



**SUSTAINABILITY COMMITTEE
CITY OF TARPON SPRINGS, FLORIDA
324 EAST PINE STREET
2ND FLOOR MEDIA ROOM**

THURSDAY, OCTOBER 16, 2025
AT 6:00 PM

CALL TO ORDER

ROLL CALL

MINUTES

1. Approval of September 2025 Meeting Minutes

PUBLIC COMMENTS

DISCUSSION

1. Living with Wildlife Presentation Request update - Holly Langston
2. Solar Feasibility Study Project Prioritization List - Holly Langston
3. Creation of Sustainability guidelines for Development/Redevelopment Review process

ITEMS FOR THE NEXT MEETING AGENDA

STAFF COMMENTS

1. Upcoming Fall Newsletter
2. Storm Drain Mural Program update
3. Budget snapshot

COMMITTEE COMMENTS

ADJOURNMENT

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 938-3711, fax a written request to (727) 942-5619, or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or TarponCode@tspd.us

MINUTES
SUSTAINABILITY ADVISORY COMMITTEE
CITY OF TARPON SPRINGS
SEPTEMBER 18, 2025

THE SUSTAINABILITY ADVISORY COMMITTEE MET IN THE CITY HALL MEDIA ROOM, 324 E. PINE STREET, TARPON SPRINGS, FLORIDA, ON THURSDAY, SEPTEMBER 18, 2025, AT 6:00 P.M., WITH THE FOLLOWING PRESENT:

DENISE MANNINO	CHAIRPERSON
DR. CAROL MICKETT	MEMBER
SIOBHAN NEHIN	MEMBER
LORETTA RIQUETTI	MEMBER

STAFF PRESENT: HOLLY LANGSTON SUSTAINABILITY COORDINATOR

GUESTS MELINA SCALLY SUSTAINABILITY COMMITTEE APPOINTEE
(TERM BEGINS OCT 1)

CALL TO ORDER

Chairperson Denise Mannino called the meeting to order at 6:00 p.m.

ROLL CALL

Ms. Langston called roll.

APPROVAL OF AUGUST 2025 MINUTES:

MOTION:	DR. CAROL MICKETT
SECOND:	SIOBHAN NEHIN

To approve the minutes of August 2025 Sustainability Advisory Committee Meeting.

Vote on motion: Upon viva voce vote, the motion carried unanimously.

PUBLIC COMMENTS:

No public comments: all comments were made in the Discussion section of the meeting.

DISCUSSION

1. **Introductions – New Committee Appointees**

The newly appointed committee members introduced themselves and were welcomed by the existing committee members, who shared their experiences and passion for serving on the Sustainability Advisory Committee.

Sustainability Advisory Committee

2. FY 2026 Implementation Actions in the Sustainability Plan

Ms. Langston presented the Sustainability Plan implementation actions that have an implementation timeframe beginning in Fiscal Year 26.

3. Selection of Committee Chairperson

Ms. Langston stated that per the guidance of the City Clerk, the Committee should elect a new Chairperson tonight. This Chair will serve until January when the Committee is required by its founding resolution to elect a Chair and Vice Chair. Chairperson Mannino invited a discussion and stated she would be nominating Dr. Mickett to fill the role, should she be willing to accept the nomination. Dr. Mickett said she would be willing.

VOTE ON CHAIRPERSON:

MOTION: DENISE MANNINO
SECOND: SIOBHAN NEHIN

To select Carol Mickett as the Chair of the Sustainability Advisory Committee.

Vote on motion: Upon viva voce vote, the motion carried unanimously.

