



**ENVIRONMENTAL QUALITY ADVISORY BOARD  
CITY OF SCOTTSDALE  
GRANITE REEF SENIOR CENTER - ROOM 8  
1700 N. GRANITE REEF ROAD  
SCOTTSDALE, ARIZONA  
WEDNESDAY, MAY 21, 2008**

**SUMMARIZED REGULAR MEETING MINUTES**

**PRESENT:** Brian Munson, Chair  
Michele Cohen, Vice Chair  
James McCay, Board Member  
James Mulloy, Board Member

**ABSENT:** Bill Gill, Board Member (excused)  
Ron Hand, Board Member (excused)  
Jimmy Leung, Board Member (excused)

**STAFF:** Andrew Kocisky, Environmental Technician  
Chuck Skidmore, Energy Management Engineer  
Anthony Floyd, Green Building Manager  
Vic Valliere, Planning Services

**ALSO:** Beverly Westgaard, GBAC

1). **Call to Order and Roll Call**

Chair Munson called the meeting to order at 5:39 p.m. A formal roll call confirmed members present as stated above, noting the presence of a quorum.

2). **Approval of Minutes**

- April 16, 2008 Regular Meeting

**BOARD MEMBER MCCAY MOVED TO APPROVE THE MINUTES OF THE APRIL 16, 2008 REGULAR MEETING. BOARD MEMBER MULLOY SECONDED. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0).**

3). **Public Comment**

None.

4). **Air Quality**

- Update and Discussion on the City's communication effort to citizens and possible EQAB roles.
- Discussion and possible action to forward recommendations to Council related to possible amendments to the City's five ordinances.

Mr. Valliere said the City has an effective code to enforce dust ordinances, but not the planning document to align itself with the code. Within the City boundaries lie thousands of acres of State land. The State has been issuing use permits for off-highway vehicles to travel off-road. On the other hand, the City's new ordinances prohibit off-highway vehicles from driving on untreated soils, which creates a conflict. The City is working with the State to identify a solution for this conflict.

City Council adopted an ordinance change that would only require landowners to treat their soil if it leads onto a paved or treated roadway. The City's ordinance exempts livestock activity areas, which are regulated by Maricopa County under their Air Quality Rules.

Mr. Valliere noted that one authorized and cost-effective method of mitigating driveway dust is to post 5 m.p.h. speed limit signs on those driveways, and abiding by it. Slower speeds prevent dust from being kicked up.

5). **Daniel Basinger Environmental Stewardship Award Nominations and Vote**

- Presentation, discussion and possible action on nominations for the Daniel Basinger Environmental Stewardship Award.

Chair Munson presented a list of names for the Board to consider as candidates to receive the award. Frank Gray was suggested for his leadership on the energy plan update and implementing the Office of Environmental Initiatives (OEI).

Mr. Kocisky noted that the head of maintenance for one Scottsdale HOA has implemented a policy to pressure wash olive trees in order to prevent fruit from falling on the ground. This saves a significant amount of chemicals from being used and represents an innovative approach to the problem. He said Randy Nussbaum has also been suggested for his efforts to promote green building.

Chair Munson said the award could go to a group as well as an individual. He felt it would not be appropriate for the award to go to a former Board Member.

Board Member Mulloy suggested the group of volunteers who contribute substantial hours to the Preserve.

Mr. Kocisky noted that Larry Person was under the impression that the main Daniel Basinger award was not intended for staff, which would disqualify Mr. Gray. The awards that were handed out to Danny Johnson and Randy Grant last year were separate awards.

Vice Chair Cohen noted that Mr. Basinger was not a staff person. The award should go to citizens who contribute to the environment in that spirit.

Board Member McCay felt the first order of business should be to clarify the rules. Otherwise, future boards could easily stray from the original intent.

Mr. Kocisky said he was under the impression that both the City Manager's Office and EQAB issued awards for staff, while the Daniel Basinger Award was intended solely for citizens.

