improvements, and that their sidewalk is in need of repair

-Papai -- this letter will be helpful -- it will alert property owners of the needed repairs and give them ample opportunity to either hire a contractor to do the work, or have the City make the repairs prior to the actual street improvements later this summer

- McKinley Avenue (design services)
  -Mayor -- requested an appropriation of up to $200,000 -- will work with Ohio University on cost share

- Mosquito Control
  -Fahl -- potential for invasive species -- public health concern -- requested residents consider gutter cleaning -- would like Code Enforcement to add this item to inspections

ITEMS NEEDED ON THE NEXT CITY COUNCIL AGENDA:

1, Boogie on the Bricks
2. Annual Street Paving
3. Road Salt
4. Sidewalk Assessment

City of Athens

Engineering and Public Works Department

Site Code: West Union Street
Station ID:

Latitude: 0° 0.0000 Undefined

Start Time	Mon 11-Apr-16	Tue 12-Apr-16	Wed 13-Apr-16	Thu 14-Apr-16	Fri 15-Apr-16	Average Day	Sat 16-Apr-16	Sun 17-Apr-16	Week Average
12:00 AM	*	*	*	44	60	52	**130**	283	129
01:00	*	*	*	38	27	32	103	133	75
02:00	*	*	*	22	35	28	104	149	78
03:00	*	*	*	5	23	14	44	90	40
04:00	*	*	*	7	9	8	30	24	18
05:00	*	*	*	11	15	13	11	9	12
06:00	*	*	*	28	36	32	27	20	28
07:00	*	*	*	96	109	102	4	42	63
08:00	*	*	*	173	160	166	6	129	117
09:00	*	*	203	185	241	210	0	222	170
10:00	*	*	205	242	264	237	1	**364**	215
11:00	*	*	**271**	**279**	**306**	**285**	0	361	**243**
12:00 PM	*	*	271	292	303	289	1	**364**	246
01:00	*	*	252	296	**352**	300	0	325	245
02:00	*	*	247	299	322	289	2	270	228
03:00	*	*	272	285	343	300	2	214	223
04:00	*	*	269	313	313	298	9	263	233
05:00	*	*	**310**	296	312	**306**	5	278	240
06:00	*	*	240	**320**	343	301	273	254	**286**
07:00	*	*	223	261	267	250	232	244	245
08:00	*	*	201	246	281	243	259	245	246
09:00	*	*	132	188	201	174	**276**	176	195
10:00	*	*	103	100	165	123	194	94	131
11:00	*	*	53	73	165	97	201	74	113
Day Total	0	0	3252	4099	4652	4149	1914	4627	3819
% Avg. WkDay	0.0%	0.0%	78.4%	98.8%	112.1%				
% Avg. Week	0.0%	0.0%	85.2%	107.3%	121.8%	108.6%	50.1%	121.2%	
AM Peak	-	-	11:00	11:00	11:00	- 11:00	- 00:00	10:00	- 11:00 - -
Vol.	-	-	271	279	306	- 285	- 130	364	- 243 - -
PM Peak	-	-	17:00	18:00	13:00	- 17:00	- 21:00	12:00	- 18:00 - -
Vol.	-	-	310	320	352	- 306	- 276	364	- 286 - -

City of Athens

Engineering and Public Works Department

Site Code: West Union Street
Station ID:

Latitude: 0° 0.0000 Undefined

Start Time	Mon 18-Apr-16	Tue 19-Apr-16	Wed 20-Apr-16	Thu 21-Apr-16	Fri 22-Apr-16	Average Day	Sat 23-Apr-16	Sun 24-Apr-16	Week Average
12:00 AM	54	51	76	*	*	60	*	*	60
01:00	27	28	29	*	*	28	*	*	28
02:00	14	14	21	*	*	16	*	*	16
03:00	4	12	9	*	*	8	*	*	8
04:00	14	7	13	*	*	11	*	*	11
05:00	11	18	13	*	*	14	*	*	14
06:00	36	27	32	*	*	32	*	*	32
07:00	115	103	**136**	*	*	118	*	*	118
08:00	167	175	9	*	*	117	*	*	117
09:00	278	239	*	*	*	258	*	*	258
10:00	343	270	*	*	*	306	*	*	306
11:00	**431**	**366**	*	*	*	**398**	*	*	**398**
12:00 PM	**475**	418	*	*	*	**446**	*	*	**446**
01:00	373	**449**	*	*	*	411	*	*	411
02:00	413	392	*	*	*	402	*	*	402
03:00	463	381	*	*	*	422	*	*	422
04:00	412	435	*	*	*	424	*	*	424
05:00	414	410	*	*	*	412	*	*	412
06:00	421	395	*	*	*	408	*	*	408
07:00	350	355	*	*	*	352	*	*	352
08:00	281	285	*	*	*	283	*	*	283
09:00	213	275	*	*	*	244	*	*	244
10:00	122	149	*	*	*	136	*	*	136
11:00	79	95	*	*	*	87	*	*	87
Day Total	5510	5349	338	0	0	5393	0	0	5393
% Avg. WkDay	102.2%	99.2%	6.3%	0.0%	0.0%				
% Avg. Week	102.2%	99.2%	6.3%	0.0%	0.0%	100.0%	0.0%	0.0%	
AM Peak	11:00	11:00	07:00	-	-	11:00	-	-	11:00
Vol.	431	366	136	-	-	398	-	-	398
PM Peak	12:00	13:00	-	-	-	12:00	-	-	12:00
Vol.	475	449	-	-	-	446	-	-	446
Grand Total	5510	5349	3590	4099	4652	9542	1914	4627	9212

ADT ADT 4,249 AADT 4,249