

SPECIAL Meeting
BELVEDERE-TIBURON LIBRARY AGENCY
Belvedere-Tiburon Library, Tiburon, California
July 21, 2021
As approved on August 16, 2021

Roll Call, Present: Treasurer Jeff Slavitz, Thomas Cromwell, Lawrence Drew, Maureen Johnson, Ken Weil

Members Absent: Vice Chair Niran Amir, Roxanne Richards

Also Present: Deborah Mazzolini, Nancy Kemnitzer, Glenn Isaacson, Rachael Ong, Chris Ford (BRW Architects), Sebastian Conn (Marin Clean Energy), Chris Kublik (Marin Clean Energy), Matt Mapes (MBL Energy), Jack Goodman, Kristin Johnson, Deirdre McCrohan

CALL TO ORDER: **Treasurer Slavitz called the meeting to order at 6:15 pm**

OPEN Forum:

Treasurer Slavitz opened the floor to comments or questions from the public. There were none.

1. Chair's Report

Treasurer Slavitz reported that Chair Smith will no longer be on the Agency Board. He added that Bill has been an involved leader and consummate cheerleader, and will be greatly missed. Roxanne Richards has been appointed as a new Trustee by the City of Belvedere and will attend the next meeting. She comes to the Agency after serving as a member of the Library Foundation.

Trustee Cromwell added that Chair Smith spent an incredible amount of time and effort on behalf of the Library during a very difficult time. His efforts should be recognized. Trustee Johnson added that Chair Smith had spent thousands of hours over many years in service of the Library, and should be thanked for where the Library is now. He will be missed, and his departure is a great loss to the group. Director Mazzolini added that Chair Bill Smith and his wife, former Chair Ann Aylwin have been involved in creating and in serving the Library since the very beginning, and that their daughter has served as a Library Page.

Trustee Drew asked the Agency to recognize the passing of former Trustee and Chair Bill Kuhns, who was also a very remarkable individual who contributed a lot to the Library. Chair Slavitz said that a meeting will be held in Chair Kuhns' honor, and that the Ark had featured an article on him last week.

2. Election of Officers

Treasurer Slavitz called for nominations for Chair of the Agency.

Motion to nominate Treasurer Jeff Slavitz for the office of Chair of the Belvedere Tiburon Library Agency made by Trustee Cromwell, seconded by Trustee Johnson.

There were no other nominations.

Roll Call Vote:

Ayes: Vice Chair Weil, Trustee Cromwell, Trustee Drew, Trustee Johnson, and Chair Slavitz

Noes: None

Absent: Trustee Amir, Trustee Richards

Motion passed.

Chair Slavitz called for nominations for Vice Chair of the Agency.

Motion to nominate Trustee Ken Weil for the office of Vice Chair of the Belvedere Tiburon Library Agency made by Trustee Cromwell, seconded by Trustee Johnson.

There were no other nominations.

Roll Call Vote:

Ayes: Vice Chair Weil, Trustee Cromwell, Trustee Drew, Trustee Johnson, and Chair Slavitz

Noes: None

Absent: Trustee Amir, Trustee Richards

Motion passed.

3. Library Director's Report

Director Mazzolini reported that a Library newsletter to be mailed to every home in Belvedere and Tiburon is in process. Foundation Executive Director Jenna Ervice has added new fundraising ideas to the newsletter, including a focus on everyday donors and on supporting the new Children's, Teens, and Maker Space areas. The newsletter will be released in the next few weeks.

Director Mazzolini said that she is organizing and updating Library policies, job descriptions and staff evaluations so that these areas will be in order for a new director.

4. Expansion Update

Project Manager Glenn Isaacson reported good news: The ceiling framing has passed inspection, which now allows for the completion of the interior finishing trade work. Depending on progress on the interior, it will probably be another 8 weeks until the new space is completed. As the finishes are completed, real progress on the building will stand out visually.