ITEMS SUGGESTED FOR THE NEXT MEETING AGENDA

- Coyotes in the City- what are the regulations – FWC representative or turn this into a larger City discussion regarding how to live with wildlife since people build in their habitats
- Solar Feasibility Study results
- Budget (Sustainability Division)
- Floodplain Admin (invite)
- Future discussions on wildlife corridors – West Klosterman Preserve and Florida Wildlife Corridor guests

STAFF COMMENTS

- EcoFest summary from 9/13 event
- International Day of Peace and Peace Pole Dedication event reminder
- Storm Drain Mural Program Status Update – Public Art meeting Oct. 8

COMMITTEE COMMENTS:

- Recommendation to try Jackary – a solar powered generator
- Could the Committee comment on the redevelopment proposals
- Suggestion for West Klosterman Preserve to install a bench or seating to enjoy the birds and wildlife – noted this is not City property

ADJOURNMENT:

MOTION: DR. CAROL MICKETT
SECOND: SIOBHAN NEHIN

To adjourn the meeting at 7:34 PM.

Vote on motion: Upon viva voce vote, the motion carried unanimously.

DR. CAROL MICKETT
CHAIRPERSON

HOLLY LANGSTON
SUSTAINABILITY COORDINATOR

CITY CLERK'S NOTE: This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's office for the required retention period.

CITY OF TARPON SPRINGS

SOLAR FEASIBILITY STUDY OF CITY-OWNED FACILITIES

PROJECT PRIORITIZATION LIST

SEPTEMBER 2nd, 2025

Background

The purpose of this project is to provide the City of Tarpon Springs (City) with a comprehensive analysis of the feasibility of solar installations at City-owned facilities. Part of the scope is to provide the City with a Project Prioritization List (Task 3), prioritization list for solar installation projects across the facilities based on technical feasibility, energy savings, and financial considerations. This report serves as the deliverable for that portion of the project.

This analysis is supplemental to the Site Assessment Report, dated April 4, 2025, and the Energy Efficiency Analysis, dated August 28, 2025, which together detailed findings at eight City-owned facilities identified by the City of Tarpon Springs as candidates for potential solar installations: the Recreation Center (400 S. Walton St.), the Public Safety building and lot (444 Huey Ave.), the Library building and lot (138 E. Lemon St.), the Public Works building and lot (325 E. Pine St.), the Golf Course parking lot (1310 Pinellas Ave.), City Hall (324 E. Pine St.), the Landfill (101 Meres Blvd.), and the dredge spoils parcel adjacent to the RO Plant at L & R Industrial Blvd. The April Site Assessment focused on evaluating solar feasibility at each location, including rooftop and ground-mount potential, site constraints, and projected solar output, while the August Energy Efficiency Analysis identified and provided tailored recommendations for load reduction prior to solar implementation. Together, these reports established both the physical feasibility of solar adoption and the operational opportunities for reducing energy demand.

This current report, which provides a prioritization framework, represents the next step in the City's renewable energy planning process. By integrating findings from both the supply-side (solar potential) and demand-side (efficiency measures) analyses, it ensures that recommended solar projects are both technically sound and financially optimized. In addition, the prioritization process addresses strategic considerations such as permitting, installation ease, community visibility, and coordination with the City's long-term clean energy program, thereby supporting an actionable and phased implementation plan.

Prioritization Analysis

The study indicates that the city-owned facilities in Tarpon Springs have significant potential for solar energy adoption, with energy usage ranging from over 960,000 kWh at the Public Safety building to as little as 12,000 kWh at the Cart Barn (Appendix A-1). Financial feasibility depends strongly on system size and installation complexity. For example, the Community Center and Library both show favorable returns due to newer roofing, straightforward layouts, and strong solar output potential relative to their load (Appendix A-2). In contrast, City Hall and the Cultural Center present higher costs and

structural risks, raising payback periods.

National market research reinforces these local findings: the commercial solar sector reached record levels in Q1 2025, highlighting stable institutional demand even as the residential segment contracted. Tarpon Springs’ facilities therefore align with the broader trend of public and commercial entities driving steady adoption despite volatility in the residential market.

