



Meeting Agenda

Sustainability Commission

Friday, June 9, 2023

8:00 AM

Development Services
Conference Room

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

NEW BUSINESS

2. Announcements

Sponsors:

Andrew Orr

3. Energy Efficiency and Conservation Block Grant (EECBG) Allocation Update and Options

Sponsors:

4. Discussion of Energy Monitoring (Schneider Electric)

Sponsors:

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

MINUTES OF THE MEETING OF THE FRANKLIN SUSTAINABILITY COMMISSION

April 14, 2023
Development Services
Conference Room
8:00 am

Members Present: Mike Cassity, Anna Timme, Keith Gordon, Christina Christiansen, Brian Stone, Alderman Beverly Burger

Members Absent: Eric McElroy, John Brevard

Staff Present: Andrew Orr, Eric Conner, Cheryl Hebert, Trevor Hannon

WELCOME AND INTRODUCTIONS:

Mike Cassity welcomed everyone to the meeting. Everyone introduced themselves and gave a brief introduction.

Approval of May Meeting Minutes

A motion was made to approve the March 2023 minutes as presented, by Keith Gordon, seconded by Brian Stone. The motion carried with all in favor.

ANNOUNCEMENTS:

- Native Grasses – Andrew is keeping this on the agenda for any future updates or discussions.
- Envision Franklin Update – Andrew stated there were two community meetings held March 22nd at Columbia State and a virtual housing meeting via zoom last night. The survey is live and hopefully everyone takes the opportunity to take it. So far there has been 1100 responses. Mike Cassity mentioned that there were 17 amendments.
- ITE Issue Paper on EV's – Andrew attached this document just for reference. Anna Timme asked if the City has a plan to install electronic charging stations. Andrew explained the current locations that have the charging stations. Parks has been looking at other locations to add more, possibly Jim Warren Park. Pinkerton already has one. The problem with adding more in the parking garages is they take away other spots and parking is already at a premium. An initial assessment was done years ago to see where there would be a need for them. Andrew is not sure if the City is actively looking to add more EV spaces. The City does not have authority to require private property owners to install EV's. EV's can be a revenue creating endeavor. Andrew explained the units that the City uses are Blink units. Trevor Hannon explained a Plan Review is required for the installation of EV chargers. He said generally during new builds the conduit and box are installed, but the units themselves are not. He also said a lot of private businesses are installing them as well. Tesla has contacted BNS for installations in random parking lots, such as dealerships, hotels, and supermarkets. Mike asked if any requests have been made

SUSTAINABILITY COMMISSION



to install more? Andrew is unaware of any requests.

Energy Efficiency and Conservation Block Grant (EEC-BG) Allocation Update

Eric briefed the Commission on this grant. This grant is through the Energy Efficiency and Conservation Block Grant Program. This program started about 15 years ago, but this is only the second time that it is being funded by Congress. The Energy Efficiency and Conservation Block Grant (EECBG) Program is designed to assist states, local governments, and Tribes in implementing strategies to reduce energy use, to reduce fossil fuel emissions, and to improve energy efficiency. This is a non-competitive grant. They allocate the money based on population. The maximum amount of funds available to Franklin is \$145,990 and there is no matching requirement. The money can be used for anything that will reduce the usage of fossil fuels. There are two routes, the grant route, and the voucher program. The Grant route requires recording and reporting just like any other federal grant. They also have a voucher program that can be used for equipment rebates or technical assistance. Staff felt equipment rebates through the voucher program could be a good use of the money for the City. The City could utilize the equipment purchases by updating our solar panels, upgrading our streetlights to LED's or any other potential project that we could think of. The voucher program does not open until this summer. A form needs to be completed by the end of this month to apply for the voucher program. The form is simple is it just requires us to state that yes, we do want the money, and we think this is what it will be used for. Eric wants to know if anyone has any other ideas that the voucher could be used for. Eric explained the voucher program is the suggested route as we do not have staff capacity for the grant route. Eric explained the voucher program is easier and quicker in relation to staff time.

Eric opened the floor for discussion on any other ideas on how we could utilize the voucher.

Does the city have the capabilities to do the work in house or would we need to contract out? Eric stated it would depend on what we chose to do. Eric also explained there is no set deadline on when the vouchers would need to be used but, once we figured out how we would use the voucher, we would give an estimate of a date of completion.

Eric also explained the money can not be used to pay for the work, only for equipment.

We could also look at replacing some of the City vehicles with electric vehicles. Our inverters for the solar panels will need to be replaced within the next 3 to 5 years. Keith stated he would deter us from buying anything solar right now as we would get very little in return. Solar of that size is very expensive.

Andrew asked for opinions on Blink. They provide the charging stations, but now there is competition. If an RFP was done and we look for a similar service of what Blink provides now, we would probably get six or seven offers. Andrew asked if it is worth the work, where we only have four units.

Brian thinks upgrading our lights, we would probably get the most bang for our buck. Andrew explained Middle Tennessee still owns most of the lights. The City owns the ones downtown,



streetscape, and a few selected other areas. We have already updated most of the ones we own. We could look into the police parking garage and fire departments.

Eric said we are also allowed to use the money for interior upgrades. (HVAC retrofits, interior lights, etc.)

Do we monitor energy efficiency throughout all the city buildings? Eric said not across the board, but in some buildings. Metering controls would be a great idea for all city properties. Anna said if we had metering controls, next time we could possibly go the grant route, as we would have all the data for reporting purposes.

Christina thinks where the fire stations are operating 24/7, it may be a good idea to look into changing all their lights to LED lights. Staff could also do the replacement.

Eric said weatherization and insulation could also be used.

Alderman Burger said that the fire stations are on the CIP list for interior upgrades.

Trevor said to keep in mind if this work is done, they must go by the 2018 energy code, which is what he reviews. So, the newer facilities should be okay.

If we want to maximize our dollar on our streetlights that we own, we should add dimming and lighting control built in. This could be good use of our investment.

Eric said we have about two to three months to figure out what we could use the voucher for. When we apply, there are a handful of documents that will need to be produced. Before Eric applies for the voucher, he would like the commission to have a good plan for the use. The pre-application is more of a “yes, we want the money, and here is our general idea on how we want to use it.” The pre-application is so they don’t give our money away. Eric believes we do need to have a general idea of how we would use the money, because if we list items that are not allowed, they will tell us that. The final deadline is January 2024. The application doesn’t open until this summer. Which allows us some time to come up with a plan on how we want to use the voucher.

Beverly thinks it is a good idea to look at the streetlights and identify which ones need to be changed out and prioritize them. Then we should look at our older fire stations to see which ones need internal upgrades. She does believe she saw two or three listed within the budget.

Andrew would also like to speak to the Parks Department. A few years back they retro fit all the ball parks lighting.

Anna asked if we had a picture of the City’s power consumption and what buildings used.

Mike asked Eric what he needs from the Commission?

Eric said this conversation is enough to get the pre-application process going.



Andrew brought up the breakdown of each facility and their power usage. It was shown the highest usage came from the Wastewater Treatment Center, using 53%, then the Water Pumps Infrastructure is 16%, Police 9%, and Fire 4%.

It was a consensus to ignore the big-ticket departments and start with the smaller departments. We would be able to get more out of the voucher money. It would be more effective. We should look into the police department parking garage lighting, are they LED's and interior upgrades to the fire departments. Christina thinks these are great ideas as the public likes to see their money going into these types of services.

Mike asked if we were able to work together with other municipalities. Eric stated we should probably not waste our time and effort coordinate that as there is nothing we spend our money on with other communities.

Andrew asked the commission if it would be worth looking into other EV businesses, other than Blink. When this started Blink was the only provider, now there are many other providers. Right now, we only have 4 charging units, is it worth going through the legal hurdles to open an RFP or RFQ? It was asked if City employees would be able to install and maintain these units. It was said if an RFP was sent out, almost all companies would redo a study showing where we should have them. Therefore, that may be a benefit to putting out the RFP. We could always do an RFP and if we don't agree or like what is received, stay with Blink.

Site Visit or Peer Exchange Ideas

Andrew said the Commission usually goes out for a site visit or to a business during the summer. Does the Commission have any suggestions? Beverly suggested a site visit to a place that pertains to what we are working on. Andrew requests suggestions be sent to him over the next couple of weeks. A few places that were mentioned were Schneider Electric, GM Plant, or Ultium Cells in Spring Hill.

Beverly asked if this group has been part of any of the new city hall talks. Andrew explained early on we were engaged, but there hasn't been a need for us as of late. Beverly wants to make sure that with the new city hall we are aware of all energy saving aspects.

NEWS/UPDATE/ADJOURN

With no further business to come before the Commission the meeting was adjourned at 9:12 am.

The next meeting will be on Friday, May 12, 2023, at 8:00 am.





File #: 21-04766

DATE: June 1, 2023
TO: Sustainability Commission
FROM: Andrew Orr, Long Range Planning Supervisor

SUBJECT:

Announcements

PURPOSE:

The purpose of this memorandum is to provide information to the Sustainability Commission concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends that (item name) be (action)



File #: 21-04765

DATE: June 1, 2023

TO: Sustainability Commission

FROM:

SUBJECT:

Energy Efficiency and Conservation Block Grant (EECBG) Allocation Update and Options

PURPOSE:

The purpose of this memorandum is to provide information to the Sustainability Commission concerning the EECBG allocation.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends that (item name) be (action)

Pinkerton Park

405 Murfreesboro road

Franklin Tn. 37064



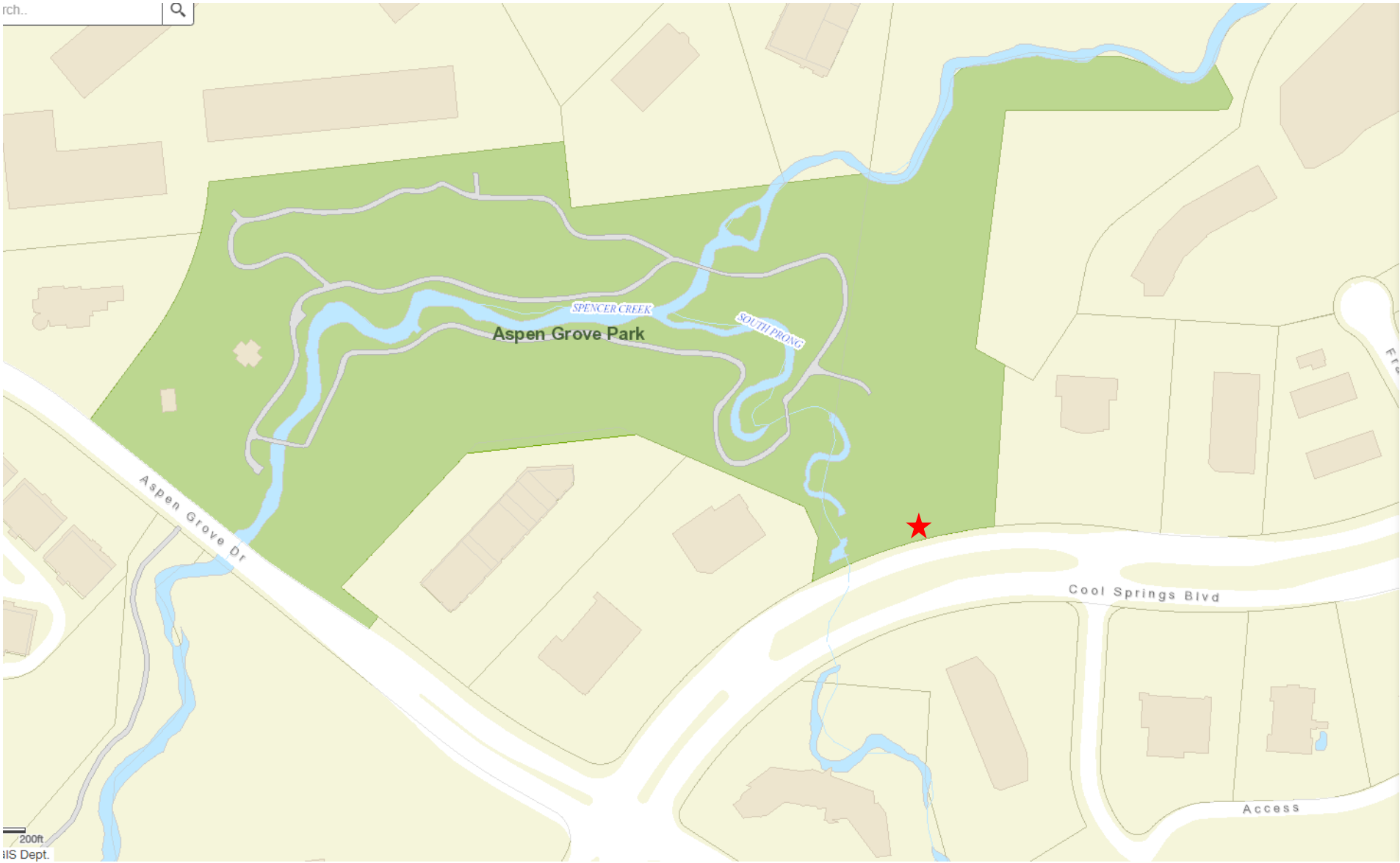
Location of installation of the charger



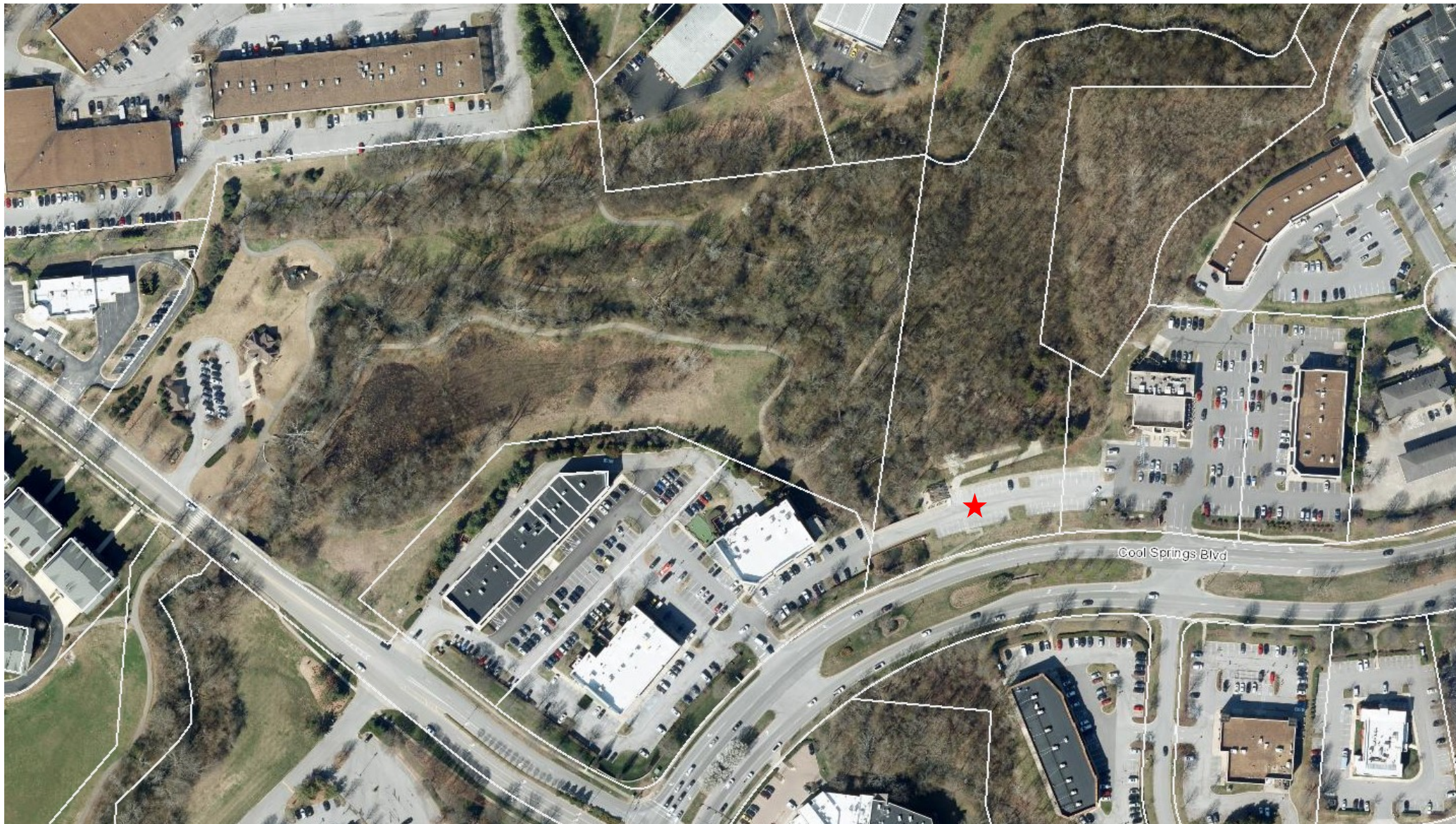




Aspen Grove
429 Cool Springs Blvd
Franklin Tn. 37067



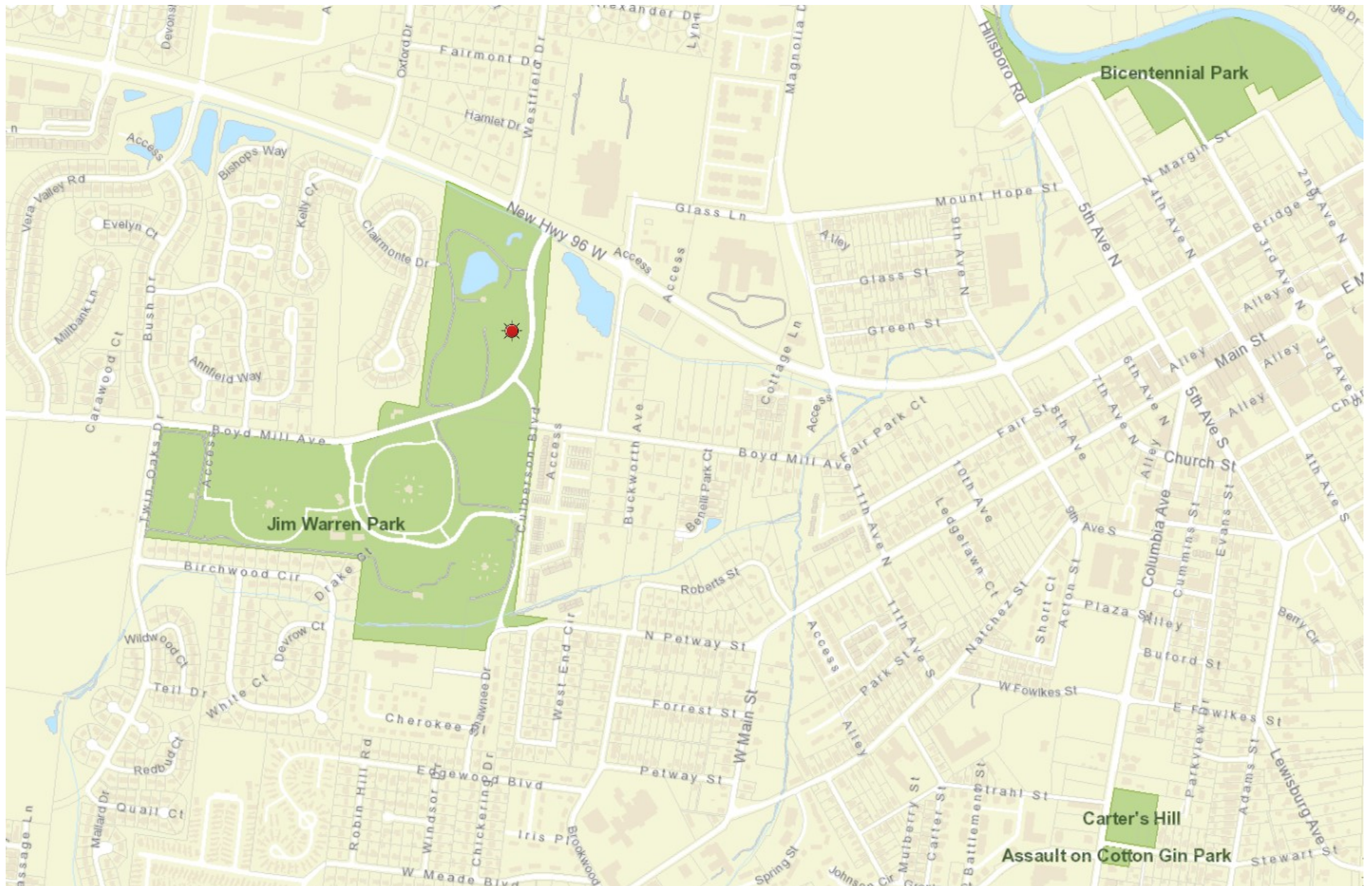
Location of installation of the charger



Jim Warren Park

705 Boyd Mill Ave

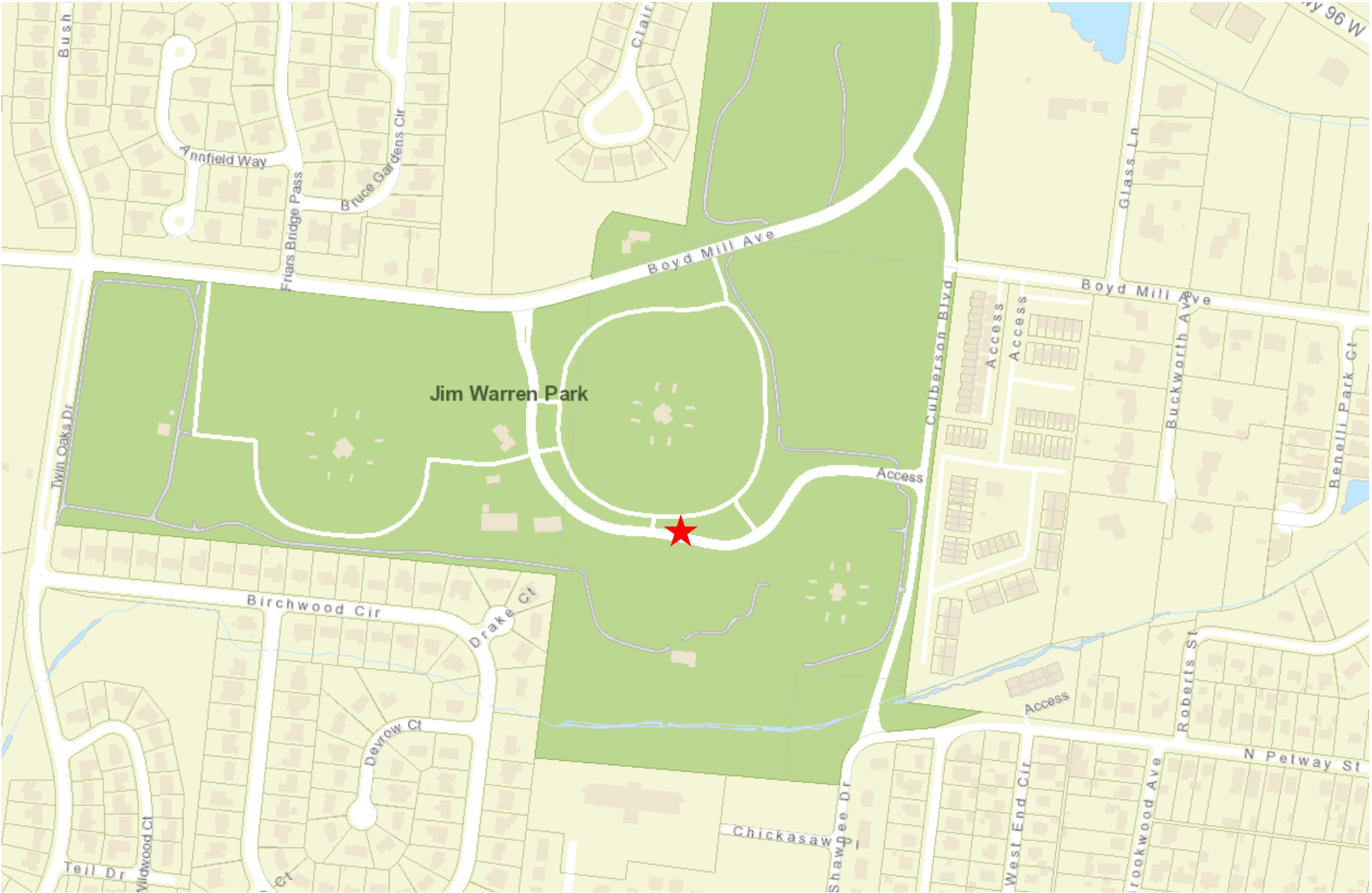
Franklin Tn. 37064



Location of installation of the charger



Jim Warren Park
705 Boyd Mill Ave
Franklin Tn. 37064



Location of installation of the charger



Liberty Park

2080 Turning Wheel Lane

Franklin Tn. 37067



Location of installation of the charger





File #: 21-04767

DATE: June 1, 2023

TO: Sustainability Commission

FROM:

SUBJECT:

Discussion of Energy Monitoring (Schneider Electric)

PURPOSE:

The purpose of this memorandum is to provide information to the Sustainability Commission concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends that (item name) be (action)