Version 2

1. Include the Total Resource Cost test as a consideration to pursue all cost effective and feasible demand side measures including demand response, energy efficiency, load management and incentive rate design options. Ensure that the needs of low income customers are addressed in demand side management programs.
2. Have GRU staff conduct a thorough examination of all DSM options and present a plan to the commission to develop and implement all cost effective DSM and demand response measures.
3. Initiate a conceptual design and pricing to include but not limited to the following alternatives:
   - A small (<100 MW) facility capable of 100% biomass on site locally;
   - An IGCC unit on site locally (260MW or less) or off-site if bigger;
   - ~~Have a preference for an IGCC unit that would use biomass;~~
   - Be open to partnerships either on-site or off-site.
   - Carbon neutrality – reduce carbon intensity per-capita.

- Initiate a conceptual design and pricing for the following alternatives:
  - A small (<100 MW) fuel flexible CFB on site locally with GRU as sole owner and operator;
  - An IGCC unit on site locally to be built with a partner or partners;
  - A larger fuel flexible CFB on site locally to be built with a partner or partners (a Biomass component is highly marketable and this potentially allows the utility to own a part of the capacity and an alternate technology at another plant in another location).
  - Discussions with possible partners for off-site remote generation being open as to technology:
-

#050879
4/12/06

Version 3

1. Include the Total Resource Cost test as a consideration to pursue all cost effective and feasible demand side measures including demand response, energy efficiency, load management and incentive rate design options. Ensure that the needs of low income customers are addressed in demand side management programs.
2. Have GRU staff conduct a thorough examination of all DSM options and present a plan to the commission to develop and implement all cost effective DSM and demand response measures.
3. Initiate a conceptual design and pricing to include but not limited to the following alternatives to compare to an all source solicitation requesting proposals to meet the balance of GRU's demand and energy needs:
   - A small (<100 MW) facility capable of 100% biomass on site locally;
   - An IGCC unit on site locally (260MW or less) or off-site if bigger, preferably using biomass;
   - Be open to partnerships either on-site or off-site.
   - Carbon neutrality – reduce carbon intensity per capita.

DESK@WCJB.com

(#1)

1. Include the Total Resource Cost test as a consideration to pursue all cost effective and feasible demand side measures including demand response, energy efficiency, load management and incentive rate design options.
2. Have GRU staff conduct a thorough examination of all DSM options and present a plan to the commission to develop and implement all cost effective DSM and demand response measures.
3. Initiate a conceptual design and pricing to include but not limited to the following alternatives:
   - A small (<100 MW) facility capable of 100% biomass on site locally;
   - An IGCC unit on site locally (260MW or less) or off-site if bigger;
   - Have a preference for an IGCC unit that would use biomass;
   - Be open to partnerships either on-site or off-site.
   - Carbon neutrality – reduce carbon intensity per capita.

Biomass Resource Supply Curves for SE US Communities (methodology applied to Deerhaven location in Gainesville, FL) Working Draft

Doug Carter, Primary Investigator
Matthew Langholtz, Postdoctoral Research Associate
School of Forest Resources and Conservation, University of Florida

April 12th 2006

Contact: Matthew Langholtz,
mateo@ufl.edu

Data Sources:

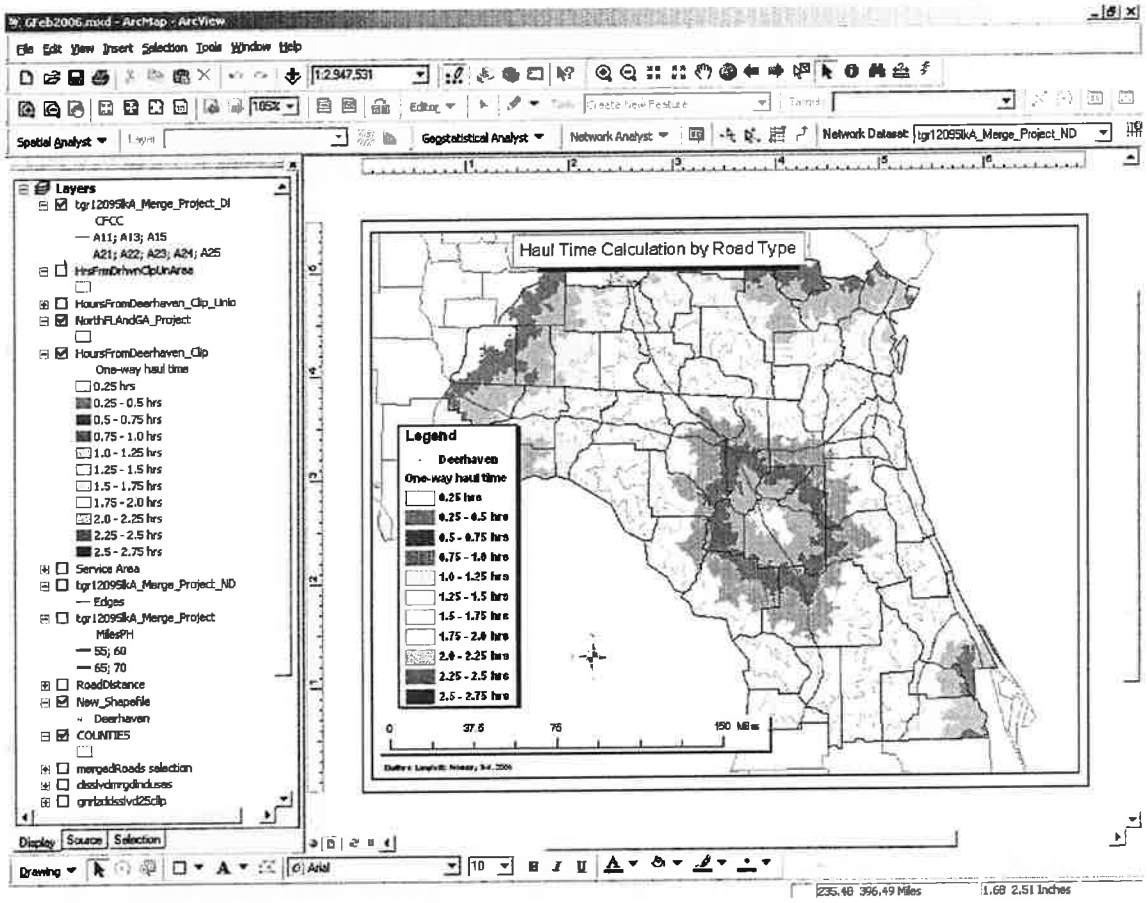
- Forest Inventory and Analysis TPO Data base (latest data for FL 1995).
- Urban wood waste assumes 0.209 green tons per person per year (Wiltsee 1998).
- Currently assumes 90% availability from forest residues and 60% availability from urban residues (we can modify these rates).
- Does not include other potential sources (hardwood control in longleaf ecosystems, pre-commercial thinnings, small diameter roundwood, C&D debris, mill waste, others)

Contact: Matthew Langholtz,
mateo@ufl.edu

Methodology (oversimplified):

1. Use Network Analyst Extension to calculate haul times and costs.
2. Assess county level biomass resources available within each haul time.