Current federal incentives (30% Investment Tax Credit under Section 48E) are available only for projects started before July 4, 2026, and in service by December 31, 2027 (Table 1; Appendix A-3). This creates financial urgency, as projects delayed past that timeline risk losing substantial federal support, significantly reducing cost-effectiveness. This timing coincides with broader industry “construction waves” as developers accelerate projects ahead of policy deadlines. Analysts project that this pull-forward effect could add about 4 GW annually nationwide during 2027–2030. For Tarpon Springs, this means that early action not only secures the ITC but also avoids higher equipment and financing costs expected as national demand spikes.

Table 1: Federal Tax Credit Summary Table

Sector	2025 (Install by)	2026–2027 Status
Residential homeowners	Dec 31, 2025	No credit from Jan 1, 2026
Leases / PPAs (48E)	Dec 31, 2027	Extensions expire after 2027
Commercial / Utility-scale	Begin by Jul 4, 2026; service by Dec 31, 2027	No credit after 2027

Broader U.S. market conditions also highlight risks. Persistent supply shortages of transformers and interconnection delays continue to challenge developers. With distribution transformer demand up 34% since 2019 and current deficits around 10%, municipalities with early procurement and planning will be better positioned to avoid cost escalation. For Tarpon Springs, moving quickly on high-priority facilities mitigates exposure to these bottlenecks.

The prioritized projects collectively offset a substantial portion of annual consumption. Facilities such as the Library and Community Center can generate more electricity than their usage (257,094 kWh vs. 239,887 kWh; 241,626 kWh vs. 224,383 kWh, respectively), leading to net-positive energy outcomes (Appendix A-2). On the other hand, the Public Safety building, despite having the highest energy load, would still offset less than one-third of its annual demand even with a large PV system, highlighting the need for complementary energy efficiency measures. Overall, implementation across the top six ranked facilities could reduce City-wide grid demand by several hundred thousand kWh annually, aligning with Tarpon Springs’ clean energy goals (Appendix A-4).

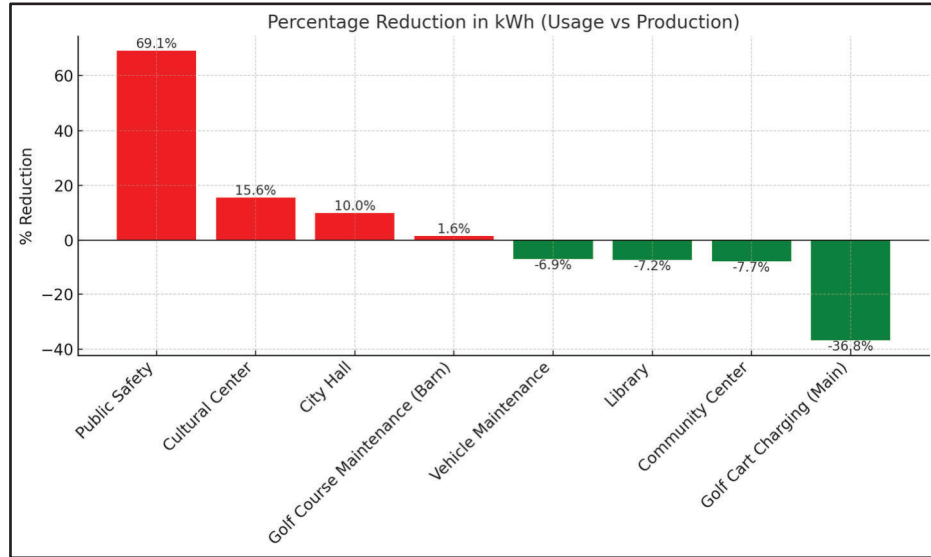


Figure 1: Expected Usage vs Production.