Chair Munson suggested that Larry Person could write up a distinction between the three awards. He felt one criterion could be to recognize outstanding volunteer service. It should be up to nominating parties to provide an explanation for why they think a person or group is deserving of the award, and convince EQAB accordingly.

Board Member Mulloy felt minimum criteria need to be established.

Vice Chair Cohen asked whether the award should be given every year. Mr. Skidmore felt it should be a special award to recognize exceptional contributions, instead of being presented annually just for the sake of presenting an award.

Vice Chair Cohen said the issue should at least be revisited annually to remember Mr. Basinger's legacy. He was a very dedicated individual and had the ability to convince people to see his viewpoint.

Board Member McCay suggested that in order to keep the award visible and pertinent, the City website could include a summary of Mr. Basinger's achievements and a statement of why an award is being given in his name.

6). **Green Building Annual Report**

- Presentation and discussion on the Annual Green Building Program Progress Report.

Mr. Floyd noted that a video was screened at the annual Building Code Conference last year. It reviews what five municipalities are doing regarding green building, and features Scottsdale as one of the cities.

Mr. Floyd presented a draft of the Annual Green Building Program Report. It primarily measures the number of green permits as a percentage of total permits, an overview of the outreach effort, and an evaluation of the program.

Green building permit numbers were down in Scottsdale in 2007. The report will explain that the drop is due to green production builders having built out their subdivisions. A more stringent rating checklist was also introduced in the fall of 2006.

Solar permit numbers are set to rise substantially as a company called Solar City is moving to Scottsdale to build photovoltaic systems. The average size of custom homes in Scottsdale continues to increase. All builders are building homes that are 15% better than the baseline energy code, whether they are green or not, because of code changes.

The report represents the start of the effort to quantify Scottsdale's energy and environmental performance.

- Sustainable Built Environment Strategic Goals discussion and possible action.

Vice Chair Cohen presented the latest version of a document developed by the GBAC to lay out strategic goals for a sustainable Scottsdale. The nation is not moving fast enough towards green building. Since 2000, only about 1,465 green buildings have been built nationally, out of 564,000 commercial buildings. LEED is making a small dent. Professor Bryan of ASU has said at least 30,000 to 40,000 green buildings are required each year in order to address climate change. That goal presents a significant challenge.

Board Member Mulloy noted that part of the reason the number of certified buildings is so small is that certification costs about \$100,000 per building. It should be footnoted that thousands of buildings could have met certification standards, had they gone through the process. Vice Chair Cohen agreed, though doubted the number was as high as 30,000 per year.

Vice Chair Cohen said the policy vision would advise Mayor and Council to set a goal that all new construction and major remodels adhere to green building standards. The City should adopt a green policy statement identifying this commitment. By continuing to follow a voluntary system, Scottsdale will not move forward very quickly.

The GBAC has prepared detailed recommendations to achieve this goal, and recognizes that staff needs to analyze them to determine which should be implemented and prioritized. Strategies include community education, voluntary measures, new policy and ordinance changes, enhancements to the LEED Gold policy, and staff communication and education. There are two ways of achieving this goal, either adopt green building codes, or set up policies to indicate that builders need to follow green building practices.

Scottsdale has amended its building codes to require that all buildings be built to 15% over the International Energy Code. The City could continue to integrate green building practices into the building code, and incrementally achieve green building in the future.

Alternatively, a new high performance green building standard is currently in the final review stage. ASHRAE 189 is a comprehensive, consensus-based standard for green building. The standards can be incorporated into city codes. The benefits of doing coded options are that once it is coded, everyone has to follow them if they want to build in Scottsdale. It is important to note that builders and developers have helped to shape

the ASHRAE standards, which should reduce their resistance to it. Ms. Westgaard added that ASHRAE 189 is non-proprietary, and would not require the expense of certification.

Mr. Floyd noted that LEED credits could not be modified. The City can make amendments to the ASHRAE standards and customize them to suit Scottsdale. Vice Chair Cohen added that when ASHRAE is updated, the City would simply have to adopt the updates, instead of having to come up with new codes.

Mr. Floyd said ASHRAE only applies to commercial buildings, but the National Association of Homebuilders is developing a set of standards for residential buildings.