(More information available from Matthew Langholtz, Postdoctoral Research Associate, SFRC UF, mateo@ufl.edu)



Contact: Matthew Langholtz,
mateo@ufl.edu

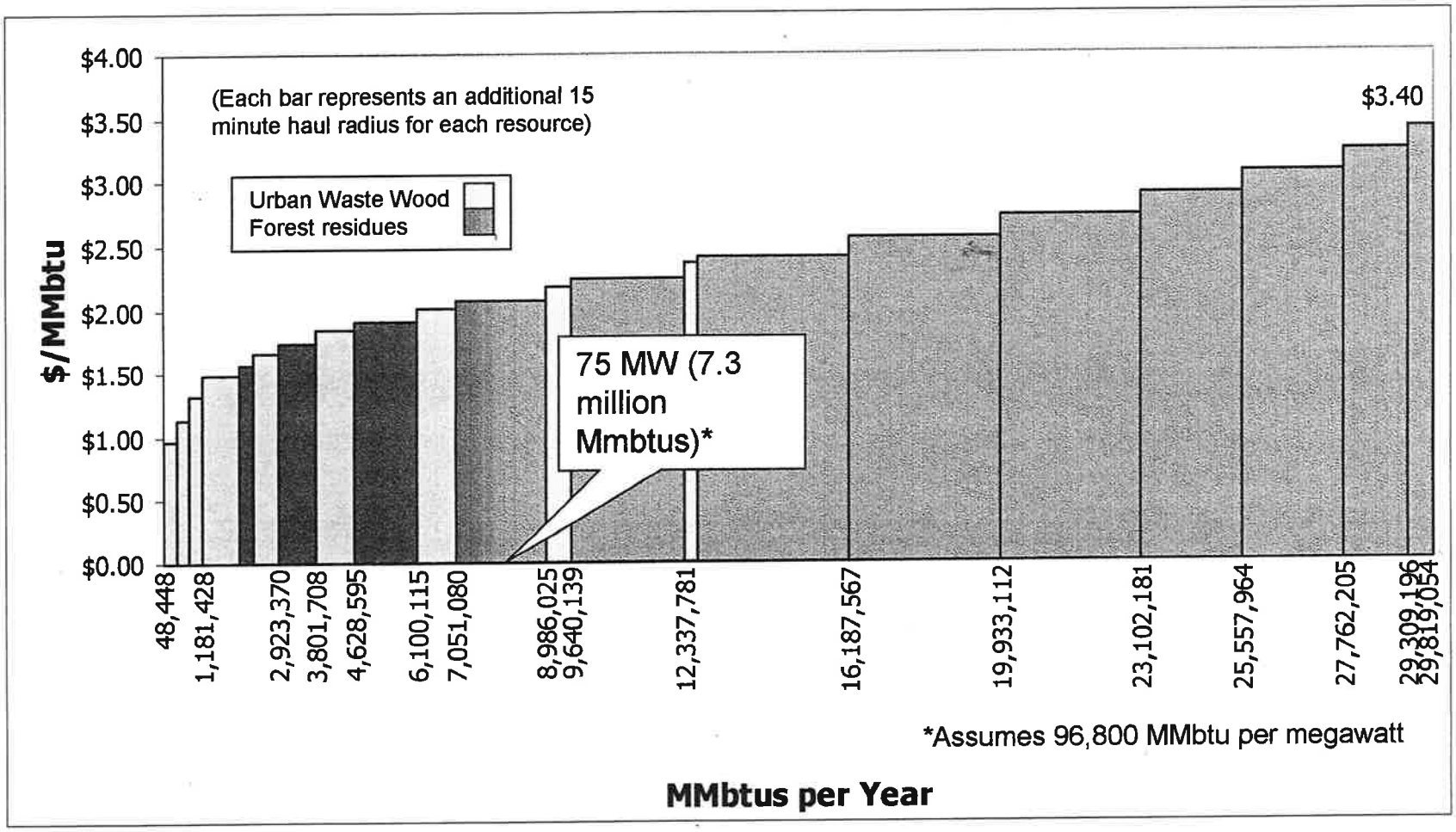
Operational Costs

	Logging Residue	*Urban Wood Debris*
Load and unload time per load (hours)	0.5	0.5
Load and unload cost per load ($)	$ 25.00	$ 25.00
GreenTonsPerLoad	23	22
Load and unload cost per grn ton ($)	$ 1.09	$ 1.14
Moisture	37%	37%
Ash content	5%	5%
Load and unload cost per dry ton ($)	$ 1.87	$ 1.96
Haul cost($/hour/load)	$ 75.00	$ 75.00
Haul cost ($/hour/greern ton)	$ 3.26	$ 3.41
Two-way Haul cost ($/hour/dry ton)	$ 10.35	$ 10.82
MMbtu/Dry ton	$ 15.58	$ 15.58
Harvest and Process ($/dry ton)	$ 20.00	$ 5.00
Procurement cost ($/dry ton)	$ -	$ -

Source: Richard Schroeder, BioResource Management, Inc., April 2006.

Contact: Matthew Langholtz,
mateo@ufl.edu

Draft biomass resource supply curve for Deerhaven Plant in Gainesville, FL, including urban waste wood and forest residues



Source: Doug Carter, PI, and Matthew Langholtz, Post-Doc, School of Forest Resources and Conservation, April 2006.

