



County of Monterey

Item No.2

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 24-247

March 28, 2024

Introduced: 3/25/2024

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Receive a presentation from Mynt Systems Inc. and staff on the status of the power purchase agreement projects to install a combination of solar photovoltaic panels and battery energy storage systems at 1410 Natividad Road;
- b. Recommend the approval and execution of a Power Purchase Agreement and related documents necessary to install a combination of solar photovoltaic panels and battery energy storage systems at 1410 Natividad Road;
- c. Recommend authorization of non-standard indemnification and insurance provisions in those documents; and
- d. Provide direction to staff.

RECOMMENDATION:

It is recommended that the Alternative Energy and Environment Committee:

- a. Receive a presentation from Mynt Systems Inc. and staff on the status of the power purchase agreement projects to install a combination of solar photovoltaic panels and battery energy storage systems at 1410 Natividad Road;
- b. Recommend the approval and execution of a Power Purchase Agreement and related documents necessary to install a combination of solar photovoltaic panels and battery energy storage systems at 1410 Natividad Road;
- c. Recommend authorization of non-standard indemnification and insurance provisions in those documents; and
- d. Provide direction to staff.

SUMMARY:

Staff recommends that the Alternative Energy and Environment Committee receive an update on renewable energy projects at the 1410 Natividad Road jail complex. On July 18, 2023, the Board of Supervisors voted to authorize and enter a Master Energy Services Agreement with Mynt Systems Inc., adopt a Power Purchase Agreement Template, and authorize the implementation of solar and battery storage projects at 1441 Schilling Place and the Sheriff's Public Safety Building at 1414 Natividad Road. Due to operational changes at the jail complex, a project at 1410 Natividad Road was not considered. Staff sought input and additional direction for this project at the Alternative Energy and Environment Committee on January 10, 2024, and directed to return to the committee.

Staff recommends that the committee recommend the authorization a power purchase agreement for a solar photovoltaic panel and battery energy storage system at the jail at 1410 Natividad Road to the Board of Supervisors. Staff has collaborated with Public Works, Facilities, and Parks, Natividad Medical Center, the Sheriff's Department, and the Health Department to ensure that the proposed

energy system design and agreements meet the needs of all stakeholders. Staff recommend that these options proceed to the Board of Supervisors with the recommendation of this committee.

DISCUSSION:

On October 27, 2020, the Board of Supervisors recommended entering into a Program Services Agreement with Mynt Systems, Inc. to undertake an Energy Assessment at both the Natividad Jail Complex and Schilling Place with the goal of reducing energy costs and emissions while increasing resiliency. Staff received the following project recommendations and presented them to the Budget Committee on May 18, 2021, and recommended the project move forward. The project is included as part of the Draft Capital Improvement Plan Fiscal Year 2023-24 that received support by the Capital Improvement Committee on March 6, 2023, and was adopted by the Board in June 2023.

Committee Recommendations:

1. 1410 Natividad Road, including the Jail Complex and the Sheriff's Public Safety Building: Install a 1,285.9kW carport solar array with a 2,145.6kWh battery at the new jail building along with a 372.7kW rooftop solar array on the public safety building as well as energy efficiency upgrades resulting in a reduction of 127,895 kWh of energy.
2. 1441 Schilling Place Building: Install A 1,010.7kW rooftop solar array with a 2,536.8kWh battery and energy efficiency upgrades resulting in a reduction of 311,950 kWh of energy.

Due to certain changes in operations that were taking place at the jail, wherein a portion of the facility was being converted into a behavioral health facility, staff recommended that the County not install a project at the Jail Complex, but instead, move forward with the improvements at the Sheriff's Public Safety Building and Schilling Place. These projects were approved by the Board on July 18, 2023, along with the authorization of the Master Energy Services Agreement with Mynt Systems Inc. and other documents necessary for the implementation of the project.

Staff now recommends that the committee receive a presentation providing update on the project by Mynt Systems Inc. and that the committee recommend the approval of the third power purchase agreement at 1410 Natividad Road. Moving forward with this solar photovoltaic panel and battery storage project at 1410 Natividad Road allows the County to capture \$744,000-\$905,000 in funding from Pacific Gas and Electric's Self-Generation Incentive Program. Staff has collaborated with Public Works, Facilities, and Parks, Natividad Medical Center, the Sheriff's Department, and the Health Department to ensure that the proposed energy system design and agreements meet the needs of all stakeholders.

OTHER AGENCY INVOLVEMENT:

Staff have collaborated with Public Works, Facilities, and Parks, Natividad Medical Center, the Sheriff's Department, and the Health Department to ensure alignment across departments.

FINANCING:

This item has no budgetary implications due to the financial structure of the Power Purchase Agreement.

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DocuSigned by:

Cora Panturad

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Attachments:

Capital Improvements Committee Report 9-11-23

Completed Board Order 23-245

Completed Resolution 23-245

Fully Executed Master Energy Services Agreement, Power Purchase Agreements, and Site Leases

Zero Carbon Resiliency Recommendations

Draft Power Purchase Agreement 1414 Natividad Road

Draft Site Lease Agreement 1414 Natividad Road