

## Greenhouse Gas/Energy Conservation Team

### Meeting Minutes

January 8, 2009, 12:00-2:00 pm

140 W. Pine, City Council Chambers

**Members:** Garrett Budds, Brian Kerns, Jim Kuffel, Nancy Wilson, Steve Patrick, Ben Schmidt, Sam Hall  
**Facilitators:** Susan Anderson (Sustainable Business Council), Gary Bakke (Chamber of Commerce)

#### I. Call to Order 12:12

II. **Roll Call:** Steve Patrick absent.

**Others Present:** Gary Bakke, Pam Walzer, Alex Stockman, Chase Jones

#### III. Announcements-none

#### IV. Public comments on items not listed on the agenda. (Required by law) none

#### V. Approve meeting minutes of December 11, 2008.

##### Two minor changes were requested be made:

Ms. Wilson, Item VI. B. Transportation, Discussion and Comments, first line add "A comment was made"; and

Mr. Hall, Item VII. A. Should the city write a letter in support of state high efficiency building codes.

Second sentence Municipalities can ....[add] **not**....ask for specific things that ...

**Mr. Schmidt** motioned to accept the minutes as modified by Ms. Wilson and Mr. Hall's comments. **Mr. Kerns** seconded. All in favor, motion passes unanimously.

#### VI. Non-Action Items

##### A. City Renewable Energy Credits update (5 min) Ben Schmidt and Brian Kerns

The information was presented to the Mayor who wants this to go forward, will advise City Council he is in favor and have Conservation Committee vote to move forward or not. This may happen at the Jan. 28<sup>th</sup> meeting.

Discussion—There was an article in the *Missoulian* December 15th which was passed out regarding the program. Mr. Budds asked what the components folks were hung up on are. Mr. Schmidt replied, wanted us to work with administration for input on staffing requirements and where would the money go. Emphasize this is buying a product. Mr. Kerns said the biggest hang up was getting the ALT and Mayor on board and in support. The transparency, how much money actually goes back to projects, still comes up and the philosophical component-should the city get involved, how much the city should invest, will this be a burden.

Public Comment-Ms. Walzer commented on the actual movement of money being a concern, there needs to be involvement at the administrative level; finance has to be on board. Also provide examples of how the money would be used in the City, see how it would benefit local citizens with concrete examples. For example, expanding the Green Blocks Program that is easy to see how these funds could be utilized. Concrete examples may bring some council members on board.

B. Transportation—How to encourage city employees to bus, walk, bike to work Nancy Wilson  
Alex Stockman, Missoula in Motion program, is present to answer some questions and provide overview of public transportation ridership number comparisons of city and county ridership. An incentive plan will be discussed as well.

Efforts to increase city employee participation in utilizing public transportation were presented. Some suggestions were to better identify the city id card as a bus pass, have a city staff person dedicated to promoting using alternative transportation.

A draft incentive program has been developed to change behavior of employees who drive alone to work. Eligibility and participation guidelines would be for the first 50 people who agree to use the bus to get to/from work would earn \$2.00 a day, up to \$180.00, over an assigned 90-day period. This would help establish a routine or habit and focus on people not using their bus pass to improve air quality and traffic congestion. MIM is willing to do the marketing promotion and legwork but needs funding to pay out the cash reward. MIM is working up a draft survey of city employees' to gauge current barriers, concerns, and how to better educate through use of the id card.

Ms. Wilson expressed her desire for this committee to consider this project with city investment in a program with MIM. She suggests that the first 50 people who change their behavior for 90-days get \$100.00. The University is doing this for health benefits and it is working well. It also saves on gas and parking costs; improves air quality and congestion; and will open up parking downtown. These benefits could be used in the promotion of the program.

Discussion and Comments: Mr. Hall asked if there are specifics that could be passed on as recommendations. Alex Stockman replied that encouraging educational efforts of the city id as a bus pass and the communication between HR and orientation for not recently hired employees who may have forgotten and having a way for whatever is used for ridership have the ability to be scanned for a more accurate record of ridership. Ms. Wilson wondered if it would be appropriate, in memo form, to suggest that city orientation include a program educating that the city id is a bus pass, have a staff person dedicated to communicate with MIM on events they could help with to promote bus ridership, and that we add this to the list of possible projects to fund with the money generated from Green Tags. Mr. Budds would like to see education beyond new hires. Ms. Wilson would like to see a recommendation to support this project and ask city administration for the funding. The parking commission may be a possible contributor as well if spaces are freed up. Alex suggested having something in the budget on-going to keep momentum on sustainable transportation programs or projects.