Based on energy usage, projected solar production, system size, and estimated costs, the facilities have been ranked to reflect their relative priority for solar implementation. The ranking highlights which sites present the most immediate opportunities for cost-effective energy savings, while also identifying facilities that may require additional study or higher investment

Table 2 Facilities Ranking:

Rank	Address	Usage (kWh)	PV Production (kWh)
1	Community Ctr. 400 S Walton Ave.	224,383	241,626
2	Course Maintenance 1310 Pinellas Ave	85,160	83,778
3	Library 138 E Lemon St.	239,887	257,094
4	Public Safety- S. Huey Ave.	963,557	297,333
5	Vehicle Maintenance. 325 Pine St.	72,056	77,014
6	Cart Barn 1310 Pinellas Ave	12,150	16,616
7	City Hall 324 Pine St.	626,420	563,935
8	Cultural 101 Pinellas Ave.	42,727	36,079

Project sequencing should prioritize sites with the most favorable cost-benefit and installation ease.

- Phase 1 (High Priority/Quick Wins): Community Center, Course Maintenance, and Library. These facilities combine lower costs, high solar production, and minimal structural risk.
- Phase 2 (Moderate Complexity): Public Safety and Vehicle Maintenance facilities. While it is costlier and larger, they provide high visibility and substantial long-term savings.
- Phase 3 (Complex/High Risk): City Hall and Cultural Center. These require structural inspections and may involve external conduct runs or complicated access, delaying implementation.
- Phase 4 (Special Case): Dredge Spoil parcel. Although not originally included in the City building list, this ground-mounted site offers unique advantages (steady loads, quick build potential, and scalability) but requires additional property, geotechnical, and interconnection studies.

Challenges and Recommendations

- Non-Recommended Sites: City Hall’s potential roof upgrade costs may lower its priority, despite its large energy load. Landfill presents the potential for the largest energy generation but requires further review of interconnection feasibility before advancing.
- Recommended Investigations:
 - Structural analyses for City Hall and the Public Safety Building roofs.
 - Geotechnical studies for the Landfill (ballasted system) and Dredge Spoils (foundation suitability).
 - Utility coordination for interconnection and net metering, particularly at the Landfill and Dredge Spoil sites.
 - Collection of as-built roofing plans to confirm structural capacity across facilities.
 - Boundary review, test of existing 162 kW DC array performance, and confirmation of interconnection capacity for Dredge Spoils.
- General Comments: Permitting is expected to be manageable across most facilities; however, public-facing sites such as City Hall, the Recreation Center, and the library will require careful scheduling to minimize disruption. Landfill’s scale, combined with the potential to pursue a Power Purchase Agreement (PPA), represents a unique large-scale opportunity provided stakeholders align and technical uncertainties are addressed.

Conclusion

The solar feasibility analysis for Tarpon Springs demonstrates that several City-owned facilities are well-positioned to achieve significant cost savings and energy reductions through PV implementation. Facilities such as the Community Center, Course Maintenance, and Library offer the strongest near-term opportunities, providing favorable cost-benefit ratios, straightforward installations, and the potential to offset nearly all their annual energy demand. Larger and more complex sites like City Hall, the Public Safety Building, and the Cultural Center present meaningful long-term benefits but require

further structural or logistical review before advancing. Ground-mounted options at the Landfill and Dredge Spoil sites represent unique large-scale opportunities pending additional technical and interconnection studies.

Collectively, these projects create a pathway for the City to achieve its clean energy goals while reducing operating costs, improving resiliency, and demonstrating leadership in sustainability. Key challenges and recommendations to support next steps are summarized in the Challenges and Recommendations section and supported by technical details contained in Appendix A (A-1 through A-4).

