



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Draft SUSTAINABLE MADISON COMMITTEE

Monday, September 16, 2013

4:30 PM

210 Martin Luther King, Jr. Blvd.
Room 108 - City County Building
(Parks Dept. Conference Room)

CALL TO ORDER / ROLL CALL

Present: 11 -

David Ahrens; Hans J. Hinke; John M. Conowall; Rajan V. Shukla; Lance E. Green; Richard J. Pearson; Jesse J. Shields; Jeannette E. LeZaks; Lou W. Host-Jablonski; Richard A. Heinemann and David P. Rhode

Absent: 1 -

Selamawit Z. Wondaferew

Excused: 4 -

John M. Robinson; Sam J. Breidenbach; David A. Albino and Anya M. Firszt

Others present: Jeanne Hoffman, Karl Van Lith, Sherrie Gruder and Manus McDevitt

APPROVAL OF MINUTES

Ahrens motioned to approve the August minutes - motion was seconded by Green - motion passed unanimously.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

DISCUSSION ITEMS

[31256](#)

Energy Benchmarking - presentation by Sherrie Gruder, UW-Extension, Solid & Hazardous Waste Education Center and Manus McDevitt, P.E., Sustainable Engineering Group, LLC.

Attachments: [ULI LEED Gold FINAL REV2.pdf](#)
[BenchmarkingWGBAAAdvocacy- Madison 08192013.pdf](#)
[Draft Energy Benchmarking Ordinance.pdf](#)
[Benchmarking FAQ.pdf](#)
[Matrix - Benchmarking.pdf](#)

Ahrens – Can we change the size of the building? Why not residential?

Gruder and McDevitt – Residential and commercial are measured differently.

Green – What type of buildings are we talking about? We need to define the types of buildings that are covered?

Hoffman – Would like to get something passed and not load up the ordinance that will make it hard to pass.

Gruder – Some mixed-use buildings do not have an Energy Star category and some cities develop a way to measure these on their own. Not everything will fit in Energy Star as Portfolio Manager only measures certain types of buildings. It would be good to get a list of building types and sizes for Madison. In the current version/draft residential and industrial are not benchmarked in this ordinance. The committee needs to decide what type of residential it would want to include i.e. multi-family of a certain size.

McDevitt – We have looked at this a bit and feel that 20,000 square feet is a good threshold for Madison.

Ahrens – For mixed-use development can we only measure the residential portion?

Gruder – It will depend on how much retail vs. residential there is – it is complicated because building can share heating/ac, etc.

LeZaks – According to the Portfolio Manager web site you can't have 25% of the space of a not counted as part of Energy Star to use the software.

Gruder – One way to measure buildings is by energy intensity.

LeZaks – CBECS is a survey of commercial buildings and can be used to compare buildings to this, but the survey has not been done since 2003 and it is limited – but it is the only survey out there.

Pearson – You can calculate the energy intensity for any building, but there are only certain types of buildings that the EPA will give you a rating, but you could still include the energy intensity for any building and include them.

Hoffman – I would prefer that the building owner to do this work and then have this information on a web site.

McDevitt – According to Portfolio Manager, in order for a mixed use property to get energy star rating, there must be a variety of uses and no individual use is more than 50% of the building.

Green – If it is over 50%, then is it residential?

Gruder – If the commercial is less than 25% then it is residential.

Host-Jablonski – There are limitation with EPA portfolio manager can do, but it really the only program that is available.

Pearson – A question for city staff – can we get information on the number of buildings and size? (Staff will get this from zoning or assessors.)

Shukla – Did other cities do a phased approached and what was their process?

McDevitt – I have a spreadsheet with all of that information. (Staff will put it on Legistar)

Heinemann – We want to use EPA portfolio manager.

Gruder – Yes, but for building types that don't fit, then the city could say energy intensity for the building type for that region.

Current draft calls for the largest buildings to start tracking energy as of Jan 2014 – and disclose it by on May 2015.

Ahrens – Can the City get information on energy use for leased spaces?

Hoffman – Yes.

Gruder – The City is going to need to do some education of the building owners - 6 to a year to gear up.

Green – Should we consider moving the disclosure date back?

McDevitt – Building owners don't have to post information until May of 2015. I think that is enough time.

Pearson – We will need to educate building owners on the details of gross square footage.

Host-Jablonski – Is there a resource for measuring your building?

Pearson – Yes.

Green – Are all of the fuel sources considered?

Shields – There are very few buildings using oil, so yes I would say this covers it.

Gruder – This draft only requires the information be made public. Some ordinances if the building achieves less than 50%, the building owner would have to do a retro-commissioning and/or energy audit. Some ordinances require improvements with a 2 year or less payback.

Retro-commissioning/audits – have some costs for the owner, but FOE currently helps. There are costs with improvements, but then in 2 years, it would be paid back.

Ahrens – What about UW and State?

Gruder – State has grant to benchmark already and UW has We Conserve Program.

Hoffman – We need more information on definitions of building types (city vs. Portfolio Manager), list of building and the size.

