



Green Practices Commission

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Meeting Minutes – University City Green Practices Commission

May 14, 2015

DRAFT

Location: Heman Park Community Center
Attendees Present: Dianne Benjamin, Bob Elgin, Tim Michels, Jeff Mishkin, Jenny Wendt (Staff Liaison), Steve Kraft (Council Liaison)
Absent Excused: Lois Sechrist, Richard Juang, Scott Eidson
Guests: Dave Pickerill, Missouri Clean Energy District Property Assessed Clean Energy (PACE) program

1. Meeting called to Order, Roll Call at 6:08 p.m.
2. Opening Round
 - a) Tim worked on a retro-commissioning (RCx) project for a Leadership in Energy and Environmental Design (LEED) Gold Lab building at Washington University. RCx focuses on Building Management Systems and makes improvements to sequences of operations and associated minor capital improvements that have a payback of 1.5 years or less (typical payback limit to be considered an RCx project). Energy Resources Group, Inc. (ERG) found energy efficiency RCx opportunities that amounted to +/-35% in annual energy savings.
 - b) Dianne indicated the UCity Monarch Waystation planning group will meet on May 16th at 1 pm to start the second butterfly garden to be located near Vernon and Midland (close to UCity in Bloom). Daylilies have been removed to plant natives.
 - c) Jeff is working on two large projects in conjunction with Ameren.
 - d) Jenny will contact the Regional Chamber & Growth Association to confirm that U City is registered to be in the Green Business Challenge.
 - e) Dianne reminded everyone about the Recycling Extravaganza the last weekend in April at Forest Park Community College.
3. The March 12, 2015 Green Practices Commission Meeting Minutes were approved with one amendment.
4. Property Assessed Clean Energy (PACE) – Missouri Clean Energy District
 - a) Dave Pickerill with the Missouri Clean Energy District PACE program discussed the following major points:
 - i. The program has 42 municipalities enrolled across Missouri (diverse geography).
 - ii. The program began in 2010.
 - iii. Joining the program already in place would result in no administrative burden to University City.
 - iv. Each municipality appoints a representative to the advisory council to attend meetings, which are usually held as conference calls.
 - v. The average interest rate is 6.5% over 20 years. The calculated economic benefit (cost savings) of the project must equal or exceed this.

- vi. University City would pass an ordinance to adopt the program. Dave can provide a sample ordinance.
 - vii. Dave Pickerill acts as the Program Administrator and the Executive Director.
 - viii. Contractors must have a Certificate of Liability and apply to be on the contractor list for the projects, but they do not need to pay a fee to be on the list.
- b) GPC follow-up:
- i. Jenny will send University City's attorney the sample Ordinance to review.
 - ii. Jenny will forward the power-point presentation to the GPC members who were not in attendance.
 - iii. The Commission will vote on University City joining the program at the June meeting.
 - iv. The Commission will develop a list of 10 projects to consider for the program (if approved).
5. New Business
- a) Olive Street Lights
- i. The Olive Business District would like to have improved lighting along Olive and would like to standardize the brightness, color, and uniformity of the lights.
 - ii. Currently the lighting can be either Mercury Vapor or High Pressure Sodium depending on what Ameren has installed. The lighting ranges from 6800 lumens to 25,500 lumens depending on the lights installed by Ameren.
 - iii. Ameren provided a quote to the City of \$247,000 for a portion of the lights to be upgraded (with increased energy use).
 - iv. Jenny would like the Green Practices Commission to discuss and present energy efficient lighting options to address the Olive Business District's concerns. The Commission members discussed the options and no solution was agreed upon. The topic will be discussed again at the June meeting.
6. Reports are tabled until the next meeting.
7. Closing Round
- a) No comments.
8. Adjournment: 7:42 pm