Tarpon Springs Solar Feasibility Study Priority Tool -

Use data sort to rank by cost, ease of installation and suggested Rank

Rank	Address	Usage (kWh)	PV		PV Size -kW	Budgetary Estimate	Notes
			Production (kWh)	Capacity			
1	Community Ctr. -400 S Walton Ave.	224,383	241,626	93%	201.9	\$ 363,501	Newer building with standing seam metal roof. Simpler module attachment and possibly no penetrations in the metal roof.
2	Course Maintenance -1310 Pinellas Ave	85,160	83,778	102%	76.6	\$ 137,959	Roofing is ideal for both buildings. Some concern with golf ball strikes. Could be mitigated with tree planting.
3	Library - 138 E Lemon St.	239,888	257,094	93%	215.9	\$ 388,618	Newer building with standing seam metal roof. Simpler module attachment and possibly no penetrations in the metal roof.
4	Public Safety- S. Huey Ave.	963,557	297,333	324%	867.2	\$ 1,560,963	Relatively new roofing. Access to the building for maintenance is easy, not ideal for use during construction due to security. Crain lifts required for PV construction materials.
5	Vehicle Maintenance -325 Pine St.	72,057	77,014	94%	64.9	\$ 116,732	Older building and structural inspection recommended for the PV design.
6	Cart Barrn - 1310 Pinellas Ave	12,150	16,616	73%	10.9	\$ 19,683	Older building and structural inspection recommended for the PV design.
7	City Hall -324 Pine St.	626,420	563,935	111%	563.8	\$ 1,014,801	Older building and a structural engineering assessment advised. Interconnection point and home runs from PV to the inverters may require conduit runs on the outside of the building. Roofing material is realitively new. Access to roof for maintenance and construction is not ideal. Crain lifts required for PV construction materials.
8	Cultural - 101 Pinellas Ave.	42,728	36,079	118%	38.5	\$ 69,219	Older building with tile roofing. Inverter location and wire runs could be xternal to the building. Older building and structural inspection recommended for the PV design.
NA	Dredge Spoil	Unknown	Unknown			2	Greenfield site and other PV arrays nearby. Facilitates a designated PV operator position to assue the PV investment continues optimal performance and regular maintenance

* Ease of installation - ranking from 1-5, 5 being more difficult of a project. Considerations are: Wind loads based on the location and height of the building, additional engineering, structural, geotechnical and electrical interconnection point, roofing type and age, and time to complete.

** Estimated Cost - Where PV production exceeds the electric usage, cost equals - 95% of electric usage times, \$1.80 per watt or \$1800 per kWh

08/28/25
17:28:25

CITY OF TARPON SPRINGS, FLORIDA
FISCAL YEAR 2026 ANNUAL BUDGET

402-WATER-SEWER FUND 4002-SUSTAINABILITY	ACTUALS FY 2024	ORIGINAL BUDGET FY 2025	REVISED BUDGET FY 2025	ACTUALS YTD July 31, 2025	BUDGET FY 2026
12-00 REGULAR SALARIES & WAGES	22,756	34,650	34,650	27,320	35,516
13-00 OTHER SALARIES & WAGES	1,262			6,376	
14-00 OVERTIME PAY				24	
21-00 FICA TAXES	1,823	2,651	2,651	2,560	2,717
22-00 RETIREMENT CONTRIBUTION	654	3,118	3,118	2,461	3,196
23-00 LIFE & HEALTH INSURANCE	1,403	6,082	6,082	5,068	5,789
24-00 WORKER'S COMPENSATION	26	42	42	44	43
* Personnel Services	27,924	46,543	46,543	43,854	47,261
31-00 PROFESSIONAL SERVICES	7,884	40,000	44,625	8,320	40,000
34-00 OTHER CONTRACTUAL SERVICE		12,800	12,800		11,600
40-00 TRAVEL PER DIEM	649	2,050	2,050	1,139	1,350
41-00 COMMUNICATION SERVICES	618	650	650	464	650
47-00 PRINTING & BINDING	90	500	500		
48-00 PROMOTIONAL ACTIVITIES	3,050	4,000	4,000	664	3,750
51-00 OFFICE SUPPLIES	298	200	200	9	200
52-00 OPERATING SUPPLIES	1,159	7,200	7,200	5,570	8,120
54-00 BOOKS-PUBL-SUBSCRIPTIONS	3,321	3,615	3,615	380	1,795
55-00 TRAINING	3,149	2,100	2,100	1,228	2,350
* Operating Expenditures	20,218	73,115	77,740	17,772	69,815
63-00 IMPROVEMENTS O/T BUILDING					225,000
* Capital Outlay					225,000
** SUSTAINABILITY	48,142	119,658	124,283	61,625	342,076