



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 with the Missouri Clean Energy District 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 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). ERG found energy efficiency RCx opportunities that amounted to +/-35% in annual energy savings.
 - b) Dianne indicated the U City butterfly group will meet on May 16th at 1pm to start the second butterfly garden. This will be located near Vernon and Midland (close to U City in Bloom). Daylilies have been removed to plant natives.
 - c) Jeff is working on 2 large projects in conjunction with Ameren.
 - d) Jenny will contact USGBC to make sure U City is registered to be in the challenge.
3. March 12, 2015 Green Practices Commission Meeting Minutes 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 program with the following major points:
 - i. This program has 42 Municipalities all across Missouri (diverse geography)
 - ii. This program started in 2010
 - iii. Joining the program already in place would result in 0 admin burden to the City
 - iv. Each municipality appoints a representative to the advisory council who attends meetings – usually as a conference call
 - v. The average interest rate is 6.5% over 20 years – the economic benefit must equal or exceed this
 - vi. The City would pass an ordinance adopting this program – Dave has an example ordinance (as does Tim Michels).
 - 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 the City's attorney the example 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 the City joining the program at the next meeting
- iv. The commission will come up with a list of the top 10 projects to consider for the program (if approved).

5. New Business

a) Olive Street lights

The Olive business district would like to have improved lighting along Olive. Currently the lighting can be either Mercury Vapor or High Pressure Sodium depending on what Ameren has installed. The lighting also ranges from 6800 lumens to 25,500 lumens depending on the lights installed by Ameren. The business district wanted to standardize the brightness, color, and uniformity of the lights. Ameren provided a quote to the City of \$247,000 for a portion of the lights to be upgraded (with increased energy use). Jenny would like the commission to discuss and present energy efficient lighting options for solving these issues on the street. The commission members discussed the options, no solution was agreed upon.

6. Reports are tabled until the next meeting.

7. Closing Round

- a) No comments.

8. Adjournment: 7:42 pm