Mass grading for parking lot is completed. The grading for the park will be completed next week when the last of the earth has been moved to the berm between the parking lot and the marsh. Finally, utilities for the parking lot will be completed.

Tiburon Blvd is largely finished except for asphalt work. Earth will be placed in the median for planting as soon as equipment is available.

Trustee Cromwell asked about revised plans for the lower plaza. Project Manager Isaacson said that Tiburon Town Manager Greg Chanis and the Town Engineer requested some relatively minor changes on plaza to save three trees and to add more planting areas defined by curbs. There is an additional cost, however it is not significant. The work can be done at the same time as the work on the accessible automobile drop-off space.

5. Foundation Report

Foundation President Rachael Ong reported that there has been slower fundraising activity in the summer months, as expected. Foundation committees are hard at work, with Executive Director Jenna Ervice working on the upcoming newsletter and Ark newspaper communications. Librarians Alicia Bell, Rebecca Jung, and Ivan Silva have formulated a new, focused Children's'-Teen-Maker Space presentation as part of the Hero campaign.

Director Ervice is meeting with a new donor and his Foundation to talk about a sizeable gift. Trustee Drew offered to join the conversation, as he knows the potential donor.

Other committees are working toward a strategic planning day in August. Foundation members have had a fruitful focus-group conversation with Bradbury Miller staff related to the director search.

Plans for September include small group giving circles, where existing donors will invite friends who are new to the Library as potential donors. Bonnie Spiesberger will reconvene the Capital Campaign Cabinet in September, also.

Deirdre McCrohan of the Ark Newspaper added that Paula Little, a local Belvedere resident, who passed away in the last year, has given a \$10,000 bequest.

6. Agency Financial Statements June, 2021

Clerk Johnson reported that, with 100% of the year passed, 99% of budgeted revenues have been received, and expenses are at 94% of budget. Operating expenses have been slightly lower than normal due to COVID and construction. Additional Revenues received and projected of about \$61,000 will bring the Revenue total to over 100% of budget. Additional expenses of about \$20,000 have been accrued in July. The Library is expected to end the year with Revenues slightly over budget and expenses slightly under budget., with a bottom line around \$200,000.

7. Committee Reports

Vice Chair Weil asked for a Board discussion regarding the role of Library in the community during power outages, and the valuable resources which might be made available to those who do not have power. Chair Slavitz suggested that this could be a future discussion in relation to the solar, battery backup, and generator questions.

Vice Chair Weill reported on the director search: Bradbury Miller staff have arranged several focus-groups with the Foundation Board and the Library Staff. In addition, invitations to complete surveys and public input have been emailed to local constituents,

including Agency Trustees, Foundation Members, the Capital Campaign Cabinet, Art and Program Committee Members, Volunteers. Town and City Managers, Rotary Members, Chamber of Commerce Members, School District Administrations, Local Library Directors. In addition, the survey has been posted on the Library website for public response. The response deadline is July 31. Thanks to Director Mazzolini and Library Staff for assisting with this survey.

Bradbury Miller staff have submitted a draft announcement of the open position to the Agency Personnel Committee. The announcement will be approved by the Committee by August 12th.

CONSENT CALENDAR

8/9. Motion to approve the Minutes of June 19, 2021, and the Warrants dated June, 2021, made by Trustee Johnson seconded by Vice Chair Weil.

Roll Call Vote:

Ayes: Vice Chair Weil, Trustee Cromwell, Trustee Drew, Trustee Johnson, and Chair Slavitz.

Absent for this vote: Trustee Amir, Trustee Richards

Noes: None.

Motion Passed.

TRUSTEE CONSIDERATIONS:

10. Consideration of Marin Clean Energy Proposals for Solar Systems

Chair Slavitz introduced Sebastian Conn of Marin Clean Energy (MCE). Library Expansion Project Manager Isaacson said that the purpose of this report is informational, from a knowledgeable team, and could be followed with additional information and/or proposals at a later date.

