

The Unified Government of Athens-Clarke County
SPLOST 2020 Program
Oversight Committee Meeting Agenda
May 12, 2025 @ 5:15 p.m. In-Person at Athens-Clarke County Cooperative Extension
Public Viewing of Meeting at: https://youtube.com/live/zig_6b4AjNk?feature=share

NOTE: The Oversight Committee meeting is open to the public. However, public comments are not received at the committee meeting. All reports are draft.

The full agenda and attachments can be found at:
<https://www.accgov.com/Calendar.aspx?EID=27806>

- 1. Welcome / Comments – Welcome / Roll Call:** Dr. Shannon Brooks (Chair)___ Adam Shirley (Vice-Chair)___
Laura Carter___ Sara Beresford___ Jennifer Zwirn___ Jim Weck___ Shane Blackwell___
Dr. Marilyn Wolf-Ragatz___ Frances Hughes___

Staff: Keith Sanders, SPLOST Project Administrator
Liz Mann, SPLOST Program Support Specialist
Mike Wharton, Sustainability Director

2. Meeting Minutes Review and Approval

- April 21, 2025

3. Committee Actions:

- SPLOST 2020 Project 11, Sub-Project #14 – East Side Library Energy Efficiency Funding Assistance

4. Review of SPLOST Program Monthly Reports

- SPLOST 2011 Monthly Project Updates
- SPLOST 2020 Monthly Project Updates
- SPLOST 2020 Revenue/Expenditure Reports
- SPLOST 2005 Expenditure Report
- SPLOST 2011 Expenditure Report

5. Old/Other Business

6. Next Meeting Date – Tentatively Monday June 16, 2025, 6:00 P.M.

7. Adjournment

Attachments:

- Draft Minutes from previous meeting
- Action Item(s) as listed above
- SPLOST 2011 Monthly Project Update
- SPLOST 2020 Monthly Project Update
- SPLOST 2020 Program Revenue Report
- SPLOST 2020 Program Expenditure Report
- SPLOST 2005 Program Expenditure Report
- SPLOST 2011 Program Expenditure Report



Meeting Minutes
ATHENS-CLARKE COUNTY
SPLOST 2020 OVERSIGHT COMMITTEE

April 21, 2025 6:00 P.M.

In-Person w/Live Stream Meeting

<https://youtube.com/live/32vcqlv1lb0?feature=share>

MEMBERS PRESENT: Dr. Shannon Brooks (Chair), Adam Shirley (Vice-Chair), Laura Carter, Sara Beresford, Jim Weck, Dr. Marilyn Wolf-Ragatz

MEMBERS ABSENT: Shane Blackwell, Frances Hughes

STAFF PRESENT:

Keith Sanders, SPLOST Program Administrator
 Melissa Byler, SPLOST Program Support Specialist
 Kevin Zapata, 911 Administrator

GUESTS: None

GENERAL BUSINESS

Dr. Shannon Brooks called the meeting to order at 6:00 p.m., welcomed the members in attendance and thanked them for being present.

MEETING MINUTES REVIEW AND APPROVAL

Laura Carter made a motion to approve the minutes from March 17, 2025, with a second from Dr. Marilyn Wolf-Ragatz. The Committee voted unanimously to approve these minutes.

COMMITTEE ACTION ITEMS

SPLOST 2020 Project 07, E911 Phone System Replacement Project – Proposed Project Concept

Discussion: Kevin Zapata reviewed the Proposed Project Concept. The committee discussed the Project Concept.

Motion made by Sara Beresford to confirm that the Project Concept for SPLOST 2020 Project 30, as presented, is consistent with the Initial Project Statement for SPLOST 2020 Project 30, Airport Capital Improvements.

Motion seconded by Laura Carter . The motion carried unanimously.

OTHER BUSINESS

- Keith Sanders reviewed the SPLOST 2011 & 2020 Monthly Updates, SPLOST 2020 Revenue/Expenditure Report and the SPLOST 2005 & 2011 Expenditure Reports with the Committee. Keith Sanders took questions from the Committee.
- The Committee discussed moving the regular monthly meeting due to committee availability. The Committee agreed to move the meeting from May 19th to May 12th.

OTHER BUSINESS

- The next meeting is scheduled tentatively for Monday, May 12, 2025, 6:00 P.M.

The above summation is an interpretation of the items discussed and decisions reached at the above-referenced meeting, not a transcript of the meeting. A digital recording of the meeting is available upon request. Anyone desiring to add to, or otherwise correct the minutes, is requested to return written comments to the Capital Project Director by the date of the next meeting.