Chair Munson asked what would happen to the LEED certification program if ASHRAE were adopted. Mr. Floyd said LEED would still be available as a market-based program to rate exemplary buildings, while ASHRAE would serve as a minimum benchmark. The standard is roughly equivalent to LEED Silver.

Vice Chair Cohen said another option could be to take the City's existing green building checklist and make it mandatory. That would not be a code, but a policy. Scottsdale could also develop mandatory policies for commercial and residential buildings similar to the one it has for municipal buildings. Some cities have already adopted mandatory policies for all buildings, and they are being phased in incrementally.

She briefly reviewed some of the GBAC's recommendations to achieve these goals, and presented a proposed timeline:

- EQAB evaluates the presentation and goals.
- EQAB works with the Office of Environmental Initiatives to prioritize goals and rank them in terms of feasibility.
- Identify anything that can be implemented now.
- Begin the implementation of items that do not require Council approval.
- Hold a work/study session with Council to make recommendations and discuss alternatives.
- Bring forward a Council action report in the winter of 2009.
- If Council chooses to adopt the codes, they can be prepared in time to meet the code update in the spring of 2009.

Vice Chair Cohen noted that one potential obstacle is Council resistance to mandatory requirements. It would be up to EQAB to educate Council to understand why a mandatory approach would be best. Scottsdale needs to continue its leadership role. Many other cities are jumping ahead of it. It is a general trend nationally that people want to address climate change. Many businesses are looking to relocate to sustainable communities. Economic Vitality has already asked for EQAB's help to attract sustainable businesses to Scottsdale. Adopting this strategy would be one way to do that.

Board Member Mulloy said now is the perfect time to do this because code updates run on three-year cycles, and the next update is due in 2009. A lot of work needs to be done in the summer in order to meet the timeline.

Vice Chair Cohen asked the Board to consider advising Council to pursue the goal of building all buildings in the city green. How to get there remains to be determined, but there is a need for Scottsdale to recognize the goal now.

Chair Munson said a lot of options have been proposed, but Council should be presented with a plan, not just an intended goal. Vice Chair Cohen felt EQAB could have a goal first and then develop a plan to get there.

Board Member Mulloy suggested adopting the timeline instead of the document as a whole.

**VICE CHAIR COHEN MOVED TO ADOPT THE TIMELINE FOR THE CITY OF SCOTTSDALE GREEN BUILDING STRATEGIC GOALS AS PRESENTED. BOARD MEMBER MULLOY SECONDED.**

Chair Munson said he did not understand what EQAB would be committing to. Vice Chair Cohen responded that EQAB would go through the document in more detail in order to evaluate it. Chair Munson said the only way the Board could meet the proposed timeline would be to have a more rigorous meeting schedule.

Mr. Valliere expressed concern about doing an end run around the workflow process that has been established for the OEI. The Office can assist on reports, data and information, but as far as prioritizing and determining what is doable, that would have to come after a recommendation from EQAB to Council. The process would be similar to the energy update.

Chair Munson noted that the energy update was highly developed by the EAC before it was brought to EQAB for endorsement. Vice Chair Cohen said EQAB charged the EAC with developing the update. In this case, the GBAC is urging more action in the green building area.

Board Member McCay felt that setting the goal of having every building in Scottsdale be green would be too vague to actually mean anything to the Council. They would want to know specifically what they would be committing to. He preferred forwarding an informal document during a work-study session, instead of a formal recommendation. It would allow Council to create their own feeling for what they want out of it.

Vice Chair Cohen suggested that one of EQAB's goals could be to evaluate the proposal and make a recommendation to Council.

Mr. Floyd noted that the Building Advisory Board of Appeals would have to be brought into the process at some point, particularly if ASHRAE 189 is considered. EQAB would have to develop an assessment first, and come up with a recommendation before it could be presented to BABA.

Ms. Westgaard said as a member of the GBAC, she hopes that EQAB would accept and endorse the GBAC's strategic goals; to implement them as appropriate, maintain Scottsdale's leadership in green building, and ultimately to have all new buildings built green. She urged them to move the report forward with that ultimate goal in mind.