Mr. Patrick would like to see a draft of what is proposed. Mr. Schmidt indicated that draft should include the examples of other cities that have implemented such a program and the continued educational emphasis for city employees. Alex said that the Green Team has discussed educating employees and promoting bus use. \*Get clarification from HR about using id as bus pass for work related travel or if the id can be used at any time. Ms. Walzer mentioned employee benefit program 'Fit City' which has a point system for walking/biking to work, may be able to get some promotion, small funding amount there. Ms. Wilson encouraged the need to have a city staff person in charge of communications with MIM to ask for their help and with other city programs that can be helpful. Alex said there is a need for a liaison with the city. Ms. Wilson indicated she would put together a draft for next meeting. Mr. Budds suggested the transportation representative on the Green Team may be a good liaison. Mr. Schmidt suggested the draft be done in advance and circulated via email for input; moves the process quicker along and next this item will be listed as an action item.

Public comment-Gary Bakke talked about the 'number's aspect of this. Just looking at city/county employees is barely scratching the surface of possible ridership increase; the goal is to get people to use public transportation. Look beyond the city/county employees, the goal to increase ridership in general, include the downtown employers. Those riding the bus could be a captive market for eating lunch and doing some shopping downtown, the Downtown Association could be a potential buy-in. Saving people from parking downtown is a great benefit to the downtown businesses.

Mr. Kerns talked about some penalties as incentives. Portland Oregon has implemented a number of ways to discourage car traffic in their downtown. There are a number of inverse incentives to manage vehicular parking and traffic. Alex commented that increase in parking does increase bus ridership, the MDA EZ Pass private sector has increased ridership. Gary asked why ridership in 2007 decreased dramatically on the chart. Alex responded that during summer months in 2007 due to poor air quality days from fires there was free ridership, therefore no tallying was done on those days.

### C. Sustainability Coordinator Position Update

Mr. Schmidt reported there are budgetary concerns, but the goal is to have somebody in that position in FY2010, around July 1, 2009. There is a meeting scheduled for Jan. 23<sup>rd</sup>. Mr. Budds stated there is a subcommittee of the Mayor's Advisory Committee working on the issue to generate support, pulling together data and examples in other cities where position has been successful and make a case for defending to council.

Public Comment: Ms. Walzer asked if anyone knew if there were examples of any part-time positions. Mr. Budds responded that in the search have only seen full-time positions. Positions are easily funded through cost-savings and end up with departmental expansion to add more employees. Ms. Walzer indicated that this position was initially discussed as being a part-time position; it would be great to justify filling it full-time especially where funding is considered.

Alex Stockman commented that she has looked at these types of positions and knows people who are sustainability coordinators in other towns. Initially the cost savings funds are generous, but the job long-term focus is more about impact/reduction in consumption so that funding goes away. She suggested having multiple ideas and sources for stable funding of this position in the long-term.

## VII. Action Items

### A. Buildings—Request City Council to weigh in on High Efficiency Codes Ben Schmidt

The State Legislature has proposed bills before them in regards to energy conservation and finding funding to improve energy efficiency in homes. The *Missoulian* reported on a proposed bill to be introduced by Betsy Hands which will require buildings to be 30% better than code in energy use. There is a similar bill that pertains only to state buildings and there is a bill that would take revenues from the gas and coal industries to fund energy efficiency weatherization efforts. Those are all online to review. Mr. Schmidt presented some possible angles to take as a committee, by asking the City to support or encourage: passage of specific legislation; further include ensuring standards are implemented correctly and verified in such legislation; start working on changing state law to allow local municipality governments to have building codes. The downside of having local codes is developers/builders like using state codes, easier to be consistent.

### Discussion:

Mr. Hall's vision for residential codes would be developing 30% above current code but locally the state doesn't allow regional or local adaptation. That is a barrier; how to overcome that may be to change the way codes are adopted and enforced. Discussion with legislators and the MBIA (local builders association) who has been proactive in getting the National Association of Home Building green standards in practice in Missoula. Such discussions could potentially move forward a pilot project for Missoula. Code requirements will be changing; becoming more stringent. It behooves early involvement to have a say in how things will be done, MBIA has been proactive in that. Getting a change or variance at the State level so a demonstration or pilot project on codes in Missoula would be a good first step and involving the local MBIA in getting those standards in place. This would require a look at existing models and see if current state code is up-to-date. The state just came into the 2006 IRCC residential code which is a pretty good standard. Would need to look into what would be attainable and economically viable for builders. There are increased costs in two areas; building components-better windows, doors, air sealing; and verification of meeting that

higher code standard-currently fill out a res check (on paper) and the site inspection reveals that the lax current code requirements are not meet. An issue is who is going to absorb the verification cost of performance testing and verifying compliance.