Keith D. Sanders
SPLOST Program Administrator



Attachments: NONE

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
SPLOST 2020 OVERSIGHT COMMITTEE ACTION ITEM

SUBJECT: SPLOST 2020 Project 11, Renewable Energy, Sub-Project #14 - Solar & Energy Efficiency for the East Side Library Funding – Proposed Project Concept

DATE: May 05, 2025

EXECUTIVE SUMMARY:

This action item requests that the SPLOST 2020 Oversight Committee confirm that the Proposed Project Concept for SPLOST 2020 Project 11, Renewable Energy, Sub-Project #14 - Solar & Energy Efficiency for the East Side Library Funding, as described in Facts & Issues #3, is consistent with the Initial Project Statement for SPLOST 2020 Project 11, Renewable Energy.

BUDGET INFORMATION:

REVENUES:

\$	308,899	Fleet Replacement Funds
\$	32,678	ACCPD Forfeiture Funds
\$	31,000	Other Funds
\$	16,340,030	Program Revenues SPLOST 2020 Project 11, all Tiers
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\$	16,712,607	Total Project Revenues all Tiers

EXPENSES:

\$	2,956,614	Expensed or encumbered
\$	176,044	Remaining Designated SP #1 – Costa Building Solar
\$	21,318	Remaining Designated SP #2 – Electrical Vehicle Accelerator
\$	-	Remaining Designated SP #3 – Memorial Park Solar
\$	95,206	Remaining Designated SP #4 – ACC Library Solar
\$	6,000	Remaining Designated SP #5 – FY24 Electric Vehicle Purchases
\$	287,377	Remaining Designated SP #6 – Electric Vehicle Infrastructure
\$	313,226	Remaining Designated SP #7 - Metered Equip. Electrification
\$	70,669	Remaining Designated SP#8 – LED Lighting Project (jail)
\$	157,195	Remaining Designated SP#9 – Public Safety EV Accelerator
\$	1,000,000	Designated SP#10 – Building Systems & Equipment Efficiency
\$	957,877	Designated SP #11 – Building Energy Retrofit
\$	819,031	Budgeted for Misc., Testing, FF&E, & PM Fees
\$	76,300	Designated SP #12 – Available for Public Art
\$	8,193,750	Available for Contingency or future Subprojects
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\$	1,582,000	Available for Reallocation to East Side Library

OPERATIONAL: Savings will be determined once electrical needs and electrical cost are finalized

FUNDING SOURCE: SPLOST 2020 Project 11

COMMITTEE ACTION REQUESTED ON: May 12, 2025

PURPOSE & REQUESTED COMMITTEE ACTION:

To request that the SPLOST 2020 Oversight Committee either:

- a. Confirm that the Proposed Project Concept for SPLOST 2020 Project 11, Renewable Energy, Sub-Project #14 - Solar & Energy Efficiency for the East Side Library Funding, as described in Facts & Issues #3, is consistent with the Initial Project Statement for SPLOST 2020 Project 11, Renewable Energy.

OR

- b. Confirm that the Proposed Project Concept for SPLOST 2020 Project 11, Renewable Energy, Sub-Project #14 - Solar & Energy Efficiency for the East Side Library Funding, as described in Facts & Issues #3, is consistent with the Initial Project Statement for SPLOST 2020 Project 11, Renewable Energy.

OR

- c. Committee defined option.

HISTORY:

1. On April 5, 2016, the Mayor & Commission (M&C) passed a resolution calling for the increased use of renewable energy to support operations of Athens-Clarke County (ACCGov).
2. On July 3, 2018, the M&C adopted the 2018 Comprehensive Plan that was informed by the Envision Athens Action Agenda that included an environmental implementation strategy to "Increase energy efficiency, sources, and use of renewables."
3. On May 21, 2019, the M&C passed a resolution in support of transitioning to 100% renewable energy.
4. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 Program Referendum, which included Project #11 - Renewable Energy Project.
5. On August 2, 2022, the M&C voted unanimously to accept the Clean and Renewable Energy Plan, which details pathways ACCGov and the community will use to meet the renewable energy goals.
6. On August 30, 2023, the Project 11 User Group held its first meeting. The User group included two Athens-Clarke County residents along with representatives from the Central Services Department and the Sustainability Office. The two community representatives had previously served on the Clean and Renewable Energy Plan Community Advisory Board.
7. On April 16, 2025, the User Group unanimously approved recommending the Proposed Project Concept to the M&C.
8. On May 12, 2025, the SPLOST 2020 Oversight Committee will review the proposed Project

Concept to confirm if it is consistent with the Initial Project Statement for SPLOST 2020 Project 11, Renewable Energy Project.

