

**RESOLUTION No. 12-04**

**CITY OF MILLBRAE, COUNTY OF SAN MATEO  
STATE OF CALIFORNIA**

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**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILLBRAE APPROVING  
ADDING SOLAR PHOTOVOLTAIC IMPROVEMENT MEASURE TO THE FY 2011-  
2012 CLEAN ENERGY PROJECT WITH SIEMENS INDUSTRY, BUILDING  
TECHNOLOGY DIVISION AND CLEAN ENERGY PROJECT DESIGNS**

**WHEREAS**, at its November 22, 2011 meeting, Council conducted a Public Hearing and then approved awarding a Performance Contract to Siemens for a Clean Energy Project including installing: new induction lighting technology in the City's streetlights, new lighting technology internally and externally in City facilities, new irrigation controllers in certain City parks to save water and energy, and a replacement heating, ventilation, and air conditioning systems (HVAC) at the Community Center -- to reduce citywide energy consumption, reduce the overall carbon footprint, explore renewable energy solutions and find ways to implement energy projects with minimum upfront capital investment; and,

**WHEREAS**, because the law concerning the application of California Environmental Quality Act (CEQA) requirements for the installation of new solar systems changed effective January 1, 2012, and such systems can now be categorical exempt from CEQA, staff recommends: adding a solar photovoltaic facility improvement measure (FIM) to the Clean Energy Project; authorizing the City Manager to file a Notice of Exemption form CEQA for the Solar FIM; and, increasing the proposed financing costs of the Project to include this new FIM; and,

**WHEREAS**, staff and Siemens recommend that the most cost effective period for measurement and verification of the solar photovoltaic system's energy production is 3 years; and,

**WHEREAS**, because there is a strong potential that the Community Center's aging HVAC system's piping may be insulated with materials containing asbestos, and Siemens does not perform hazardous materials removal and disposal, staff recommends adding approximately \$200,000 to the Clean Energy Project budget for possible asbestos removal and disposal; and,

**WHEREAS**, City engineering staff has worked closely with Siemens' technical personnel to ensure that Siemens meets the City's objectives for the design for the interior and exterior lighting, smart irrigation controllers, solar photovoltaic system and the HVAC FIMs, and,

**WHEREAS**, City engineering staff has given Siemens' work an independent review recommends that the attached design plans and technical specifications for these FIMs are a reasonable and appropriate engineering approach to meeting the City's objectives, and finds that

these are reasonable and appropriate plans and designs in light of the City's needs and available resources.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Millbrae hereby approves (1) adding a solar photovoltaic facilities improvement measure (FIM) to the Clean Energy Project with Siemens Industry, Building Technologies Division, (2) amending the Services Agreement, (3) authorizing the City Manager to file a notice of exemption from CEQA for the solar photovoltaic FIM, and (4) increasing the financing of the Project from \$1.63M to \$2.02M to include this FIM; and,

**BE IT FURTHER RESOLVED** that staff is directed to bring back to Council the final plans, technical specifications and designs and locations for the new City facilities including interior and exterior lighting, smart irrigation controllers at some City Parks, solar photovoltaic system at the Library, and new replacement HVAC system at the Community Center as recommended by Siemens' engineering staff and the City's engineering personnel, at such time as they are ready for presentation and review for the purpose of establishing design immunity.

**REGULARLY PASSED** and adopted this 10<sup>th</sup> day of January, 2012.



MAYOR


ATTEST:



CITY CLERK

I do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Millbrae this 10<sup>th</sup> day of January 2012, by the following vote:

AYES:	COUNCILMEMBERS:	Colapietro, Papan, Holober, Lee, and Gottschalk
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None
EXCUSED:	COUNCILMEMBERS:	None

  
CITY CLERK