Mr. Schmidt mentioned someone from MBIA proposed having the City incorporate or adopt a green buildings program which has strict standards and have that be an incentive for marketing purposes. Mr. Hall said there are a lot of other existing standards too. The MBIA/NAHB standard is a good one and the Energy Star is basically saying that you exceed code by 30% and that is in place as either performance based or prescriptive compliance **paths**; you say R values have been met in wall assemblies or you can show an energy model to show that the whole structure meets 'X' percentage or 'X' performance **point**. So there are many existing things out there already. Mr. Patrick asked whose responsibility is it to enforce code. Mr. Schmidt replied that has been in a state of turmoil due to fact that the 'donut area' (an area that could be incorporated with building code jurisdiction expanded beyond city limits) has been taken away a few years ago. Inside city limits it is clear who has jurisdiction, the building department they collect fees and that is how they are funded. Counties are adopting building inspection programs due to changes in State Law. Missoula County just adopted a Public Works Department which collects fees for plan review and conduct inspections. This being a new program, in a couple of year it should be soundly in place. The electrical inspections may still be conducted by the State.

Mr. Patrick commented that if it is not a cost barrier, he would like to see support of enforcing local government codes if local governments want that control. Mr. Schmidt commented he meant to bring a draft today, but also wanted to get a feel of what direction the committee would like to go. Mr. Hall said he would like to start on a local scale; it is more manageable and achievable. Ms. Wilson likes the idea of asking the legislature to allow demonstration projects, if others see it they will want to do it too. Mr. Budds suggested that being part of the language appended to a bill to allow for demonstration projects. Mr. Schmidt commented that if the Building Department is not going to be on board for whatever reason, that would not happen, so it would be more than just us recommending it. Mr. Schmidt recapped that he is hearing a consensus of where to go for now; draft the letter for the Conservation Committee whereby allowing a local jurisdiction being able to allow more stringent building codes than the State Code, as a local jurisdiction pilot project, or to change State Law to allow it.

#### Public Comment:

Gary Bakke pointed out there are numerous issues like this on the table and many are being addressed voluntarily by the builders themselves. Some look at conservation and savings as a plus and will pay more for it. The Mayor's Housing Initiative's goal is to get more people into home ownership with affordable housing. Sometimes a small change in regulation can cost 1, 2, or 3% more in the cost of construction which seems small, but may put those on the border of affording it into not being able too. It would be advantageous to have perspectives from some people that are involved on a daily basis in making affordable housing loans, as well talking to Ryan Morton from MBIA as for what builders are doing and talk to the Mayor's Office about home ownership and affordability. Mr. Hall agreed that is a huge problem in this community; need to address that added cost in pushing this forward but at the same time, it is important to include efficiency standards in design phase, very costly to retrofit after the fact.

Gary Bakke stated if you look at the changes in the materials and construction over the past 50 years without regulation changes, there has been progress; mainly due to common sense and the costs of energy. Changes are going to occur and construction will get better and better as new things comes out. He encouraged the team to be sensitive in this, and get some more information.

Ms. Wilson clarified that it is the intent of this team to ask for the ability to think through changes that might be unique for this community and that we would like to do as a demonstration project; this would include a community discussion. Mr. Schmidt pointed out that in the affordable housing discussions, it was pointed

out that well made house that cost more will provide quick savings in energy costs to make up for that increase.

Pam Walzer indicated the urgency to move forward with this and working with the Mayor directly. There are resources to help move this forward. For the larger discussion, the lenders have to be brought into this conversation too, potential to increase lending amount if can prove the energy cost savings, that savings can be applied to the mortgage. The Burns Street Commons affordable housing project didn't include implementing energy efficient measures in building standards, the way the system is now (for lending), they couldn't afford to include those measures. Mr. Schmidt commented this group doesn't have that option, as a group, this has to go via City Council.

**VIII. Adjournment:** *Mr. Schmidt* made motion to adjourn. *Mr. Patrick* seconded, all in favor. Meeting adjourned at 2:00 pm.