FACTS & ISSUES:

1. The Initial Project Statement of SPLOST 2020 Project 11, Renewable Energy Project reads as follows;

Project # 11, Renewable Energy Project, will provide funding for a variety of subprojects that serve to move the Unified Government towards 100% sustainable and renewable energy. Depending upon costs and funding availability, examples of eligible sub-projects may include, but not be limited, to solar energy systems; geothermal systems; biogas systems; energy storage systems; building energy management systems; alternative fuel vehicle replacement; providing funds to electrify the ACC vehicle fleet; recharging facilities for electric vehicles; upgrades to lighting and control systems, fenestration, or other energy systems in existing facilities; solar water heating; energy storage and management systems; more efficient HVAC systems, such as geothermal; and/or, other renewable energy or sustainability projects defined in an approved sustainability plan as may be amended by the Mayor and Commission from time to time. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

2. During the August 30, 2023 inaugural meeting of the User Group, four priority areas were identified by the group that could have the greatest impact on a clean energy transition for ACCGov operations. They were:

- a. Transportation
- b. Buildings and building systems
- c. Solar, microgrids, alternative fuel sources, and clean energy generation
- d. Moving/pumping water

3. Proposed Project Concept is as follows:

This sub-project reallocates \$1,582,000 to advance building efficiency, increase renewable energy production and storage, lower long-term costs, and further ACCGov's goal of transforming to 100% Clean and Renewable Energy by 2035. This sub-project can pay for the increase in material and construction costs so as to exceed the ACCGov Sustainable Building Policy. Additional SPLOST Project 11 funds may periodically be added to this sub-project, if needed to fund the project concept, upon approval from the M&C.

4. Some key considerations related to User Group recommendations included:

- a. While the final determination will be made once design is complete, the total energy use for the East Library is estimated to be approximately 373,000 kWh per year. For comparison, a typical home uses approximately 10,000 kWh of electricity per year. Building the facility in accordance with the Sustainable Building Policy and funding the recommended energy efficiency and production enhancements of Proposed Project Concept has the potential for the East Library to approach "net-zero", with 100% of

- energy from clean energy sources – the equivalent of 37 homes worth of energy.
- b. Southface Institute modeled energy efficiency and production enhancements, providing critical feedback and information needed for the User Group to be able to effectively evaluate potential recommendations.
 - c. While a 3% annual energy escalation cost is the typical industry standard used for modeling purposes, during recent testimony at 2025 Integrated Resource Plan (IRP) hearings before the Public Service Commission, Georgia Power projected an approximately 45% increase in the total amount of energy needed in Georgia in the next 10-years. Thus, there is a substantial likelihood that energy costs will rise at a dramatically higher rate, significantly exceeding the 3% projection typically used for modeling purposes.
 - d. While Return on Investment was a major consideration, other elements such as community resilience, health/comfort, community infrastructure, and impact on native wildlife were also considered.
 - e. Energy Efficiency additions (approximately \$410,400 of the total) provide on-going benefit throughout the life of the building. While this is generally considered to be 30-years, ACCGov buildings routinely exceed this “anticipated renovation” date by decades. Thus, savings provided by energy efficiency elements can be realized for years or decades beyond the typical “lifecycle” period.
 - f. Solar plus Battery Storage (approximately \$1.074 million of the total) is focused on the potential to meet 100% of energy needs using clean energy sources. There are some challenges to overcome, including Georgia Power installation limitations, currently being discussed as part of the IRP process. The Proposed Project Concept helps ensure that funding will be available to install the maximum amount of “permitted” and needed solar and battery storage to reach the 100% clean energy goal. In addition, there is also the expectation that long term resilience can be achieved and substantial energy savings can be realized within a reasonable timeframe (i.e. less than 15 years).
 - g. Energy efficiency, solar, battery storage, and EV charger installation features are eligible for Georgia Power rebates and/or Direct Pay Internal Revenue Credits. These rebates and credits will further lower the overall cost of the Proposed Project Concept. These savings may be as much as 30% of the cost to install solar and battery storage.
5. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
- Built and Natural Infrastructure Goal, Strategy D, milestones 1, 4, and 5: *Develop action items and processes needed to implement Tier 1 recommendations from the adopted 100% Clean and Renewable Energy Action Plan; Expand the use of solar in order to reduce reliance on non-renewable energy sources, and; Assess feasibility of renewable or regenerative deployments for ACCGov facilities.*

DEPARTMENT:

Prepared by: Mike Wharton



Mike Wharton, Director
Sustainability Department



4/21/2025

Date:

Josh Hawkins, Director
Capital Projects Department

4/21/2025

Date:

ATTACHMENTS: