



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved SUSTAINABLE DESIGN AND ENERGY COMMITTEE

Monday, July 14, 2008

4:00 PM

215 Martin Luther King, Jr. Blvd.
Room 300 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 11 -

Judy Compton; Sherrie Gruder; Michael J. Vickerman; Paul D. Muench;
Julia D. Voss; David W. Drummond; Garrick R. Maine; Lou W.
Host-Jablonski; Leslie C. Schroeder; Ashley A. Brenke and Peter J. Taglia

Excused: 6 -

Satya V. Rhodes Conway; William Bremer; Lance T. McGrath; Catherine E.
Mackin; David C. Boyer and James D. Armstrong

Others present were Gail Gawenda, Larry Nelson, Karl Van Lith, Ken Keys, Robin Piper, Dan Melton and Jeanne Hoffman.

APPROVAL OF MINUTES

Garrick Maine motioned to approve the minutes from the June 9th and June 30th meeting and the motion was seconded by Michael Vickerman. The motions to approve the minutes from the June 9th and June 30th meetings were approved unanimously with Host-Jablonski abstaining. The June 30th minutes were amended to show that Julia Voss was excused from the meeting.

NEW BUSINESS

1. [11260](#)

Water Utility Conservation Plan Presentation by Water Utility Staff

Gawenda noted that the Water Utility Conservation Plan is still a draft plan. That a committee was set-up to work on this and that they worked for about one year. She introduced other staff including Robin Piper, Ken Keys and Larry Nelson from the Water Utility and that they would help to answer questions.

Gawenda began Power Point Presentation

Right now Madison residents use 73 gallons of water/capita/day. As the city grows, the city needs to sustain our water resource over time.

Goal of the plan is to reduce residential consumption by 20% by 2020. The city grows at a rate of over 1.2% per year, so this goal will be tough.

Vickermann and Keys discussed what exactly does this mean and Keys noted that a 20% reduction would be lowering residential use to 58 gallons of water/capita/day.

There was more discussion between Vickermann, Host-Jablonski and Keys regarding whether this is a goal or objective.

Nelson and Host-Jablonski discussed that as the Water Utility pumps water, the aquifer lowers about 50 feet. If all the pumps were turned off, the aquifer would go up. Nelson indicated that currently the City's water use is sustainable.

Host-Jablonski suggested that the goal would help keep us sustainable.

Gawenda then discussed the idea of a toilet rebate program where the Water Utility would provide a rebate to residential customers who install a toilet that meets new plumbing codes (this program would be for existing homes). So toilets would go from using 1.6 gallons to 1.2 or .8 gallons/flush. This could potentially save 10.3 gal/day per person and account for two thirds of the 20% per capita goal.

Keys indicated that a rate case was before the PSC on this program. Nelson indicated that the rebate would be around \$100 per dwelling unit or ~1/3 of cost.

Gruder wanted to confirm that this would take into account the new plumbing code. (Which it will.)

Muench indicated that there are some problems with low-flow toilets and

that people end up flushing twice.

Gawenda indicated that the technology for low-flow toilets has gotten a lot better.

Drummond and Host-Jablonski indicated that the testing is better and that the UW has been installing these across campus and has seen a decrease in water use.

Keys indicated that this is being worked on right now. Keys also explained that there are two parts to the Water Utility bill - a charge based on the meter (water use) and another charge based on infrastructure.

Gruder mentioned the Mpowering Madison campaign and how one of the savings people can pick is to reduce water usage.

Compton asked if the Water Utility considered programs like they have in Los Angeles where you can get new appliances by paying for using the energy savings? The Water Utility needs to provide incentives to get customers to conserve water. She also suggested tenants be responsible for the cost of water.

Host-Jablonski, Schroeder, Gawenda - There is a general discussion about the Water Utility calling telling customers they are using too little water.

Keys indicated that the Water Utility wants to make sure that there is no malfunctioning equipment.

Gawenda also indicated that the Water Utility is considering increasing the frequency of billing so that customers can see current consumption data and the results of conservation efforts quicker.

Gawenda also noted that the Water Utility is looking at changing the water rates for residential customers to a flat fee with a commodity fee where if you used more water, you pay more. Keys confirmed that now it is the opposite, however, very few residential customers use enough water to get a price break.

Gawenda also mentioned that the Water Utility is looking into water use restrictions and providing water audits pro-actively to customers. Right now the Water Utility is only able to do audits where they think there is a problem.

Keys noted that last year the Water Utility saved 30 million gallons of water because the Water Utility determined there was malfunctioning toilets.

Gawenda indicated that for commercial customers the plan for the Water Utility is to visit their operations and provide them with a plan to reduce water.