Contact: Matthew Langholtz,
mateo@ufl.edu

AGREEABLE TO PROPOSALS

Donovan	none (determine electric production need after effects of conservation & efficiency programs are implemented)
Nielson	maintain carbon emission reduction as specification in energy production choices
Lowe	• assure that options not limited in RFPs • require that 100 MW biomass plant of non-specific technology or siting • IGCC partnership for (if large* off site)
Chestnut	all GRU options
Bryant	all GRU options w/ caveate that IGCC partnership would be off-site
Brady	all GRU options

*outside city

GDS Recommendations

1. Adopt the Total Resource Cost test and pursue all cost effective and feasible demand side measures including demand response, energy efficiency, load management and incentive rate design options. Consider a 15% adder to DSM benefits for the non-energy benefits (environmental benefits, less risk, etc) of DSM resources.

2. Have GRU staff conduct a thorough examination of all DSM options and present a plan to the Commission to develop and implement all cost effective DSM and demand response measures.

GDS Recommendations

1. Adopt the Total Resource Cost test and pursue all cost effective and feasible demand side measures including demand response, energy efficiency, load management and incentive rate design options. Consider a 15% adder to DSM benefits for the non-energy benefits (environmental benefits, less risk, etc) of DSM resources.

2. Have GRU staff conduct a thorough examination of all DSM options and present a plan to the Commission to develop and implement all cost effective DSM and demand response measures.

GDS Recommendations (cont'd)

3. Move forward with an all source solicitation requesting proposals to meet the balance of GRU's demand and energy needs. This process should take 6-9 months through development of a short list.

4. Alongside the all source solicitation, study a 50-100 MW CFB self build option, a 220 MW CFB self build option, and a 50-100 MW biomass option for ultimate comparison against the RFP responses.

5. Enter into discussions with potential partners in an IGCC plant, including Southern Company and the Orlando Utilities Commission.

GDS Recommendations (cont'd)

6. Investigate other potential joint ownership or unit power arrangements in the state, including the North Florida Power Project.

7. Reconvene and consider the results of steps 1-6 above in 6-9 months to make any needed decisions on supply side/self build options.

4/12/06
#050879

Jack Donovan – Action Steps for Gainesville's Energy Future

(a) Action steps with four or more City Commissioner votes currently:

1) Establish a City Commission policy that Demand Side Management (eg, programs of energy conservation, efficiency and demand response measures) will be the first choice for insuring Gainesville's future energy needs are met.

2) Hire an outside consultant to help determine appropriate demand response measures and rate design to decrease consumption and peak demand

3) Develop and implement a full-fledged DSM program.

4) End the policy of the RIM test as the sole determinant of cost-effective DSM and add the Total Resource Cost and other tests to help determine workable DSM programs.

5) Establish a fully staffed DSM department within GRU.

6) Commit to major investment by the City to transform how we understand and utilize our energy resources in our local and global contexts in a way that is affordable, sustainable, healthy and low in financial risk to our citizens.

7) Study the impact on demand projections of not doing wholesale energy sales in the future.

(b) Further actions which I would support and hope others would, too:

1) Immediately initiate a study of the potential for one or more biomass generating plants to meet a portion of our future energy needs

2) Starting a year into a fully implemented aggressive DSM program:

   i. produce annual projections of Gainesville's energy demand curve, including evaluation with end-use technology methodology, and

   ii. make annual assessments of when we will need to build on additional energy generating capacity and how big a plant we would need to build.

3/6/06
#050879

KEY POINTS – JACK DONOVAN

1. Our primary task tonight: Schedule our decision process
2. Pay GDS to come present on 3/13
3. ICF analyzed a narrow range of options, with the expectation that the CCom would figure out the best mix of policies on our own.
4. We (Gainesville) has adequate energy supply properly managed to allow years of delaying our "build new plants" decision.
5. We should act to delay our decision until we see:
   a) how well we can control demand
   b) how our uncertainties will play out (pollution regs, fuel pricing, technology development)
6. Several paths are possible for us alternative to the four "simple" options studied by ICF
   For example, one option would be the following:
   a) Delay retirement of units by re-powering (for 7-8 years each?)
   b) Maximize + speed implementation of DSM
   c) Tier electricity rates to shift demand
   d) Eliminate wholesale contracts
   e) Up-grade codes and incentives for residential + commercial energy efficiency (espec. for rentals)
   f) Encourage community spirit of cooperation for higher purposes (clean air, low bills, safe water, moral responsibility regarding pollution + global warming)
7. Demand analysis problems: a) Reliance on GRU forecast. b) Reliance on short-term history. c) Didn't use complex bottom up analysis (eg, its own HELM model)
8. DSM analysis: a) Tiered rates not examined.
   b) GRU administrative inefficiency not examined.
   c) ICF methodology skews sense of effectiveness
   d) Reduced risk of DSM not accounted for.

May 15
June 5
19

9. Supply Side analysis: No examination of delayed retirement or repowering (eg, the 10 year old 78 MW gas turbine at Deerhaven)
10. No examination of heightened risks of elevated debt. S&P has raised a red flag regarding the GRU plan.
11. The significance of jobs & economic development were not adequately examined – at least, requires more examination,
12. Transmission line up-grades requires more examination regarding cost of import & export of energy.
13. GDS's key conclusion is found on page 1 of its report, at bullet #2.

3/6/06
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Expanded Exhibit ES-36

Summary Results

Criterion	Options				
	CFB	IGCC	Biomass Maximum DSM	Maximum DSM	*NGCC*
Expected Revenue Requirements	Essentially Tied for Second	Best	Essentially Tied for Second	Essentially Tied for Second	*Worst*
Performance/Capital Cost/Financing Risk	Low	Medium High	Medium High	Medium High	*Low*
Risk Due to Exposure to High Wholesale Market Prices/High Oil and Gas Prices	Low	Low	High	Highest	*High*
Risk Due to Exposure to Low Gas Prices	Medium	Medium	Low	Low	*Low*
Variability of Revenue Requirements	Low	Low	Low	Medium	*High*
Local CO_2 Emissions	High	Medium High	Low	Low	*Medium*
Grid CO_2 Emissions	Medium	Medium	Medium	Medium	*Medium*
Local NO_X, SO_X Emissions	Low	Lower	Lower to Lowest	Lowest	*Lower to Lowest*
Health Effects	Comply with Ambient Standards	Comply with Ambient Standards	Comply with Ambient Standards	Comply with Ambient Standards	*Comply with Ambient Standards*
SocioEconomic Jobs	High	High	High	Medium	*Medium to High*
Rates	*Medium*	*Low*	*High*	*Highest*	*High*

