

## **Sustainability Commission Minutes**

Monday, June 3, 2019 at 6:30 p.m.

Mission City Hall

In attendance: John Arnett, Terri Baugh, David Greenlee, Andy Hyland, Sean Partain, Alexis Penny, Josh Thede, Manny Trillo

Council Liaisons present: Councilmember Sollie Flora, Councilmember Debbie Kring

Staff present: Emily Randel

Guests present: Lynn Retz, Kansas Corporation Commission, Energy Division, David Carter, Kansas State University, Kansas Energy Program

### I. Welcome and introductions

Josh Thede welcomed everyone to the meeting.

### II. Special Presentation - Kansas Corporation Commission (KCC) Facilities Conservation Improvement Program (FCIP)

Manny Trillo has coordinated guest speakers to share about the Kansas Corporation Commission (KCC) assistance program to aid public agencies through the process of energy audits. Lynn Retz, Director of Energy Division and David Carter, Kansas State University Kansas Energy Program, the staff at the Kansas Energy Program staff reads through reports that agencies receive to verify calculations and models.

Josh Thede shared background about the City's interest in a facility energy audit to address energy use, especially at the Community Center, but other facilities as well. The group is in the beginning stages of learning more about energy audits and the relevant programs.

Ms. Retz shared that the FCIP was created in 2000, for government agencies to complete energy audits when energy or operational savings can cover the cost of making the improvements in fewer than 30 years. Those guidelines have been strengthened to require covering the cost of financing as well. KCC is creating an updated list of pre-approved Energy Service Companies (ESCO). The existing list includes approximately 10 companies. The KCC still recommends that agencies check with multiple ESCOs. The staff recommend a preliminary audit and walk-through with multiple ESCOs after providing building square footage and hours of operation information and utility billing. Following presentations from the ESCOs that complete a walk-through, an ESCO is selected to complete an investment grade audit. Every detail of the audit is reviewed by KCC.

Councilmember Kring asked how to select ESCOs to invite for walk-throughs of City facilities. KCC recommended asking over a public agency listserv, or KCC can share references. Some of the agencies that have recently completed the process include the City of Shawnee, City of Eudora, City of Lawrence, and the Bonner Springs School District.

To use an ESCO, an agency does not need to complete a Request for Proposal. The ESCO acts as a general contractor, and coordinates subcontractors for each discipline.

John Arnett asked if there is any application or other requirements to participate. There are not.

Andy Hyland asked for a summary of benefits of the program. Ms. Retz shared the following items:

- The technical assistance and review of the audit report.
- The ability to forego the Request for Proposal process.
- Once the ESCO completes the program, the program staff will continue to monitor utility bills for the participating agency.

The FCIP program is funded by a federal grant, and builds in a cost based on the scale of the projects to support the work.

John Arnett asked if Ms. Retz could estimate approximate costs. Ms. Retz will send a calculator that is used for the financing piece.

The completed Investment Grade Audit will include recommendations and estimated costs. Then, the agency can decide to enter into the Energy Performance Contract to finalize what projects will be completed and how they will be done, for example, the choice between different heating systems. The program requires a specific payback for each Energy Conservation Measure. The recommendations will be broken out by each specific building. If the Energy Performance Contract includes multiple recommendations, the ESCO can arrange the timing to impact operations as little as possible.

Andy Hyland asked what KCC would recommend as a next step. The pre-approved ESCO list should be ready in the next few weeks, and Ms. Retz can provide a list of which ESCOs completed projects in our region, along with references for local projects. The City can review references and then invite three ESCOs for a preliminary walk-through. The ESCOs would then present preliminary audits to the City.

Ms. Retz shared that some ESCOs will try to get the public agency to stipulate the cost savings. The KCC will guide the agency to ensure that the ESCO is responsible for guaranteeing the savings on an annual basis. And if not, the ESCO is required to pay the agency for the difference. An escalation of energy costs is built into the calculations for the contract.

Councilmember Flora asked how the City's participation in KCPL's Renewable Direct might impact the agreement. The contract can be designed to take that participation into account.

David Carter recommended not building too tight a schedule because the review of the audits do take some time.

--- Sean Partain joined the meeting ---

Ms. Retz said the agency guidance material, the FAQ will be updated and available by the end of June. She will notify Manny Trillo when those are available. Councilmember Flora asked if a suggested timeline would be included in the new materials. Ms. Retz said that it depends on the project and preferences of the participating agency.

--- Ms. Retz and Mr. Carter left the meeting ---

Councilmembers Flora and Kring recommended that a member of the Sustainability Commission serve as a point person for the project. Manny Trillo will serve in that role.

### III. Approval of the May 6, 2019 meeting minutes

Andy Hyland moved to approve the meeting minutes with recommended corrections. John Arnett seconded the motion. The motion passed.

### IV. Old Business

#### ○ Subcommittee Reports

##### ■ Better Blocks (Josh)

Josh Thede shared that the Better Blocks sub-committee did not meet.