Sebastian Conn said that MCE's program allows for pairing of solar panel energy generation with battery storage for 2 purposes: (1) to allow for power during shutoffs and (2) to lower energy costs. MCE is a nonprofit public agency formed in 2010 which allows customers to choose energy sourcing.

Mr. Conn added that pairing solar with battery backup allows for daily peak load management. In other words, charging the battery storage from the grid during hours when prices are lowest, and using the battery during higher priced grid hours. A reduction of carbon emissions is another benefit of this configuration.

Incentive funding for the installation of solar and battery backup is available from the California Public Utilities' Self-Generated Incentive Program (SGIP) and through MCE monthly billing credits and gap funding.

For installation and pairing of solar with battery backup, MCE contracts with implementers. TRC Energy Services is one of MCE's prime vendors, and MBL Energy (MBL), represented by Matt Mapes this evening, is a subcontractor of TRC.

Matt Mapes added that Smart Storage was purchased by MBL, and that MBL performs all processes in the installation process from beginning to end. He discussed 2 proposals for the Library, both of which include the same backup energy storage and rooftop solar panels, and the second of which would also include additional solar panels on a parking lot carport canopy.

Both proposals would help with lowering costs related to the Library's base energy load throughout the day. The storage will help offset demand charges, including extra usage such as Air conditioning. The Library currently has a small base energy load relative to the general marketplace. The battery backup benefit for the Library includes up to 2 hours of emergency backup and more than 4 hours with solar recharge during the outage, if the outage occurs during a sunny day.

Proposal 1: 30k@ Rooftop Solar with 30kW/78kWh Energy Storage

Proposal 1 would involve approximations of:

An installation cost of \$175,344.

Rebate and Incentive savings of \$48,919.

SGIP incentive of about \$23,400, which the Library Agency will have to apply for, and is likely to qualify for.

Annual billing savings of \$9,405 under a B-10 rate, including reduction in demand. The Library has small usage with a fairly small load.

A net cost of \$125,425, provided all incentives are received.

A payback period of 11.2 years.

Note: The detail report provided in the Board Packet was slightly changed to the above figures.

Proposal 2. 50kW Rooftop *and* Carport Canopy Solar and 30kW/78kWh Energy Storage

Proposal 2 would involve:

The same size energy storage as Proposal 1, plus larger solar capacity with the addition of panels on a parking lot carport canopy.

And approximations of:

An installation cost of \$257,344.

Rebate and Incentive savings of \$53,496

SGIP incentive of about \$23,400, which the Library Agency will have to apply for, and is likely to qualify for.

Annual billing savings of \$14,523 under a B-10 rate, including reduction in demand. The Library has small usage with a fairly small load.

A net cost of \$203,848, provided all incentives are received.

A payback period of 11.9 years.

Note: The detail report provided in the Board Packet was slightly changed to the above figures.

Trustee Cromwell asked about the source company for batteries, and how they compare to TESLA. Mr. Mapes said that the batteries would be Samsung, which is an upper tier battery (like TESLA), and is a mid-priced battery (while TESLA is high).

Trustee Johnson asked whether this system would eliminate the need for a generator. Mr. Mapes said that would depend on the length of any given outage. A generator has a large carbon footprint, but adds the capability of weathering a longer outage. In most cases the energy storage will be enough, but it is up to the Agency to decide how much power backup is appropriate for the Library.

Trustee Johnson asked how many solar panels would be placed on the rooftop. Mr. Mapes said that approximately 75 panels would be installed for 30kW. The panels would be designed specifically to fit on the Library roof. Project Manager Isaacson added that there is enough useable space on the roof to allow for 90kW. The carport would add approximately 20kW.

Mr. Mapes added that the third variable after roof space, and desired load would be cost. The proposals presented today are at a medium level cost with respect to options available for the Library.

The payback period has been slightly improved from the Board Packet documents to 11.2 years for rooftop only, and to 11.9 years with the additional carport panels. The important part of the proposals (because of the Library's smaller load) is emergency battery backup.

Trustee Drew asked how the incentives and payments would be handled regarding the relationship between MCE and MBL. Mr. Mapes said that MCE would pay MBL for the installation of the system only. The incentives and the performance savings are owned by the Library 100% and will go to the Library. MCE is not paying MBL the incentives or the performance; those payments all go to the Library.

Trustee Drew asked how the gap funding would work. Mr. Conn said that MCE has a resiliency fund, with which MCE will pay MBL \$16,000 for part of the energy system construction cost, in order to lower the Library's cost.

Trustee Drew asked about the lifespan of the solar panels as compared to the 12-year payback period. Mr. Mapes said that the model presented is based on a 20-year solution. The solar panels on the carport should last 20 or more years. The majority of solar panels have a life of 25-to-30 years. The energy storage cost and cash flows presented today also include the 10-year lifespan of the battery plus battery refreshment to add another 10 years. That sets both the panels and the batteries at an approximate 20-year life span, with the solar panels probably lasting much longer.

Trustee Drew asked about legislations and permissions which these projections might be dependent on. Mr. Mapes said that the items included in this proposal have been approved, so the Library will receive these benefits. He is 99% sure that the Library will qualify to receive the SGIP incentive. In MBL's estimate, there is about \$20-to-\$30 million left in the SGIP program. Once SGIP is granted, the Library will receive what it originally qualified for.

Trustee Johnson asked if 26 weeks would be the maximum time for completion of the installation. Mr. Mapes said that was a conservative estimate. Trustee Cromwell asked if the time frame included the carport panels. Mr. Mapes affirmed.

Trustee Cromwell asked about other local projects completed by MBL. Mr. Mapes said that there were about 100 projects in the Bay Area, including Manly Auto and Santa Clarita School District. Trustee Cromwell asked how many of those projects were with MCE. Mr. Mapes said that this is one of the first, and that 25-to-30 projects are under proposal now. Mr. Conn said that this is a newly launched program. Some projects will be breaking ground in the next 6-12 months.

Trustee Johnson asked about the physical appearance of the panels on the roof, and whether an illustration could be provided later. Mr. Mapes affirmed.

Vice Chair Weil asked where batteries would be located, and added that the carport shown in the current drawing looks functional, but he believes it would be desirable for the carport structure to compliment the Library building, and gave the Tiburon Police Station as an example. Mr. Mapes said that the battery location would be as near as logically allowed to the electrical conduit source, and would be outdoors and fully weather-proof enclosed. The further the battery from the electrical source, the greater the cost. The storage would be about 1-1/2 by 6 feet in size.

Mr. Mapes added that there are many types of carport canopies available. Customized canopies are available, with some flexibility, but would add to the cost of the installation.

Chair Slavitz asked whether a shading study had been done. Mr. Mapes affirmed and added that the next presentation would involve much more customization to the Agency's desires.

Chair Slavitz said other municipalities have expressed that electricity may one day be free during the day due to excess storage, and asked if that would be likely in the future in Marin County. Mr. Mapes said that, if that happened, the solar plus storage solution would be more important. He does not foresee a dramatic reduction in prices, and reiterated that storage would be even more important if prices were to increase. Mr. Conn added that he does not foresee a scenario where solar is not relied upon, as the state has invested in this resource.

Mr. Mapes said that part of the benefit of the solar-storage combination stems from a transition from daytime high charge usage to afternoon and evening usage, and this was with the point of offsetting a debt curve. With the discharge capacity now, at 4pm there can be a full discharge back to the grid, and that is a performance-based incentive which is helping the grid overall.

Chair Slavitz countered that the battery provides only 2 hours of power, and the Library will be back on the grid by 7 or 8pm. Mr. Mapes affirmed that that would be the case if the Library was fully discharging.