Gawenda indicated that the City of Madison's need to also use water wisely in their operations.

Keys, Nelson and Gruder discussed the idea of using the water from the flushing operations. Water Utility staff indicated that this is difficult because of the force of the water coming out of the system so that the pipes are clean.

Compton mentioned the idea of replacing faucets in City buildings and Host-Jablonski indicated that we should look at a list of projects by priority.

Drummond indicated that the Water Utility should move toward more treatment of water so that there is less frequent need for flushing of city systems.

Nelson indicated that the Water Utility has plans for filters at Well #29 in 2008 and Well #8 in 2009 and Well #7 in 2010, but that there will always be a need to flush the system because the Iron and Manganese is in the system.

Host-Jablonski indicated that the filters could lower the need for flushing because as the water is filtered there will be less Iron and Mn in the water.

Nelson indicated that there are some pipes in the system that are very old and will need to be flushed.

Gruder asked the Water Utility what is the timeline for the plan.

Piper indicated that on July 22nd that the Water Utility Board will review and perhaps approve the plan and from there it will probably go to the Common Council.

Host-Jablonski asked about cistern systems, rain barrels, rain gardens and how does the Water Utility work with the Storm and Sanitary Utilities.

Nelson indicated that the Sanitary and Storm Utilities have been very supportive of rain barrels by supporting Sustain Dane. The Water Utility is also supportive of grey water systems, however, they are very cautious about cross-contamination.

Nelson further indicated that right now we have too much water and if we are looking for places to invest with our scarce financial resources, he suggests PV is where the investment should go.

Gruder commented that with commercial buildings, if, very early in the design phase a grey water system is designed, there is no worry about cross-contamination.

Nelson indicated that is true and that the Water Utility does support that type of grey water system and indicated that the Water Utility building has a grey water system.

Attachments: [Conservation plan ppt 1 \(3\).ppt](#)

2. 11077 Amending Sec. 28.03(2), creating Sec. 28.04(18)(e); repealing Secs 28.08(2)(c)16., 28.08(9)(c)5., 28.08(11)(c)9., 28.12(13)(a)10.d.; renumbering current Secs. 28.12(13)(a)10.e. through g. to Secs. 28.12(13)(a)10.d. through f., respectively; amending Secs. 30.01(3)(b)5., 30.01(5)(b); repealing Secs. 30.01(9)(c)9. and 11.; renumbering current Sec. 30.01(9)(c)10. to Sec. 30.01(9)(c)9.; amending Sec. 30.05(2); repealing Sec. 30.05(5); renumbering current Secs. 30.05(6) through (17) to Secs. 30.05(5) through (16), respectively; amending Sec. 30.05(9); repealing 30.05(11)(e); creating new Sec. 30.05(13)(d); renumbering current Secs. 30.05(13)(d) through (f) to Secs. 30.05(13)(e) through (g); creating new Secs. 30.05(13)(h), 30.05(15)(b), 30.05(15)(c); renumbering current Secs. 30.05(15)(b) and (c) to Secs. 30.05(15)(d) and (e); and repealing Sec. 33.19(12)(d)3.; renumbering Sec. 33.19(12)(d)4. through 11. to 3. to 10.; repealing Sec. 33.19(12)(f)1.f.; renumbering Sec. 33.19(12)(f)1.g. to f.; repealing 33.19(13)(d)8. and renumbering Sec. 33.19(13)(d)9. through 13. to 8. through 12., respectively of the Madison General Ordinances to update provisions relating to solar/wind systems.

Attachments: [Info.pdf](#)
[Memo dated May 2008.doc](#)
[SolarOrdinanceReport070908.pdf](#)
[Ordinance_explained.pdf](#)
[solarestriction.pdf](#)
[Excel Noise Test.pdf](#)
[Windletter_Renew.pdf](#)
[Permit_Process_Historic.pdf](#)
[Permit_Process_UDC.pdf](#)
[Written Comment from the August SDE Meeting.pdf](#)
[Memo dated August 2008.pdf](#)
[SolarOrdinanceReport090308.pdf](#)
[Draft Substitute 100108.pdf](#)
[Add Comment 100608.pdf](#)
[Version 1.pdf](#)

Hoffman reviewed the ordinance and the process for approval.

Host-Jablonski indicated that the UDC had concerns about the process.

The Committee had a lot of discussion about historic districts, process, etc. This included Vickerman, Drummond, Schroeder, Host-Jablonski, Gruder, Hoffman and Compton.

Compton suggested putting in some language to deal with Historical Districts and Urban Design Districts.

Muench asked how did the ordinance come about?

Hoffman mentioned MadiSUN and the code issues in the past.

Vickerman explained this issues regarding the State Statutes and the potential litigation that could result if the City doesn't do something.

Compton again suggested that we add some language to deal with the concerns expressed for Historical and Urban Design Districts.

Hoffman did indicate that if staff has questions about an applicant they could have the project referred to Landmarks or UDC.

Host-Jablonski Moved and Compton Seconded to:

Refer #11077 back to the SDE for their August meeting, to invite staff (UDC, Landmarks, Zoning, BI and City Attys staff) and to ask the City Attorney's office to redraft language that would:

Provide a public and transparent process that deals with aesthetics, historical and live-ability issues, such as an appeal process.

And further staff needs to come to the August meeting better able to explain the consumer protection aspects of this ordinance.

Muench also wanted to know from staff what happens if we don't do this?

Passed unanimously.

OLD BUSINESS

3. [10728](#) Presentation by Julia Voss on Financial and Developer Education Program

Voss gave an update on the Financial and Developer Education Program. She indicated that she has created a Q&A for the financial industry and at this point not many banks can offer any particular incentives or properly assess the difference between a green and non-green project for alternate financing terms. Banks need to review green projects and have the case studies and valuations prove that the improved cash flow from a project is the norm.

Voss also described other programs around the country including in CA. The state deposited \$10 million in one CA bank to be used as collateral for qualified commercial green projects. Also, the Clinton Foundation has provided \$5 billion to 15 large banks, split evenly as additional collateral.

Voss also indicated that green projects do see a break on their insurance.

Voss indicated that providing information to the financial industry would help them understand green projects.

Voss then handed out a draft outline for information that could be on a web site.

Muench stated that this is great information but that to some degree this seems geared toward new projects and we need to really also focus on retrofitting existing buildings. The problem with this is that there is already a mortgage on the property, so it can be hard to get additional capital to make the greener. Voss indicated that retrofits and renovations should be a part of commercial financing and understood by Bank's and stakeholder's just the same as a new project for future cash flow and benefit.

Voss and Muench discussed lease options for equipment to be able to upgrade existing buildings. Voss indicated equipment financing is a different loan request and not part of our focus for green building finance. An entire project budget may include building systems that benefit the project, yet actual equipment for daily operations of a business would be separate from a real estate loan.

Schroeder indicated that this idea could go beyond energy efficiencies to indoor air quality and the materials used in construction.

Voss indicated that a sub-set of the SDE needs to continue to work on this.

Gruder indicated that a sub-set of the SDE would help to develop the web site and that we need to decide who is interested in working on this.

The group decided that McGrath, Garrick Maine, Gruder, and Muench would agree to work on the Developer Section and that Voss would work on the Financial Section.

Hoffman mentioned the idea of a Sustainable Business Conference in Fall of 2009.

4. [10922](#) Presentation and Training of The Natural Step - Sustainability Framework - by Karl Van Lith

Karl started the presentation by going through the agenda. Karl then went through the PowerPoint presentation. (Attached to these minutes.) Judy asked about recycling our computers. Staff indicated that the City sells/gives away some computers and the City also has a contract with Cascade Asset Management to recycle our old computers. Satya wanted to know how do the TNS projects grow? Staff mentioned that the projects do grow and used the energy wasters as an example. The City first determined which buildings use the most energy and now FM is taking steps to reduce energy use at these building. Staff also mentioned Fleet. The TNS project was to develop CAFE standards for our Fleet, but the project now includes a whole host of other initiatives - like AVL/GPS on our fleet, vehicle type, etc. Sherrie also mentioned Green Cleaning, which started out at Monona Terrace and is now used in all City agencies. Judy asked, what is our goal? Staff mentioned the Mpowering Madison goal of reducing the community's CO2 emissions by 100,000 tons by 2011 and the City's CO2 emissions by 15,000 tons by 2011. Committee members then worked on developing their Compelling Vision Headline Karl will compile headlines. (These will be posted to the minutes when available.) Next the group developed and discussed the baseline information they would need to be able to move toward their headline. Finally, the group developed and discussed actions that would need to be taken to achieve their vision. Committee members then shared their actions with the group. Karl passed out the homework and explained it to the group. (Attached to these minutes.)

Attachments: [baselineinformationenergy 6-30-08.pdf](#)
[Overview of The Natural Step.doc](#)
[TNS SC Analysis Worksheet v4 6-30-08.doc](#)
[TNS SDE presentation 6-30-08.ppt](#)
[Visions SDEC for agenda 7-14-08.doc](#)
[SDE Committee Members email from Sherrie Gruder.doc](#)
[TNS Worksheet.doc](#)

This item was referred to the September meeting.

ADJOURNMENT

A motion was made by Maine, seconded by Muench, to Adjourn. The motion passed by voice vote/other.