

CITY OF SATELLITE BEACH, FLORIDA

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INCORPORATED 1957

AGENDA

SUSTAINABILITY BOARD

**SATELLITE BEACH COUNCIL CHAMBERS
565 CASSIA BOULEVARD, SATELLITE BEACH, FL 32937**

**JULY 27, 2016
7:00 P.M.**

- 1. CALL TO ORDER BY CHAIRMAN JEFF CHESTINE**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. DISCUSS TAKE ACTION ON SMART YARD ADVISORY COMMITTEE**
- 5. DISCUSS/TAKE ACTION ON ROOFTOP PV SOLAR**
- 6. PROJECT UPDATES FROM BOARD MEMBERS**
- 7. AGENDA ITEMS FOR NEXT MEETING**
- 8. ADOPTION OF THE MINUTES: JUNE 17, 2016 WORKSHOP AND JUNE 22, 2016**
- 9. ADJOURNMENT**

NEXT MEETING: AUGUST 24, 2016

(One or more Council members may be present at this meeting)

Julie Finch

From: John Fergus <jhfergus@bellsouth.net>
Sent: Sunday, July 10, 2016 1:47 PM
To: Courtney Barker
Cc: Julie Finch; John Stone
Subject: Sustainability Board July Agenda Item
Attachments: SolSmart Application - Received notice.pdf

Courtney,

Suggest the July SB agenda include an agenda item titled "Rooftop Photovoltaic Systems".

I plan to prepare material to address three initiative areas under that topic heading:

INITIATIVE #1) SolSmart designation: According to the notice the SolSmart application website posted after the online application was submitted (attached, highlighted), John should receive notice about where we stand with that application from the SolSmart program staff "within 2 weeks" of 8 July (i.e., by COB 22 July) - if they are not swamped with applications. I am sure we will not have received any designation, since we have not completed several prerequisite actions, which do not appear particularly difficult to complete. However, we should have a good idea of the degree by which we miss our target of "Gold" with "special awards" in multiple areas, and as such, how much effort it will likely take to obtain the desired designation. I hope we also have an indication whether we are being considered to receive advisor support - specifically by Don Hughes.

INITIATIVE #2) PACE authorization by Council: Including whatever form the staff memo is in at that time, on the PACE initiative. That will provide an opportunity for the SB to become actively involved by making a recommendation to Council on that topic prior to Council's 3 August meeting when we anticipate Council will consider the topic.

INITIATIVE #3) FL SUN (Solar United Neighborhoods): Ken Lindeman forwarded to Josh and me a notice about a joint initiative by the League of Women Voters and the Community Power Network to promote PV on a regional scale:

QUOTE

The League of Women Voters (LWV) Florida and Community Power Network (CPN), a DC based solar non-profit network, have joined forces to create FL SUN (Solar United Neighborhoods.) The goal of FL SUN is to expand access to solar by educating Floridians about the benefits of distributed solar energy, helping them organize group solar installations, and strengthen Florida's solar policies and its community of solar supporters.

The Space Coast chapter of the LWV wishes to mobilize a broad-based coalition of organizations to fulfill the FL SUN mission by offering educational events about solar, how it works, installation, financing opportunities, etc. Interested citizens will be recruited to form coops and issue RFPs to obtain economy of scale price breaks. Educational materials and staff support will be available through FL SUN. The Florida Director of FL SUN will be particularly valuable in providing support for home owners through the process.

At the same time, the LWV Space Coast wishes to work with the coalition in a multi-faceted approach to help pursue support for progressive solar policies from the Brevard County Commissioners and other local municipalities. This may include supporting resolutions to streamline processes, promoting PACE (Property Assessed Clean Energy), and/or implementing SELF (Solar Energy Loan Fund.)

Vote YES in August, NO in November! A state campaign is also on-going to promote passage of Amendment 4 in the August primary which will eliminate additional property tax assessments for businesses, similar to what already exists for residential solar users. For the November election, we must vote NO on Amendment 1 which only affirms rights that

are already in place to install rooftop solar, but at the same time seeks to limit competition within the utility market under the guise of protecting the grid.

FL SUN MEETING

Wednesday, August 24, 6:30-8:00 p.m.

Florida Solar Energy Center, 1679 Clearlake Rd, Cocoa, FL Invited speakers:

Keynote - Dr. James Fenton, Executive Director, FSEC "The Changing Solar Landscape"

Angela DeMonbreun, FL SUN Director

Mike Antheil, Property Accessed Clean Energy (PACE) & other strategies for solar adoption END QUOTE

A) I Would like for the SB members to be aware of the FL SUN meeting in case any want to attend, and

B) I am interested in the degree to which the SB would like to be involved, if at all, with the LWV/CPN FL SUN initiative.

Seems to me this will provide sufficient material for discussion worthy of a separate agenda item (instead of under the generic "Project Update" agenda item).

Thanks.

John

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

CITY COUNCIL AGENDA ITEM

DISCUSS/TAKE ACTION ON AN AGREEMENT BETWEEN THE CITY OF SATELLITE BEACH AND THE FLORIDA PACE FUNDING AGENCY

To: City Manager Courtney Barker

From: Building Official John Stone

Meeting Date: 8/3/2016

Department: Building and Zoning

Recommended Action: Adopt the attached resolution (**Attachment 1**) authorizing the City Manager to sign the attached interlocal subscription agreement (**Attachment 2**) between the City of Satellite Beach and the Florida PACE Funding Agency.

In a telephone conversation, Jonathan Schaefer, with whom Mr. Fergus corresponded to obtain the material needed to complete this memo stated that the Florida PACE Funding Agency would make the arrangements needed with the Property Appraiser and the Tax Collector to implement the associated special assessments.

Summary: The Florida PACE Funding Agency was established in 2011 to provide Property Assessed Clean Energy (PACE) funding for property owners in Florida. The Florida PACE Funding Agency is currently authorized to provide financing in 15 counties and 17 municipalities in Florida (**Attachment 3**). The closest county is Oseola and the closest municipality is Kissimmee. Disclosure Information and Background Materials are at **Attachment 4**. PACE financing is governed in Florida by Section 163.08, Florida Statutes (Appendix A to **Attachment 4**).

In Florida, improvements qualifying for PACE funding include renewable energy, energy efficiency and wind resistance improvements for buildings and improved properties. The funding is repaid in annual installments over a period of years through a special assessment collected on the annual property tax bill. The improvements and their financing through a special assessment is voluntary and only initiated upon the application and written consent of interested property owners.

A PACE financing assessment is secured by the property and is not subject to repayment upon sale or transfer of the property. This enables the new property owner to merely assume responsibility for making the annual payment. Alternatively, the balance of the PACE financing may be paid off at closing. PACE financing may be of benefit to a property owner if they are unable to find residential or commercial financing, or if retail rates render

owner if they are unable to find residential or commercial financing, or if retail rates render improvements uneconomical. Each PACE funding provider maintains a list of contractors authorized to complete projects funded by that provider's PACE program.

Placing a PACE financing arrangement on the tax bill requires the approval of the local government in whose jurisdiction the property is located. As a result, the City must complete two documents to make PACE financing available to property owners in the City: an agreement with the PACE organization and a resolution authorizing a City representative to sign that agreement.

"The District is a legal entity separate and distinct from the Members, and neither the initial Members, nor any subsequent local government Member of the District, shall in any manner be obligated to pay any debts, obligations or liabilities arising as a result of any actions of the District, its Board of Directors or any other agents, employees, officers or officials of the District, and neither the District, its Board of Directors nor any other agents, employees, officers or officials of the District have any authority or power to otherwise obligate either the initial Members or any subsequent Member of the District in any manner" (Memo: *Liability of Local Government Members*, page 2 (**Attachment 5**)).

Budget Impacts: None

Attachments:

1. Resolution
2. Agreement
3. Participating Local Governments
4. Green Corridor Program Guidelines
5. FS 163.08 PACE Financing
6. Memo: *Liability of Local Government Members*

CITY COUNCIL AGENDA ITEM

DISCUSS/TAKE ACTION ON AN AGREEMENT BETWEEN THE CITY OF SATELLITE BEACH AND THE GREEN CORRIDOR PACE DISTRICT

To: City Manager Courtney Barker

From: Building Official John Stone

Meeting Date: 8/3/2016

Department: Building and Zoning

Recommended Action: Adopt the attached resolution (**Attachment 1**) creating a PACE program and approving an Interlocal Agreement with the Green Corridor Clean Energy Property Assessed (PACE) district (**Attachment 2**). In a telephone conversation, Kate Wesner, with whom Mr. Fergus corresponded to obtain the material needed to complete this memo stated that the Ygrene Energy Fund, Inc. would make the arrangements needed with the Property Appraiser and the Tax Collector to implement the associated special assessments.

Summary: The Green Corridor PACE district is the implementing element of the Ygrene Energy Fund, Inc. in Florida. Ygrene Energy Fund is a private investment corporation established in California in 2010 that specializes in PACE funding in California and Florida. The Green Corridor PACE district was established in Florida in August 2012 in accordance with Section 163.01(7), Florida Statutes, to finance qualifying improvements in accordance with Section 163.08, Florida Statutes. The PACE district is currently authorized to provide financing in 45 municipalities in Orange, Alachua, Broward, and Miami-Dade counties in Florida (**Attachment 3**). Information on the Green Corridor Clean Energy PACE District is at **Attachment 4**. PACE financing is governed in Florida by Section 163.08, Florida Statutes (**Attachment 5**).

In Florida, improvements qualifying for PACE funding include renewable energy, energy efficiency and wind resistance improvements for buildings and improved properties. The funding is repaid in annual installments over a period of years through a special assessment collected on the annual property tax bill. The improvements and their financing through a special assessment is voluntary and only initiated upon the application and written consent of interested property owners.

A PACE financing assessment is secured by the property and is not subject to repayment upon sale or transfer of the property. This enables the new property owner to merely assume responsibility for making the annual payment. Alternatively, the balance of the PACE financing may be paid off at closing. PACE financing may be of benefit to a property

owner if they are unable to find residential or commercial financing, or if retail rates render improvements uneconomical. Each PACE funding provider maintains a list of contractors authorized to complete projects funded by that provider's PACE program.

Placing a PACE financing arrangement on the tax bill requires the approval of the local government in whose jurisdiction the property is located. As a result, the City must complete two documents to make PACE financing available to property owners in the City: an agreement with the PACE organization and a resolution authorizing a City representative to sign that agreement.

"The District is a legal entity separate and distinct from the Members, and neither the initial Members, nor any subsequent local government Member of the District, shall in any manner be obligated to pay any debts, obligations or liabilities arising as a result of any actions of the District, its Board of Directors or any other agents, employees, officers or officials of the District, and neither the District, its Board of Directors nor any other agents, employees, officers or officials of the District have any authority or power to otherwise obligate either the initial Members or any subsequent Member of the District in any manner" (Memo: *Liability of Local Government Members*, page 2 (**Attachment 5**)).

Budget Impacts: None

Attachments:

1. Resolution
2. Agreement
3. Participating Local Governments
4. Green Corridor Program Guidelines
5. FS 163.08 PACE Financing
6. Memo: *Liability of Local Government Members*

CITY COUNCIL AGENDA ITEM

DISCUSS/TAKE ACTION ON AN AGREEMENT BETWEEN THE CITY OF SATELLITE BEACH AND THE FLORIDA GREEN FINANCE AUTHORITY

To: City Manager Courtney Barker

From: Building Official John Stone

Meeting Date: 8/3/2016

Department: Building and Zoning

Recommended Action: Adopt the attached resolution (**Attachment 1**) directing the City Manager and City Attorney to finalize the Interlocal Agreement with the Florida Green Finance Authority and to begin creating the levy and collection process for the voluntary non-ad valorem assessments with the Florida Green Finance Authority and the Brevard County Property Appraiser and Tax Collector, and further authorizing the Mayor to sign the attached Party Membership Agreement (**Attachment 2**) with the Florida Green Finance Authority.

Summary: The Florida Green Finance Authority is the implementing element of Renew Financial LLC listed as a Foreign Limited Liability Company with the Florida State Department as of 19 November 2015. Renew Financial LLC currently provides energy financing services in ten states and the Renew PACE product is active in California and Florida. In Florida they serve unincorporated portions of 4 counties and 38 municipalities in 8 counties (**Attachment 3**). The closest municipality is Fellsmere. Information on Renew Financial is at **Attachments 4 and 5**. PACE financing is governed in Florida by Section 163.08, Florida Statutes (**Attachment 6**).

In Florida, improvements qualifying for PACE funding include renewable energy, energy efficiency and wind resistance improvements for buildings and improved properties. The funding is repaid in annual installments over a period of years through a special assessment collected on the annual property tax bill. The improvements and their financing through a special assessment is voluntary and only initiated upon the application and written consent of interested property owners.

A PACE financing assessment is secured by the property and only under certain circumstances is subject to repayment upon sale or transfer of the property. This enables the new property owner to merely assume responsibility for making the annual payment. Alternatively, the balance of the PACE financing may be paid off at closing. PACE financing may be of benefit to a property owner if they are unable to find residential or commercial financing, or if retail rates render improvements uneconomical. Each PACE funding

provider maintains a list of contractors authorized to complete projects funded by that provider's PACE program.

Placing a PACE financing arrangement on the tax bill requires the approval of the local government in whose jurisdiction the property is located. As a result, the City must complete two documents to make PACE financing available to property owners in the City: an agreement with the PACE organization and a resolution authorizing a City representative to sign that agreement.

Although requested, no documents addressing liability of participating local governments have been received from the individual with whom Mr. Fergus corresponded to obtain the material needed to complete this memo. His contact information is: Devesh Nirmul, Senior Director, Renew Financial, 813-230-7704, dnirmul@renewfinancial.com.

Budget Impacts: None

Attachments:

1. Resolution
2. Agreement
3. Participating Local Governments
4. Renew Financial Information
5. Renew Financial Florida Qualifications
6. FS 163.08 PACE Financing

**SUSTAINABILITY BOARD
UNAPPROVED WORKSHOP MEETING MINUTES
JUNE 17, 2016**

Pursuant to public notice, Vice Chairman John Fergus convened a workshop meeting of the Sustainability Board on Friday, June 17, 2016, at 2:13 p.m., in the Council Chamber. Board Members present were John Fergus and Josh Pause. Staff Member present was Recording Secretary Julie Finch.

(TIME: 2:13 P.M.) DISCUSS INFORMATION ON FINANCING OF ROOFTOP PHOTOVOLTAIC SYSTEMS AND POTENTIAL IDEAS FOR PROMOTING ROOFTOP PV

John Fergus and Josh Pause discussed financing of PV solar and how the City might find funding to incorporate solar on Public Buildings. There was also discussion with the public about installation and return on investment to homeowners.

John Fergus adjourned the meeting at 3:57 p.m.

Julie Finch
Recording Secretary

**SUSTAINABILITY BOARD
UNAPPROVED REGULAR MEETING MINUTES
JUNE 22, 2016**

Pursuant to public notice, Chairman Jeff Chestine convened a regular meeting of the Sustainability Board on Wednesday June 22, 2016, at 7:00 p.m., in the Council Chamber. Board Members present were John Fergus, Eugene Mathews, David Vigliotti, Mindy Gibson, Josh Pause, David Floyd and Dylan Hansen. Staff Members present were Mayor Frank Catino, City Manager Courtney Barker, Building and Zoning Director John Stone, and Recording Secretary Julie Finch. Interns present were Megan Comunale, Joanna LaTorre, and Jaylan Holmes.

Chairman Jeff Chestine led the Pledge of Allegiance.

(TIME: 7:03 P.M.) PUBLIC COMMENT

Jeanne Beatty asked the Board to consider putting cigarette disposal containers at Shell Street. Nicholas Sanzone spoke about planting mangrove trees and collaborating with the Board.

(TIME: 7:15 P.M.) PRESENTATION FROM BIOLOGIST SHERI BLISSETT-CLARK "BATS: FACTS FICTION AND ENVIRONMENTAL BENEFITS"

Sheri Blissett-Clark gave a brief history of her bat conservation program and how bats help control insect populations. She urged the Board to recommend to Council to add bat houses to the City. John Stone also gave some bat facts in support of putting bat houses in the City.

(TIME: 7:43 P.M.) DISCUSS TAKE ACTION ON SMART YARD ADVISORY COMMITTEE

Public Comment: Allison Ortega from Keep Brevard Beautiful gave information about lagoon health that is affected by lawn care and the program that KBB is launching. Courtney Barker asked her to join the Smart Yard Committee.

The Interns gave the Board an update on the program. Courtney Barker expanded on the intentions of the Committee and the survey they intend to distribute.

(TIME: 7:58 P.M.) DISCUSS/TAKE ACTION ON REUSABLE BAG PROGRAM

Public Comment: Jeanne Beatty gave her support for the reducing plastic usage and styrofoam products at City events.

Adam Ross gave his ideas on how to make your own reusable bags from potential household waste.

Josh Pause gave an update on the program and plans to have more details for the next meeting.

(TIME: 8:04 P.M.) DISCUSS/TAKE ACTION ON ROOFTOP PV SOLAR

Josh Pause gave a presentation on P.A.C.E. funding and how it will benefit residential and commercial buildings.

Will Ratliff and Don Hughes gave information for the S.P.A.R.K. program to get the City some grant funding for community solar.

ACTION: Board Member Pause MOVED, SECOND by Board Member Eugene Mathews to recommend to Council to look at P.A.C.E. funding for resident homeowners as a source to install solar panels. VOTE: ALL YES. MOTION CARRIED.

**UNAPPROVED REGULAR MEETING MINUTES
June 22, 2016**

(TIME: 8:37 P.M.) DISCUSS/TAKE ACTION ON COMMUNITY GARDEN SUBCOMMITTEE

ACTION: Board Member Gibson MOVED, SECOND by Board Member Josh Pause to create a committee to plan the community garden. VOTE: ALL YES. MOTION CARRIED.

(TIME: 8:40 P.M.) PROJECT UPDATES FROM BOARD MEMBERS

None

(TIME: 8:40 P.M.) AGENDA ITEMS FOR NEXT MEETING

Dylan Hansen would like to present a project he is working on.

(TIME: 8:48 P.M.) ADOPTION OF THE MINUTES: MAY 25, 2016 AND JUNE 6, 2016 WORKSHOP

ACTION: Board Member Fergus MOVED, SECOND by Board Member Eugene Mathews to adopt the minutes from May 25, 2016 and June 6, 2016 Workshop. VOTE: ALL YES. MOTION CARRIED.

(TIME: 8:48 P.M.) ADJOURNMENT

CONSENSUS by Board to adjourn.

Next meeting: July 27, 2016.

Julie Finch

Recording Secretary