Chair Slavitz asked if that fact would cause the Library to revisit the need for a generator. Project Manager Isaacson said that need would depend upon the perception of what the library should provide for the community during a power outage, and would involve a major policy decision on the part of Library Agency. Trustee Cromwell said that many libraries are being designated as places of refuge or as emergency supply collection points during

disasters. Chair Slavitz added that the Tiburon Town hall is already set up with a generator for emergency community gathering, and that the Library is already considering a borrowing cost related to the building construction. A generator will cost about \$200,000.

Project Manager Isaacson added that conduit has already been placed for alternative (generator) solutions. He suggested that the current decision should be on the decision for solar panels just on the rooftop or also on a carport. The following step, because of the public nature of the project, would be to solicit several proposals for cost comparison. (Mr. Conn added that MCE has successfully competed in competitive RFP processes). After setting up solar and backup battery, a generator could be considered at a later date.

Chair Slavitz asked whether backup power capacity would be diminished after 5 years of battery storage and usage. Mr. Mapes said that the battery degradation rate was about 2% per year with a small load like the Library's. Refreshment is suggested after 10 years, and replacement after 20 years, since a 10% loss is enough to make a difference.

Chair Slavitz opened the floor to public comment or questions. There were no comments or questions.

Chair Slavitz brought the floor back to the Agency and asked whether the Agency should consider these proposals or to look at additional design options.

Project Manager Isaacson suggested that he and the project architect, Chris Ford could narrow the issues for consideration into memo form with the help of Mr. Mapes and Mr. Conn.

Mr. Isaacson added that timing is essential with respect to a decision about carport solar panels, as some elements of the parking lot would have to be redesigned before it is completed. Rooftop panels could be added any time. The addition of a carport would also require design review because of the structure involved. Mr. Isaacson recommends a summary of the issues for consideration by the Board for direction at a later meeting.

Trustee Johnson added that carport panels will also be a cause for community input. Mr. Isaacson said that he is neutral on design appearance.

Trustee Drew reminded the Board about the money previously saved on roof shingles, and asked if that could be used for the solar project. Chair Slavitz again reminded the Board to weigh that against the pending borrowing for completion of the building, and added that there may be donors who would specifically be interested the solar installation and/or the carport.

With no further questions or input, Chair Slavitz move the meeting to item 11.

Note: Trustee Drew temporarily left the meeting at this point.

11. Motion to approve the adoption of Resolution No. 267-2021 – Adopting the 2021/2022 Gann Appropriations Limit for the Belvedere Tiburon Library Agency made by Trustee Cromwell, seconded by Trustee Johnson.

Roll Call Vote:

Ayes: Vice Chair Weil, Trustee Cromwell, Trustee Johnson, and Chair Slavitz.

Absent for this vote: Trustee Amir, Trustee Drew, and Trustee Richards

Noes: None.

Motion Passed.

12. Motion to approve the adoption of Resolution No. 268-2021 – Adopting the 2021/2022 Gann Appropriations Limit for the Belvedere Tiburon Library Agency made by Trustee Cromwell, seconded by Trustee Johnson.

Roll Call Vote:

Ayes: Vice Chair Weil, Trustee Cromwell, Trustee Johnson, and Chair Slavitz.

Absent for this vote: Trustee Amir, Trustee Drew, and Trustee Richards

Noes: None.

Motion Passed.

Note: Trustee Drew returned to the meeting at this point.

13. Meeting Dates

The next BTLA meeting is scheduled for Monday, September 20th, at 6:15pm via Zoom.

Special Meetings during the fall related to Director Search interviews have been added to the schedule of meeting dates.

14. CLOSED SESSION:

PUBLIC EMPLOYEE CONTRACT EVALUATION, per Government Code Section 54957

Title: Library Director

ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

Chair Slavitz announced that Director Mazzolini's contract has been extended to December 31, 2021. The contract will be extended further, if needed.

Chair Slavitz adjourned the meeting at 8:11 pm.

Respectfully Submitted,

Kristin M. Johnson, Clerk of the Belvedere-Tiburon Library Agency Board