Source: NGCC Option added by GRU

Expanded Exhibit 8-8

Average Base Case Revenue Requirements Across All 36 Scenarios (Nominal MM$)

Year	CFB	IGCC	Biomass Maximum DSM	Maximum DSM	*NGCC*
2006	177	177	177	177	*197*
2007	182	182	181	181	*194*
2008	186	186	185	185	*197*
2009	198	198	196	196	*206*
2010	220	220	217	217	*229*
2011	219	203	228	223	*240*
2012	230	213	239	235	*253*
2013	242	224	251	247	*266*
2014	255	236	262	259	*282*
2015	268	248	273	271	*296*
2016	282	262	287	286	*312*
2017	298	277	303	301	*324*
2018	315	293	319	318	*341*
2019	332	310	336	335	*358*
2020	351	329	354	354	*380*
2021	371	347	372	373	*401*
2022	391	367	392	393	*424*
2023	414	388	413	415	*446*
2024	437	410	435	438	*474*
2025	462	434	458	462	*496*

Source: NGCC Option added by GRU

Lannon, Kurt M.

From: Regan, Edward J

Sent: Tuesday, March 28, 2006 5:59 PM

To: citycomm; Lannon, Kurt M.

Cc: Martin, Ruth C; Barclay, David W.; Wilson, Diane M; White, Albert E; Allen, George K (Chip); Beaulieu, David E; Hunt, Jennifer L; Johnson, Karen S; Kurtz, Mike L; Lannon, Heidi J; Manasco, Skip; Richardson, David M; Viehe, Kathy E

Subject: ICF Executive Summary and Decision Matrix

Honorable Mayor and Members of the City Commission;

Attached, please find a report providing a summary of the ICF Final Report. The report also documents how quantitative ranking factors, to be applied to each of the energy plan options evaluated, were developed for the following evaluation criteria:

Affordability
Environment and Health Effects
CO2 Emissions
Economic Development
Price Volatility

Ranking factors for each of these evaluation criteria were developed strictly from information contained within the ICF report (except for the NGCC option). We will be prepared to discuss the strengths and weaknesses of the information used to develop the ranking factors if so desired.

The energy supply option with the best composite ranking overall will depend entirely upon the relative importance assigned to each of these factors by the Commission.

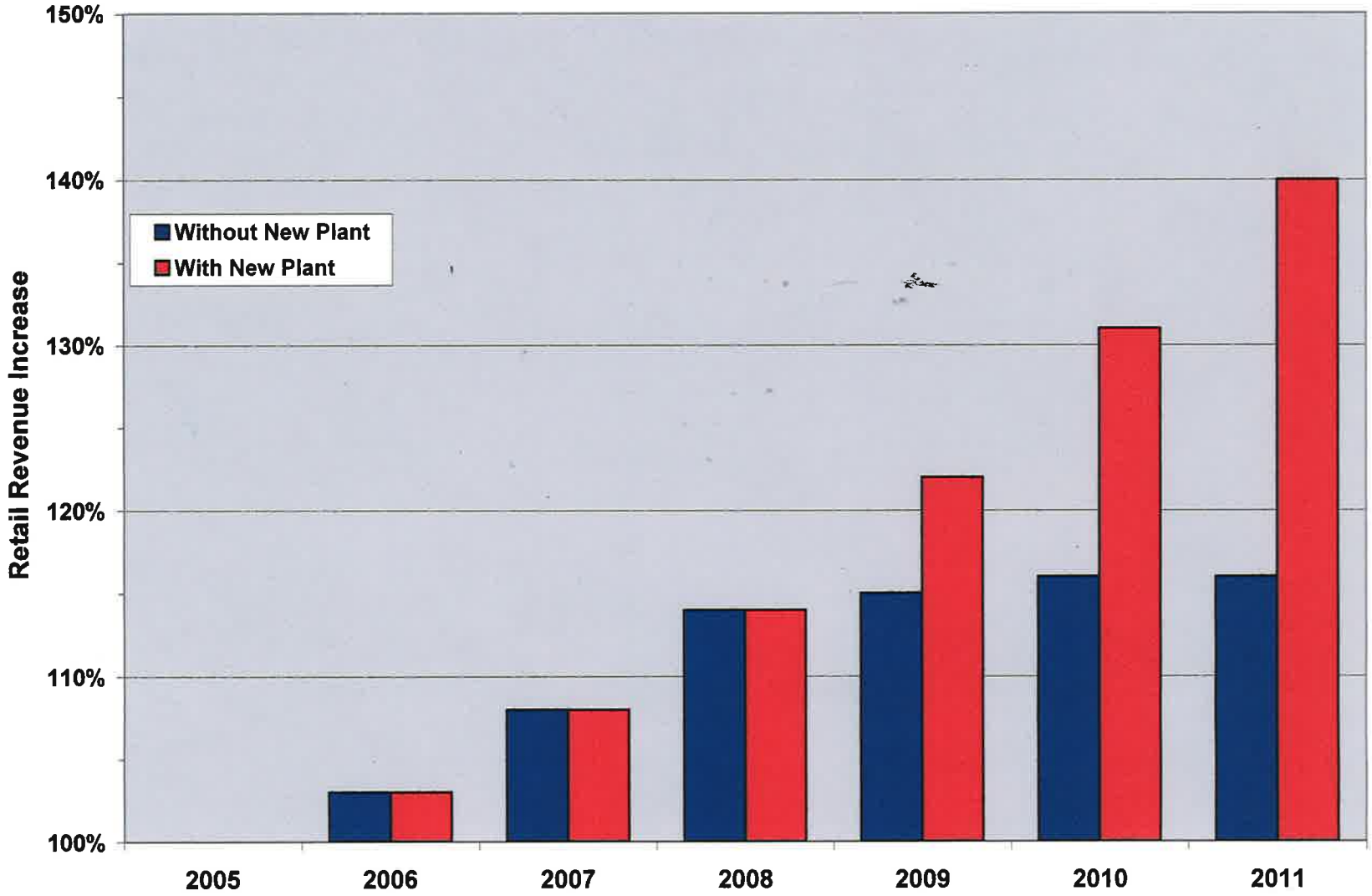
Accordingly, we have prepared a spreadsheet containing a Decision Matrix which will allow the Commission to interactively assess the effect of various weighting policies on plan rankings during the March 30, 2006 meeting.