McDevitt – About 50% of the ordinances have some type of requirements for energy improvements.

Pearson – We can always change the ordinance once it has been in place for a while.

Ahrens – Add a requirement that the City do a report every three years to see if the ordinance has an impact.

Gruder – Retro-commissioning is not a punishment it does provide the building owner with good information.

Conowall – So why don't people want to do this?

Hoffman – It is a process and it takes time.

Pearson – For retro-commissioning, currently FOE provides some money, but retro-commissioning is different from an energy audit and commissioning. Commissioning happens when the building is new and you work to optimize the building performance by making sure all equipment is working efficiently, an energy audit is to look at equipment and see if there is new equipment that would increase energy savings and have a favorable pay-back.

Retro-commissioning is going back into a building and working to optimize all the equipment to re-gain that energy efficiency – there might be a component of replacing equipment if there is a good pay back.

Sherrie – Retro-commissioning is having a good boiler but it is not running properly, so you are not seeing the efficiency that you should see.

Hinke – As part of the marketing we should send a letter to the building owner to explain the results and provide information on ways they can improve their buildings.

Hoffman – I hope to work with other organizations like MGE, etc. to help get that information out as well.

[31257](#)

Ethanol Ban Recommendation - the mayor has asked the Sustainable Madison Committee to put together a recommendation regarding having the City pass a policy to ban ethanol from being used in the City Fleet.

Attachments: [Ethanol Brief.pdf](#)
[Ethanol Resolution.pdf](#)
[Biodiesel Final 12-10.pdf](#)
[Biodiesel Summary 12-10.pdf](#)
[Biodiesel Use in Madison Fleet 12-10.pdf](#)

Conowall – I wrote the brief and resolution.

Green – Corn ethanol does lowers CO2, but that other sources are a lot better.

Conowall – I did not find anything regarding ethanol production taking away from food production.

Van Lith – Both documents need to be clear that we are talking about corn-based ethanol.

Raj – We don't currently purchase ethanol or ethanol-blended fuels.

Green – Moved approval of this resolution with a change that this is for city fleet and it is corn-based ethanol.

Rhode – Second the motion.

Ahrens – Requests removing the first Whereas.
(Makers of the motion consider this friendly.)

Green – Change to “some” plant fuels.

Host-Jablonski – add “however,”

(Both edits are considered friendly.)

Shukla – Have other cities done this?

Hoffman – probably regional based.

(General conversation regarding resolution vs. ordinance.)

Ahrens – change ban to “not use”

Van Lith – (read the title.)

The resolution was unanimously approved

31258

Third Party Solar Ownership - Case Study by the City of Monona
<<http://www.midwestenergynews.com/wp-content/uploads/2013/07/monona-t hird-party-solar.pdf>>

Attachments: [PSCandSolar.pdf](#)

David Albino's father works at the PSC and David has asked for a letter from the PSC on 3rd party ownership. No response yet. Richard Heinemann provided some language to David regarding the issue. There was a discuss that Solar systems are net-metered and MGE does not get the energy for free but pays for it (but not a lot of money.) Shields also mentioned that there is an issue with having large solar system that provide a large portion of the energy for a building, but then there are several cloudy days so then the building needs electricity from MGE... How can MGE plan generation around that? – that is part of the issue that the PSC is dealing with.

31259

Development of a Bicycle Reimbursement Program for City Employees that could be a model for other employers.

Attachments: [How to Create a Bike Commuter Culture in the Workplace AmFam.pdf](#)
[BIKE TO WORK.pdf](#)

Hoffman provided some information on Bicycle Reimbursement Programs for employees who bike to work. Shukla agreed to develop a proposal and bring it back to the next meeting.

31619

Green TIF Districts - Developing a report on what green features could be included in the City's TIF Districts

Hoffman talked about how the mayor wants the SMC committee to look at all the TIF districts and put together a report on how TIF funding can be used to increase sustainability in the City – both in terms of public works projects and development. Ahrens mentioned that there is also an Ad-Hoc TIF Committee working on TIF policy right now. Hoffman will see if Aaron Olver and/or Joe Gromacki can come to the next SMC meeting in October.

ANNOUNCEMENTS

Pearson announced a webinar by ASHRAE that he is presenting on October 2, 2013 from noon-3pm. For a lucky few they can come to Pearson Engineering to view the webinar for free. A flyer was handed out. (Email also sent to committee members.)

Hoffman also made an announcement that the Executive Capital Budget includes \$1.0 million in 2014-2019 for implementing the Sustainability Plan and that a portion of this funding is coming from the City lowering its participation in the Green Power Tomorrow program and because of the Water Utility using so much electricity and that they are the biggest participates in the Green Power Tomorrow that we would look at putting solar on water pumping station, but there is enough funding here to do other programs.

The next steps will be to see if Board of Estimate makes any amendments to this and the if the council also makes any amendments.

ADJOURNMENT

**Shields – Moved Adjournment
Green - Seconded
Unanimously Approved
Committee was adjourned at 6:45pm**