##### ■ CFAA (Alexis)

Alexis Penny shared a meeting summary from the Age Positive Conference via email. David Greenlee, Manny Trillo, John Arnett and Alexis Penny attended the event in May. The event was targeted to those who are responsible for programming with older adults. The item that generated the most interest was intergenerational play. Ms. Penny would like to arrange a field trip to Hobby Hill Park in Gladstone. Emily Randel will share contacts for the Parks, Recreation, and Tree Commission members.

##### ■ Recycling (Terri)

Terri Baugh shared that the conversation on the battery recycling will hold to provide a chance for her to gather more information.

Ms. Baugh has attempted to apply for grant funding from Waste Management for the purchase of information stickers for recycling rollcars. It may not be possible.

July 6 Mission Summer Family Picnic. Ms. Baugh will not be available, but John Arnett will coordinate the outreach recycling table.

The Sustainability Commission will have the Community Tent at the Mission Market on June 13, July 25, and August 29. Members are asked to send availability to Terri Baugh.

The sub-committee is proposing an environmental fair in the second quarter of 2020. In the meantime, Ms. Baugh will coordinate a composting training for the public.

#### ● Scorecard (Josh)

The scorecard sub-committee did not meet. Josh Thede has shared the scorecard with Urban Prairie Coffee, Sandhills Brewing, and Keith and Associates Dentistry.

Manny Trillo suggested that if the group will be sharing the Scorecard with businesses who have already completed their projects, it misses the point that the Scorecard influence change. Andy Hyland said that there is value in recognizing good work.

Josh Thede suggested that the Scorecard Sub-Committee should meet again in the coming month. The members of the sub-committee are Josh Thede, Alexis Penny, Sean Partain, Manny Trillo and Andy Hyland.

Councilmember Kring shared that those who are recognized should be invited to a City Council meeting.

- Water Bottle Filler at Community Center Updates

Josh Thede met with John Vaughn and Aaron Cherry at the Community Center about the upgrade of the existing drinking fountain near the conference center. Mr. Vaughn shared that the cuspidors are used most heavily by the basketball players and heavy weight lifters. The staff has requested an updated quote that just replaces one of the water fountains.

- 2020 City Budget

Josh Thede reviewed the 2020 budget recommendations that were shared via email from the Sustainability Commission.

- Update of the 2008 Greenhouse Gas Inventory for Government Operations and Community
- Energy Audit for the Community Center
- Energy Retrofits based on Audit results for the Community Center

Andy Hyland said that the three recommendations seem reasonable, and he would not want any suggestions from the group to seem unreasonable. Councilmember Flora said the three items are not extravagant. Councilmember Kring emphasized that the recommendations benefit the entire city.

Mr. Hyland reiterated that the group should feel that the recommendations are agreed on by the group.

Manny Trillo asked for clarification on the Renewables Direct program.

- Recap KU Student Presentation about Johnson Drive on May 9

Josh Thede reviewed that he and David Greenlee and Terri Baugh attended the report. Emily Randel will share the final report including design recommendations with the group. Josh Thede shared a few key takeaways and recommendations.

- The students examined climate change risk for the City and recommended a cooling center near the housing on Foxridge Drive.
- Lane width recommended of 10' or 9'
- Green infrastructure to manage the stormwater and limit the number of parking spaces to allow for more infiltration and gardens.

- Concrete CO2 Mineralization Article

Charlie Troppito shared an additional email with the group on Monday. He urged the group to take action. Josh Thede asked the City Council liaisons whether a recommendation from the Sustainability Commission would make a difference. Councilmember Flora shared that the legislative program is high level. The group agreed that the idea seems to have merit but does not seem to be a priority for this group at this time. Josh Thede asked the council liaisons the best approach for recommending policies. Councilmember Flora will be recommending moving the legislative agenda earlier in the calendar so that it is more impactful.

- MKC Climate Action Coalition Update

Josh Thede shared an email with a registration link for the event on September 14. Four regions in the country were selected for the Global Covenant of Mayors award to support development of a regional Climate Action Plan.

#### V. New Business

- Agenda Length and Meeting Options

The meetings are running long. Andy Hyland shared that he would rather go longer on one night than have a second meeting within a month. Alexis Penny suggested that times for discussion be listed on the agenda. Emily Randel shared that the standing items carried over may be adding unnecessary discussion, and that setting a target for a desired end time. Subcommittees can provide a report the week prior to the monthly meeting, allowing for just questions about the report at the meeting.

The group believed that a retreat would be helpful, possibly in August. Josh Thede will circulate dates for a retreat.

- Renewal of solid waste contract

Sean Partain and Manny Trillo volunteered to help review the draft RFP for solid waste services when it is developed by Brian Scott.

#### VI. Standing items:

- Review and update of goals tracking sheet
- Battery recycling update
- Budget review
- Adopt-a-Street program

#### VII. Reminders and announcements

The Mission Market opening night is Thursday, June 6

The Tesla superchargers are now up and running at the HyVee parking lot.  
Josh Thede is now a Well AP.

VIII. Review of action items

IX. Adjourn

John Arnett moved to adjourn the meeting. Andy Hyland seconded the motion and the motion passed. The meeting adjourned at 8:55 p.m.

The next regular meeting of the Sustainability Commission will be on Monday, July 1, 2019 at 6:30 p.m. at Mission City Hall.