Ed Regan
Assistant General Manager for Strategic Planning
P.O. Box 147117 Station A136
Gainesville, FL 32614-7117
Bus. (352) 393-1272
Fax. (352) 334-3151

A. Bright 3
3/30/06

GRU Planned Rate Increases

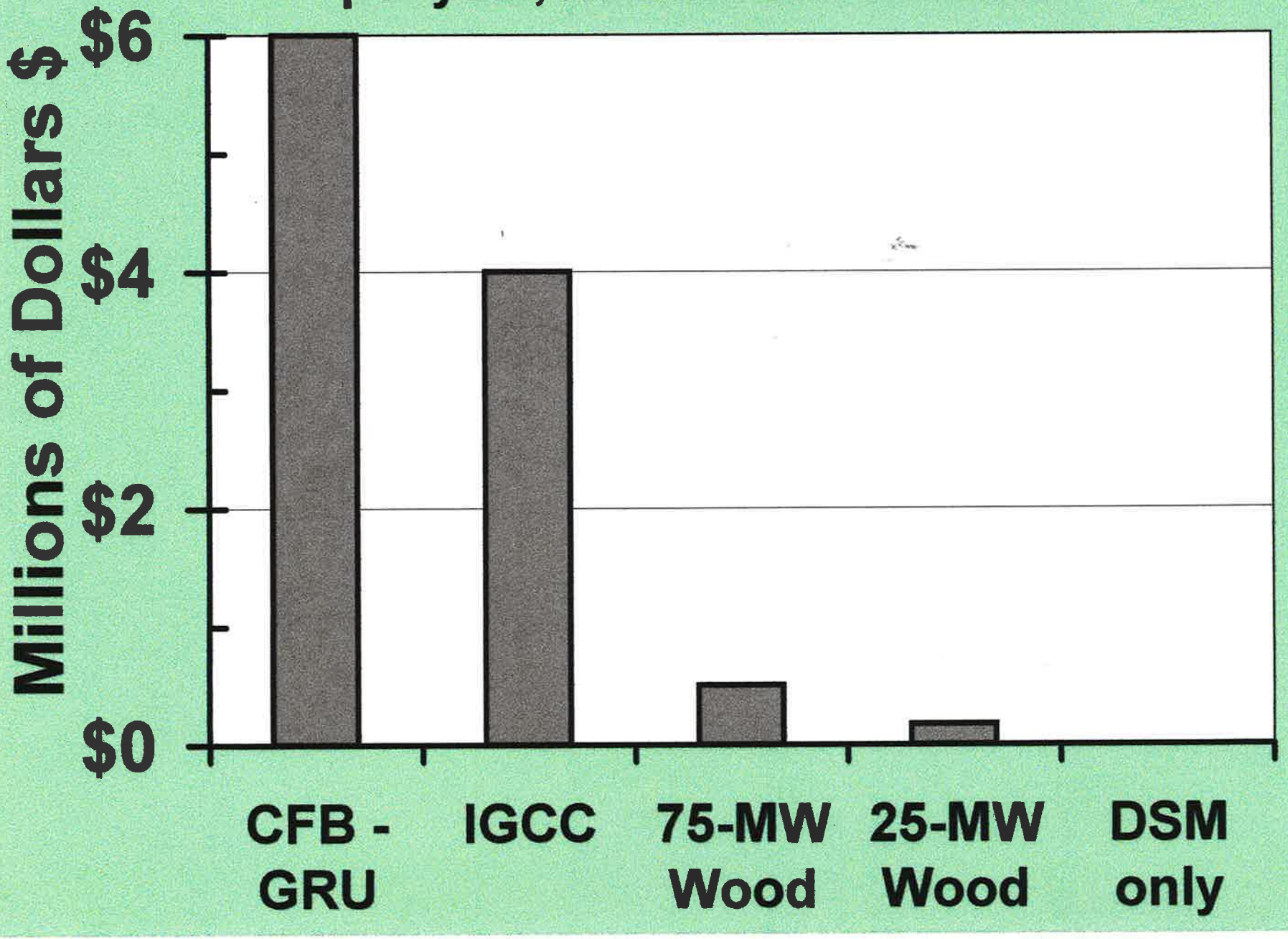
(Information obtained from GRU 3/28/06 and reported in Moody's 10/05)



David Hawkins
3/30/00

Avoidable Adult Deaths

per year, minimum cost estimates



David Hawks 3/30/06

New Power Plant Construction
Causes Local Deaths from Pollution

The Number of Deaths is Proportional to the Fine Particulate

ICF Estimated the Annual Costs of
These Extra Deaths

They used a cost of 1 to 10 Million $$ /year /death

We show the lower range of their estimates for:
CFB
IGCC
75-MW waste wood
25-MW waste wood
DSM only

Remember their will be about
10 deaths $10 MM per year
from the existing generators
The ICF estimates are EXTRA beyond
Deaths from existing generators

GRAPH

NOTE
60% increase for CFB
40% increase for IGCC
5% increase for 75-MW waste Woof
1.7% increase for 25- MW waste wood
0% increase with DSM alone

ICF says the $$ costs could be 10 times as high as we show here

This DOES NOT include:
hospitalization from stroke, heart attacks etc
days off work for respiratory illness
emergency room visits for asthma

#050879

3/30/06

ALERT!! To GRU Customers:

Impending *increases* in GRU rates over the next five years to service *current* debt:

Electricity:	2.0% increase already implemented 14.0% more is coming
Gas:	11.75%
Water:	44.0%
Wastewtater:	48.0%

These rate increases are reported by *Moody's* October 2005 review (www.ratingsdirect.com). *These increases are required merely to pay off existing debt.*

Moody's anticipates that GRU will have to increase electricity rates by **40 %** if the city approves GRU's proposal for a new (and unnecessary) coal-fired power plant (220 MW) that will cost customers an increased indebtedness of at least **$1.5 Billion**!

The November 7, 2005, *Standard & Poor's* Credit Outlook Rating noted that Gainesville's capital debt financing had increased from 30% in 2003, to 62% in 2005.

S&P expressed doubt as to whether the city could maintain its current bond rating since "…increases [in utility rates] needed to provide adequate debt service coverage over the next several years may be unusually high."