Mr. Skidmore said Council actions affect the community, and they likely will not initiate anything without somebody bringing the subject up. Having EQAB introduce the proposal to Council would be one way to approach it, or it could come from staff. However, he doubted whether the OEI would consider it part of its charter to advance ordinances that affect the community unless it was directed to do so from above. The question that needs to be answered is what role does EQAB and its committees play in the future now that the OEI exists? Does the OEI recommend initiatives, or does EQAB try to accelerate the process?

Chair Munson said his struggle was not with adoption of the goal; it was in understanding what it means from an implementation standpoint. EQAB does a lot of its work through its Committees. It seems GBAC has already reached a conclusion of its own, but has not fully developed a plan around it. Vice Chair Cohen responded that there are political implications to consider and Council may want a different policy from what GBAC recommends.

Mr. Floyd said there has to be a recommendation, but Council will want to know what the other options are, and an understanding of each of their advantages and disadvantages.

Mr. Skidmore suggested a recommendation that the City's ordinances, codes and standards push the envelope to the extent that it is feasible and possible. ASHRAE standards represent a political compromise and do not push the limit. EQAB could conclude that Scottsdale must push them further.

**THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0).**

Ms. Westgaard said if Scottsdale wants to maintain its leadership position, it has to keep moving forward and not rest on its laurels.

7). **EQAB 2008/2009 Work Plan and Strategy discussion and possible action**

- Discussion and possible action to revise EQAB's work plan in response to Mayor Manross' State of the City address statements of strategic environmental priorities, and align standing committee work plans.

The Board discussed setting up a strategic planning meeting with Mayor Manross.

Mr. Skidmore suggested using a brainstorming planning session to set the agenda for several more planning sessions, as opposed to having a facilitator adhering to a preset agenda.

The Board targeted Friday, June 20 as a potential date for the meeting.

8). **Standing Committee Reports**

- Green Building Advisory Committee
  - Update and discussion of recent GBAC meeting agenda items and actions.

Vice Chair Munson said Professor Bryan made a presentation on ASHRAE 189.

- Green Building Expo status report and discussion.
- Water Advisory Committee
  - Update and discussion on the Water Resources Department's assured water supply application.

Chair Munson said the water supply application has to be submitted by July. The City is required to do this periodically to demonstrate it has a 100-year supply of drinking water.

- Update, discussion and possible action for a recommendation to Council on downtown storm drain issues.
- Update and discussion on the water conservation rebates.

Chair Munson reported on discussions to offer more water rate rebates.

- Update and discussion of recent WAC meeting agenda items and actions.

The City is looking into the acquisition of the Arizona American Water Company.

Water rate adjustments will be proposed in June, to take effect in January of 2009. Most of them are inflationary adjustments, but there are some minor adjustments to development fees, which could be more controversial. There was a discussion on possibly reducing water fees for certified green buildings.

An effort is underway to look into how water softeners contribute to the salinity problem in wastewater, and whether there is an opportunity to do something about it by switching from sodium to potassium, or possibly even banning them altogether.

The next meeting will focus on national publicity about potential pharmaceuticals in drinking water, which is an emerging local issue.

- Energy Advisory Committee
  - Update and discussion on working groups preparing background information staff implementation of the Energy Plan 2007 update.
  - Update and discussion on the case study for Granite Reef Senior Center energy performance audit.
  - Update and discussion of recent EAC meeting agenda items and actions.

The May meeting of the EAC was cancelled.

8). **Updates and Reminders**

- Board Member suggestions for environmental topics on future agendas.
- Upcoming events.
  - EQAB Meeting - June 18, 2008
  - Solar Series Lecture - June 9, 2008
  - Green Building Lecture - June 5, 2008
  - Household Hazardous Waste Collection Day - November 1, 2008

**Adjournment**

With no further business to discuss, the meeting adjourned at 8:17 p.m.

Respectfully submitted,

A/V-Tronics, Inc.