



**ENVIRONMENTAL QUALITY ADVISORY BOARD  
CITY OF SCOTTSDALE  
GRANITE REEF SENIOR CENTER  
1700 N. GRANITE REEF ROAD, ROOM 12  
SCOTTSDALE, ARIZONA  
WEDNESDAY, MARCH 18, 2009**

**SUMMARIZED REGULAR MEETING MINUTES**

**PRESENT:** Jimmy Leung, Chair  
Bill Gill, Vice Chair (arrived at 6:01 p.m.)  
Nancy Basinger, Board Member  
Ron Hand, Board Member (arrived at 7:35 p.m.)  
James McCay, Board Member  
Thomas Dwyer, Board Member

**ABSENT:** Lisa Cavera, Board Member

**STAFF:** Larry Person, Environmental Coordinator  
Chuck Skidmore, Energy Management Engineer  
Anthony Floyd, Green Building Manager  
Steve Venker, Development Review Board

**GUESTS:** Jay Spector  
Jan Lorant, Architect

**Call to Order and Roll Call**

Chair Leung called the meeting to order at 5:36 p.m. A formal roll call confirmed members present as stated above, noting the presence of a quorum. Chair Leung read the EQAB mission statement.

**Public Comment**

Mr. Lorant suggested several ideas for EQAB to explore in future meetings. There are many opportunities to realize significant savings in operating costs for City facilities at the Civic Center. There are creative funding options available to pay for capital improvements. Facilities could be retrofitted with more up-to-date mechanical systems. The City could backfill new space to eliminate rented space in inefficient buildings. The energy performance at the Granite Reef Senior Center demonstrates a significant improvement over the norm, and some of its features can be applied to older buildings

as well. He offered to work with staff, the Board and its committees to advise Council on strategies to maximize the use of available resources. Given the economic times, it makes a lot of sense to save money on operating costs.

1). **Approval of Minutes**

a) February 18, 2009 Regular Meeting

Mr. Floyd clarified that a reference to the Design Review Board in Item 7 should actually be the Development Review Board.

**BOARD MEMBER DWYER MOVED TO APPROVE THE MINUTES OF THE FEBRUARY 18, 2009 REGULAR MEETING AS AMENDED. BOARD MEMBER MCCAY SECONDED. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0). VICE CHAIR GILL AND BOARD MEMBER HAND WERE NOT YET PRESENT.**

2). **Administrative Report**

Mr. Person reported that on March 24, the City's Intergovernmental Office would update Council on the Federal stimulus package, as well as the State Legislative agenda. The Chair is asked to present the Board's ideas for the stimulus package at this meeting. He said staff intends to have something definitive to present at the next EQAB meeting regarding the criteria for submittals and qualifications of energy projects in the stimulus package.

Mr. Person noted that the organizational chart of the City staff is being restructured. It is predicated upon unfilled positions and the number of employees who take the City's retirement incentive program. A second phase will consist of redeploying employees who are qualified for other jobs within the City. The last stage will be to lay off employees who are not re-deployed within the organization. This effort will likely reduce the number of City departments. The City Manager's goal is to make the organization more efficient overall. All of this has a bearing on how the OEI is ultimately going to look. The two OEI positions are currently on the table as unfilled positions. There almost certainly will not be a Director, but there is management support for an energy person.

One of the energy related items currently underway in Scottsdale includes retrofitting street lights with LED technology. This can only be realized with the help of stimulus money because of its \$4.8 million price tag. The program, however, could save the City over \$250,000 per year in electricity, and an additional \$65,000 per year in maintenance. There is a lot of environmental stewardship sensibility in the City, and staff is often going the extra mile to find efficiencies. Since all budgets are being reduced, the City is looking at energy efficiency projects that have zero cost.

In response to an inquiry from Board Member McCay about public-private partnerships, Mr. Person said the City traditionally has not utilized alternative financing options. Given the current budget situation, one hope is that the door will begin opening in the City to look at alternative types of funding mechanisms. The City could save money if the

upfront capitalization is covered, but the current budget simply does not allow that. The budget woes provide opportunities to revisit some of these discussions. All middle managers are looking to stretch their budgets, and are interested in hearing about new ideas.

Board Member Basinger inquired about Scottsdale's willingness to acquire Federal money. Mr. Person said the City has occasionally declined Federal money because it literally would have cost more to fulfill the requirements of bureaucracy, than it would to finance it independently. Board Member Basinger said she would want the City to look at Federal stimulus money very carefully.

Chair Leung requested that staff provide regular updates to substantiate the growing sustainability ethic in the City. Encouraging this ethic is one of the most effective things EQAB can do. It would also relate to the Dan Basinger Award.

3). **Office of Environmental Initiatives (OEI) Update and recommendation to EQAB, short list of energy efficiency priorities for the next two years**

Chair Leung asked the Board for recommendations on what staff should focus efforts on, once the reorganization process is complete. Board Member Dwyer suggested the LED street lighting transition, working with the Water Department to maximize energy efficiency, and the rehabilitation of existing buildings to get them to reach LEED standards where possible. The most important priority is to get the OEI's energy manager in place, and to begin looking for alternative sources of funding. The Energy Plan is good for the long-term, but the focus should be on what can be done quickly.

Chair Leung said the OEI is nice to have, but the energy manager position is the crucial piece of the puzzle. Board Member Dwyer said the City Manager seems committed to having an energy manager, and EQAB should support that. If the City does decide to go after stimulus funds, somebody has to determine what to do with them.

Board Member Basinger felt that it would be beneficial to back away from talking about OEI and talk about functionality instead. There are certain things that the City should have in terms of functionality. The OEI should not be confused with the energy manager. Board Member McCay agreed that the Board did not initially advocate for the OEI, which was a staff initiative. The Energy Plan called for an energy manager to implement it.

Chair Leung said EQAB has a clear idea of where it wants to go, but lacking data to substantiate how much the City can save, does not know what to tell them to do specifically. Once the energy manager is in place, many things could begin to happen immediately. Board Member Basinger said if the City assigns an energy manager, EQAB should be looking at ways to use its expertise to help them move forward as quickly as possible. Board Member Dwyer said he thinks Acting City Manager John Little would be very open to that type of participation once the reorganization and budget situations have been clarified.

Mr. Person added that the Energy Plan update of 2007 not only called for educating staff on behavioral changes, but also having them offer that knowledge to citizens. Mr. Skidmore said there are many things that could be done quickly, such as

determining what is causing some City buildings to use so much energy at night when nobody is there. The pumps in the Civic Center lagoon could be turned off at night. Fans to clear fumes from underground parking structures also run all night without purpose. The Civic Center Mall consumes about \$1,250,000 per year in electricity, and about 65% of that is spent at night. Another no cost item is to issue an RFQ. for interested companies to submit ideas for the City. It currently costs \$500,000 per year to heat the swimming pools, and converting to solar heating would save substantial money. The City could enter into a power purchase agreement, or simply let a third party own it. Correcting these things would save a substantial amount of money without a lot of cost, but someone needs to be given the authority to make the changes.

Chair Leung reviewed the points EQAB wanted to make to Council, including the need for an energy management coordinator, energy accounting, identifying opportunities for energy savings, educating staff to maintain the sustainability ethic, solar energy, look at outside sources of funding, and working with volunteers to accomplish these goals. Mr. Floyd said it is important to take action within the City, but planning and development could be used to create a sustainable community.

Mr. Person suggested focusing more on the types of alternative funding options available to the City. Chair Leung felt it would be preferable at this point to go one step at a time, focusing initially on an energy manager. Mr. Person responded that it would be important to set the energy manager up for success at the beginning, by providing them with the tools necessary to succeed at a high level.

4). **Ideas for energy efficiency and/or alternative energy project funding the City might pursue in the Federal stimulus package**

Board Member Dwyer presented a letter he drafted to Council on behalf of EQAB recommending that Council go after the Federal stimulus money. It also identifies other sources of upfront capital for renewable energy projects. He said he drafted the letter with strong encouragement from John Little. The Energy Advisory Committee agreed that it would be a good idea, and suggested that it be kept simple and emphasize key points. He said John Little cautioned that the letter be presented with a focus on addressing the City's current budget constraints. Chair Leung agreed, noting that saving money by cutting staff affects families, whereas saving money by cutting energy waste is a much better way to go.

Board Member McCay suggested that the letter emphasize the appointment of an energy manager. Board Member Dwyer responded that the letter was drafted to address the stimulus package, and suggested that a separate letter focus on that issue. Board Member McCay said the letter should be more immediate, and focus on what money could be saved today.

Chair Leung requested a new draft of the letter incorporating the Board's comments. He would present it at the Council meeting on EQAB's behalf. Board Member Dwyer requested an agenda item to officially approve the letter at the next meeting as well. Mr. Floyd said the timing is good, because the Arizona Republic is releasing a series of articles on what Valley cities are doing regarding sustainability.

Chair Leung questioned the need for sending a letter to John Little to advocate for an energy manager, when it seems as though he is already supportive of doing so. Board Member Basinger felt it would be good to present an official EQAB position to reconfirm the importance of the energy manager.

5). **EQAB administrative matters**

- EQAB Vision Statement
- Standing Committees Guidelines

Board Member Basinger noted that the Board is awaiting a response from the Attorney's Office regarding the guideline changes proposed at the last meeting.

Chair Leung said the question has been raised with the Attorney's Office whether EQAB can require standing committees to undergo ethics training and sign an agreement similar to how EQAB members do.

- Disbanding the Water Advisory Committee (WAC)

Mr. Person explained that the Attorney's Office voided the vote to disband the WAC at the last meeting, because it had not been agendaized. The Board would have to vote on it again. He added that he now routinely contacts the Water Department to ascertain whether they have any items they wish to bring forward to EQAB.

**BOARD MEMBER MCCAY MOVED TO DISBAND THE WATER ADVISORY COMMITTEE. BOARD MEMBER BASINGER SECONDED. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0). BOARD MEMBER HAND WAS NOT YET PRESENT.**

- Task Force Guidelines
- Providing direction to Standing Committees

6). **Possible expansion of the Green Building Program**

Chair Leung said there is little to update now. Mr. Person noted that Mr. Venker intends to present an overview of design standards at the upcoming retreat. Chair Leung suggested the Board remain educated about this issue and be prepared to address it when the time comes. Board Member Basinger said she would ask for an expanded version of the retreat staff presentation in the future, which would include the participation of local architects and the GBAC.

7). **Standing committee reports**

- Green Building Advisory Committee (GBAC)
  - GBAC's Revised Strategic Goals
  - GBAC's recent meeting agenda items and actions

Board Member Basinger reported that the GBAC discussed the Green Building Lectures, particularly how to expand the availability of information in the lectures. Currently previews of the lectures are being taped for Channel 11, and a project is underway to make them available on the website along with other information on green buildings. The GBAC is now working to get Channel 11 to tape the entire lectures. There was also discussion on expanding the lecture series to include more events in northern Scottsdale. The library has expressed an interest in doing four programs a year on topics comparable to the Green Building Lecture Series. They have asked Mr. Floyd for help in choosing topics and recruiting speakers.

The GBAC retreat is on April 14 from 12:00 to 5:00 p.m. The objectives are to finalize a recommendation on a vision statement, identify a list of projects to work on over the next few years, and prioritize what to work on for the remainder of this year. Vic Valliere will facilitate.

- Energy Advisory Committee (EAC)
  - EAC's recent meeting agenda items and actions

Board Member Dwyer said the EAC met for the first time in months. The consensus was to push for the energy manager.

The EAC discussed possible future agenda items. One was to invite APS's Account Representative to make a presentation on the City's energy use, the kind of programs that might be available, and information on smart grids. Another invitation would be extended to the State Energy Office to provide a better understanding of what they have to offer. The EAC would like to meet with representatives from the Water Department on what could be done to reduce the cost of their electricity bill.

Chair Leung asked whether the WAC has discussed the Water Department's energy usage. Board Member Gill responded that there have been some informative items on it. Mr. Person noted that the City is proud of its advanced filtration system at the Water Campus. It takes an enormous amount of force to get water through the filtration membranes, which gives the water its quality. The gray water system irrigates 23 of the 27 golf courses in Scottsdale, thus sparing potable water. What is a negative on the energy side is a positive on the water re-use side. The total environmental impact is positive overall. There are likely opportunities for efficiency, but it would be incorrect to imply that money is being wasted. Board Member Dwyer said the EAC would like to help identify any possible efficiencies. Mr. Skidmore said because of the size of the Water Department's energy needs there are opportunities for substantial savings just by monitoring the system to ensure that it is running as efficiently as possible.

8). **Board Member suggestions for future agenda items**

Chair Leung reviewed the suggested topics, including approval of the letter from the EAC, and Steve Venker's presentation on design standards. Board Member McCay requested an update from the Water Department on their energy budget, and whether they have an energy expert there.

Board Member Basinger noted that there would have to be a discussion on the administrative items once the response comes in from Legal. There is also the question of whether Legal is willing to provide training on ethics and open meeting laws to the committee members as well.

9). **Updates and Reminders**

The Board agreed to move next month's meeting to April 22. Chair Leung noted that the GBAC retreat is on the April 14, and a road cleaning event is scheduled for April 25.

**Adjournment**

With no further business to discuss, the meeting adjourned at 8:07 p.m.

Respectfully submitted,

A/V Tronics, Inc. DBA AVTranz.