CONCERNED? Attend the Special City Commission Meeting
April 12, 2006, 6:00 pm

Hear the Opposition's point of view, especially why:

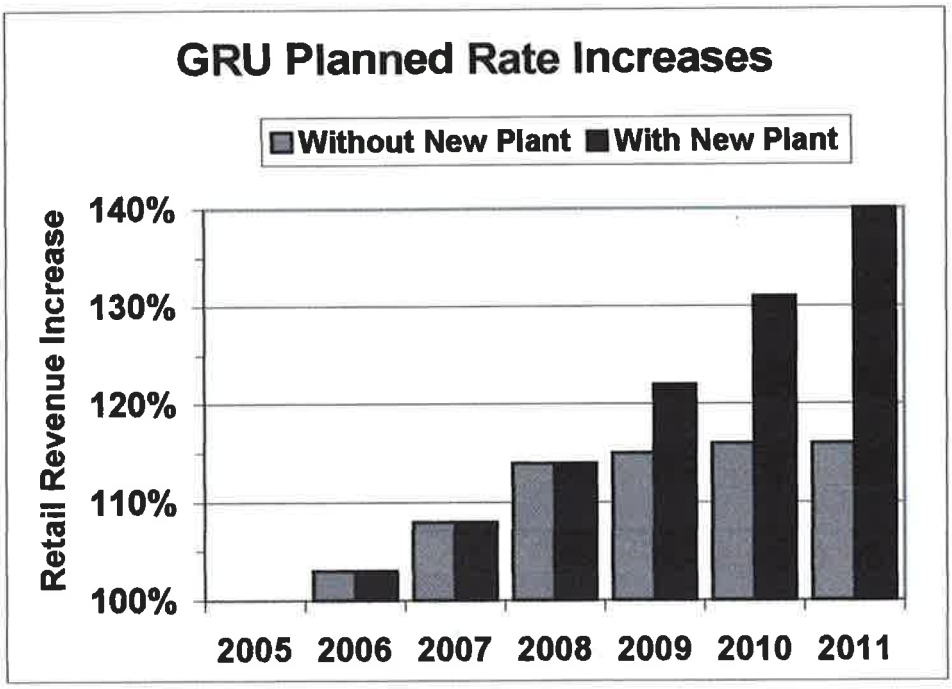
1. GRU has plenty of capacity now and probably until 2018;
2. GRU may need additional capacity of 20-40 MW, but **not** 220 MW;
3. GRU's proposal will bankrupt the city;
4. GRU's proposal would increase deaths from pollution by 60%;
5. Coal will **not** remain cheap, but is likely to become extremely costly;
6. Many communities throughout the country, including the entire state of California, have implemented effective, cost-saving management and conservation measures that GRU refuses to consider.

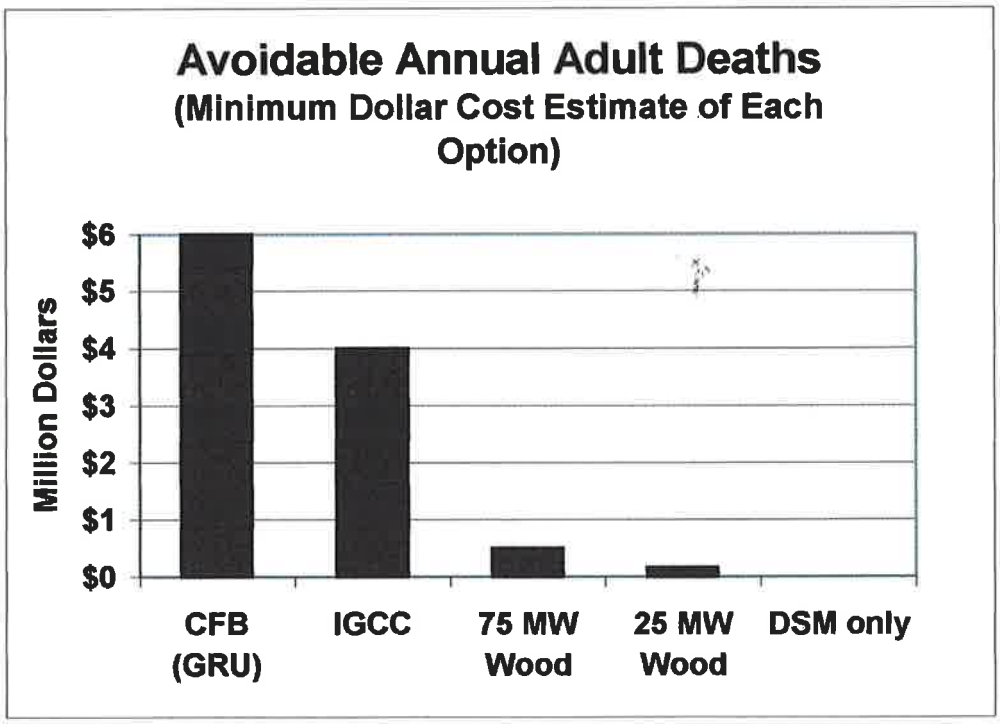
The City Commission will be voting yes or no on the new power plant on April 12th.

MEMBER OF THE BAR
DISTRICT OF COLUMBIA

Paula Huessy Stahmer, Esq.

4621 CLEAR LAKE DRIVE
GAINESVILLE, FLORIDA 32607-2238
TEL/FAX: (352) 373-3958


GRU Planned Rate Increases
Without New Plant
With New Plant
Retail Revenue Increase
140%
130%
120%
110%
100%
2005
2006
2007
2008
2009
2010
2011


Avoidable Annual Adult Deaths
(Minimum Dollar Cost Estimate of Each Option)
Million Dollars
$6
$5
$4
$3
$2
$1
$0
CFB (GRU)
IGCC
75 MW Wood
25 MW Wood
DSM only

MEMBER OF THE BAR
DISTRICT OF COLUMBIA

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3/30/06 1
#050879

Title of Report: A Post-Global Economic Development Strategy

Publication No.: 06004

Date Published: March 2006

Geographic Area Covered: Nine county Delaware Valley region, including Bucks, Chester, Delaware, Montgomery, and Philadelphia counties in Pennsylvania and Burlington, Camden, Gloucester, and Mercer counties in New Jersey

Key Words: Economic Development, Strategy, Globalization, Energy, Energy Regime, Peak-Oil, Post-Globalization, Sustainable Development, Alternative Energy, Renewable Energy, Green Industry, Green Building, Eco-Industry, Smart Growth, Transit-Oriented Development, Low-Input Agriculture, Bio-fuels, Location Efficiency, Eco-Branding, Industry Clusters

ABSTRACT: The development of the US economy has been fundamentally shaped by the availability of abundant, low-cost energy. There is growing consensus, however, that a major change in the global energy regime will impact the economy shortly. The question is not if, but rather how soon and how much. Efforts will be needed to create alternative energy sources, to increase energy efficiency, and to redesign major urban systems. Economic globalization may also be radically redirected as a new 'post-global' paradigm emerges which includes elements of both globalization and localization.

To harness the economic potential of these changes, this report recommends that economic development entities in the Delaware Valley begin retooling their efforts. As part of a comprehensive economic development strategy for the region, this report also recommends making smarter transportation investments, coupling these investments with more sustainable land-use patterns, fostering clusters in emerging eco-industries, and maximizing the value of these initiatives by eco-branding the region as a sustainability center.

Delaware Valley Regional Planning Commission
190 North Independence Mall West
Philadelphia, PA 19106-2582
Phone: 215-592-1800
Fax: 215-592-9125
Internet: www.dvrpc.org

Staff contact: Kevin W. Adams, Regional Planner
Direct phone: 215-238-2826
E-mail: kadams@dvrpc.org

Transportation would be the sector most directly impacted by more expensive fuel and it is the sector whose rising expense could severely impact not just agriculture distribution but also the movement of goods, customers and workers in many other sectors. Transportation in America is presently over 90% dependent on oil, especially the cheap crude that is easily transported and converted to fuels. As they operate now, auto, airline and truck freight travel could become cost prohibitive to many households and businesses.

Everyone will be aware of rising prices at the pump, but the end of cheap oil may impact the transportation system in unforeseen ways. Both auto and truck freight could suffer as road repair suffers. The interstate highway system requires constant maintenance, which will be harder to achieve with less gas tax revenue.

Airline travel would be even shakier. The airline industry can hardly stay afloat in the current cheap fuel environment. Rising fuel prices could be just the thing to push it over the edge. This in turn would have an effect on the tourism and convention industries for example.

In addition to tourism other retail trade could be affected in the extreme. The big box business model may become untenable. It used to be said that as GM went so went America. In today's service economy this may be true for Wal-Mart, the big box giant and America's largest employer.

Wal-Mart and other retail sector businesses may have to change their business models significantly when the cheap-oil era ends. Currently this model is absolutely dependent on the cheap transportation of goods from China and the ability of households to purchase those goods by arriving at the Wal-Mart super stores by auto. The company claims that its profits drop in relation to gas price increases. In 2004, before prices had reached current levels, Wal-Mart Chief Executive Lee Scott said high gasoline prices reduced the typical Wal-Mart customer's disposable income by an average of more than $7 each week. (*Reuters News Service, May 13, 2005*) This phenomena could magnify, making Wal-Mart and retail chains like it much less of a bargain.

Both retailers and manufacturers will suffer from increased supply chain and distribution costs. These costs will increase faster than other business costs. Logistics productivity will decrease and suppliers of both goods and services will be forced to develop business models that use less transportation. Moreover, increased oil prices will mean an increase in the cost of raw materials of many products. Tens of thousands of the common products we enjoy today, from paints to pharmaceuticals, are made out of oil. They will become increasingly scarce or unavailable.

In summary the bad news is that due to the rise in oil prices, decreasing transportation flexibility translates into higher production and distribution costs. Inventory costs will increase. Retail

#050879
3/30/06

ALL SOURCE SOLICITATION FOR LOAD AND ENERGY REDUCTIONS

ESTABLISH PROCESS FOR SETTING PRICE TO BE PAID FOR LOAD AND ENERGY REDUCTIONS

SOLICIT PROPOSALS FROM:

A. ENERGY MANAGEMENT COMPANIES
   Examples: - Honeywell
   - Siemens
   - MACTEC

B. LOCAL VENDORS AND EXPERTS
   - HVAC Contractors

C. NEW VENTURES/ CONSORTIUMS

POSSIBLE TYPES OF PROPOSALS

A. "PAY FOR PERFORMANCE" CONTRACTS

B. "DEMAND RESPONSE" PROGRAMS
   - May Require Advanced Metering

C. ENERGY CONSERVATION MEASURE LEASE
   - Commercial Lighting Program Model
   - Lakeland's Solar Program Approach

#050879
3/30/06

HOW TRC WOULD BE USED TO ACCLERATE CONSERVATION PROGRAMS

RE-EVALUATE CURRENT REBATE LEVELS

Central Air Conditioners
Room Air Conditioners
AC Maintenance
Duct Repairs
Reflective Roofs
Heat Pipes
Heat Recovery Units
Gas Appliances
Solar Water Heaters

EXAMPLES OF NEW PROGRAMS TO BE EVALUATED

Customized Commercial Rebates
Programmable/Controllable Thermostats
Green Building Program – New Construction
Affordable Housing Energy Star Rebate (approved)
Codes/Regulations/Licensing Conservation Requirements
Refrigerator/Freezer Buy-Back
Efficient Lighting (CFL)
Conservation Loans

OFF SYSTEM GENERATION CAPACITY OPPORTUNITIES

CITY OF LAKELAND – REQUEST FOR LOI BY APRIL 1, 2006

- SEEKING 200 MW COAL/PET COKE
- WILLING TO SHARE SITE FOR LARGER UNIT
- HAS RAIL AND PORT ACCESS
- PREFERS TO SWAP CAPACITY
- SOUTHERN CO. INTEREST IN JOINT PROPOSAL FOR IGCC

TAYLOR COUNTY ENERGY CENTER

- 800 MW COAL/PET COKE UNIT
- FMPA, TAL. JEA, REEDY CREEK CONSORTIUM
- GRU WAS INVOLVED IN PAST
- WORTH RENEWING THE DISCUSSION

ORLANDO

- 260 MW IGCC PARTNERSHIP WITH SOUTHERN CO.
  (WILL NOT BE ABLE TO USE BIOMASS)
- INTERESTED IN SWAPPING CAPACITY FOR ACCESS TO BIOMASS

ALL SOURCE SOLICITATION FOR LOAD AND ENERGY REDUCTIONS

ESTABLISH PRICE TO BE PAID FOR REDUCTIONS
SOLICIT PROPOSALS FROM:

A. ENERGY MANAGEMENT COMPANIES
   Examples: - Honeywell
   - MACTEC
B. LOCAL VENDORS AND EXPERTS
C. NEW VENTURES/ CONSORTIUMS

POSSIBLE TYPES OF PROPOSALS:

A. "PAY FOR PERFORMANCE" CONTRACTS
B. "DEMAND RESPONSE" PROGRAMS
   - May Require Advanced Metering
C. ENERGY CONSERVATION MEASURE LEASE
   - Commercial Lighting Program Model
   - Lakeland's Solar Program Approach

April 12, 2004 6

MEMORANDUM

To: Gainesville City Commissioners Braddy, Bryant, Chestnut, Donovan, Lowe and Nielsen, Interim General Manager Karen Johnson, City Clerk Kurt Lannon, City Attorney Marion Radson

From: Pegeen Hanrahan

Subject: Meeting Management for this Evening's Discussion Regarding Gainesville's Future Energy Needs

In an effort to make this evening's meeting as smooth and productive as possible, I would like to propose a structure for our deliberations. As we have discussed previously, the primary goal of this meeting is for commissioners to dialog and forge some agreement on how to move ahead. At this time we have held dozens of hours of public meetings and have received valuable input from hundreds of citizens. We have also received many emails, and each commissioner has met with interested citizens. At least six professional reports have been produced regarding the project (GRU, ICF, GDS, Black and Veatch, EPAC, Numark). While we should and will take public comment at this meeting, the majority of our time should be devoted to developing action steps forward that fairly represent the interests of the full community based on all that we have heard and learned up to this point.

Please consider the following:

Organization

6:00 pm – Convene meeting, discuss and adopt meeting structure, adopt agenda, distribute cards for public comment.

Identifying Consensus Items (Example: maximizing demand side management)

6:30 pm – Each City Commissioner may take up to five minutes to speak, to present what he or she thinks are consensus items regarding the power plant proposal. I would define this to mean an action step that more than four commissioners have expressed support for in previous meetings. Unless time is remaining after each of the seven commissioners has spoken, no commissioner will speak more than once in this time period. (7 commissioners * 5 minutes = 35 minutes)

7:05 pm – Each City Commissioner may take up to three minutes to respond to what others have suggested as consensus items. Staff will seek to keep a list of those items that appear to have more than four commissioners in agreement. After each commissioner has had an opportunity to speak, the floor will be open for a motion of those items appearing to have broad support. (7 commissioners * 3 minutes = 21 minutes).

7:30 pm – Once the motion is on the floor, each commissioner may speak to the motion for no more than two minutes. If desired, at the end of the discussion, any amendments may be made to the motion. At this point I would suggest that we table the motion and seek to address items that may have less consensus. (7 commissioners * 2 minutes = 14 minutes).

Identifying Remaining Action Steps (Example: See GDS suggested action items)
7:45 pm – Each city commissioner may take up to five minutes to speak, to present his or her suggestion for other actions we should take that may or may not have consensus support. Unless time is remaining after each of the seven has spoken, no commissioner will speak more than once in this time period. (7 commissioners * 5 minutes = 35 minutes)

8:20 pm – Each City Commissioner may take up to three minutes to respond to what others have suggested as steps forward. Staff will seek to keep a list of those items that appear to have four or more commissioners in agreement. After each commissioner has had an opportunity to speak, the floor will be open for a motion of those items appearing to have at least four in support. (7 commissioners * 3 minutes = 21 minutes).

8:45 pm – Once the motion is on the floor, each commissioner may speak to the motion for no more than two minutes. If desired, at the end of the discussion, any amendments may be made to the motion.

Afterwards, we should open the floor for public comment on both motions. If possible, we should project both motions on the screens using the projector.

Public Comment
9:00 pm to 10:30 pm – At 9:00 pm Mr. Lannon should be asked to total the number of cards submitted for public comment. No more cards should be taken after 9:00 pm. I suggest we divide the 90 minutes available equally among the number of speakers. If there are 30 speakers, each would have three minutes. If there are ninety speakers, each would have one minute.

If this is not considered desirable, another possibility would be to provide a longer time limit for those who either:
(a) represent a group larger than themselves if others are willing to yield their time; or
(b) have not had a prior opportunity to provide input to the city commission at public meetings.

Each speaker should be held strictly to the time limits available.

Final Deliberations and Vote
10:30 pm – 11:00 pm – The commissioners should each have three more minutes to speak to either motion. Amendments based on public comment may be considered at this time. The commission should first vote on the motion on the floor (remaining action steps), and then pull the earlier motion (consensus items) off the table to vote on it.

The meeting should end no later than 11 pm.

I am of course open to any alternative suggestions on meeting management. If possible, however, please come prepared to make your suggestion expediently at the beginning of the meeting.

Thanks for your consideration.

Speaker J. Bitz (1)

Honorable Mayor, Commissioners, Neighbors and Friends,

I'm asking you to do something very brave for our great City. I asking you to step up to your environmental promises, your promises of fiscal responsibility when you were running for office. I know you have been bombarded with data on the coal plant and you are struggling to do the right thing. I chose to live in Gainesville because I believe it is a city with a heart and soul – please don't make that heart and soul sick by building a coal plant. Gainesville is a unique place whose citizens embrace an environmental consciousness. We don't want to be another dirty American city. We don't want coal.

If you are really concerned about our energy future then let's institute a policy to retrofit homes with solar water and heat pumps, install proper insulation, fix leaks and provide classes on how to operate and maintain low-tech energy systems. Let's take conservation measures seriously in our public buildings. Let's have real energy-conscious planning such as clustered development, greening up the city and stopping the urban sprawl.

Especially, let's not bloody our light switches by using coal – where miners die and the earth is forever scarred.

* 1 months interest on the $500 mill would allow you to buy 18 cfl bulbs for every customer.

Instead of charging less money per kilowatt hour used after 1000 KWH we should have an increased rate – punish those who use more, not reward them for using more electricity.

This is a public utility not a for profit corporation.

Jacqueline Bitz
352-468-2101