



**ENVIRONMENTAL QUALITY ADVISORY BOARD
CITY OF SCOTTSDALE
GRANITE REEF SENIOR CENTER - ROOM 10
1700 N. GRANITE REEF ROAD
SCOTTSDALE, ARIZONA
WEDNESDAY, SEPTEMBER 17, 2008**

SUMMARIZED REGULAR MEETING MINUTES

PRESENT: Brian Munson, Chair
Michele Cohen, Vice Chair
Bill Gill, Board Member
Ron Hand, Board Member
Jimmy Leung, Board Member
James McCay, Board Member
James Mulloy, Board Member

STAFF: Larry Person, Environmental Coordinator
Chuck Skidmore, Energy Management Engineer
Joey Miller, OEI
Andrew Kocsisky, OEI
Vic Valliere, OEI Acting Director
Connie Padian, Advance Planning Services

GUESTS: Nancy Basinger
Ray Van Cleave
Tom Dwyer

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) **Public Comment**

None.

3). **Approval of Minutes**

- August 20, 2008 Regular Meeting

The Board deferred approval of the minutes until the next meeting.

4). **Presentation and discussion on LEED EB**

Chair Munson tabled this discussion until the next meeting.

5). **Discussion, review of applications/candidates and possible vote to recommend candidates to Council for upcoming EQAB openings**

Chair Munson noted that there will be four openings on the Board between now and January. The Board reviewed the five applications, and Chair Munson asked each applicant three questions:

1. Why do you want to serve on the Board?
2. How do you feel your experiences, including education, professional, and volunteer, qualify you for the Board?
3. What do you think is the top issue facing the Board, and what would be your approach to address the issue?

Ms. Basinger responded to the questions as follows:

1. She is interested in environmental issues and feels it is important to give back to the community. The Board and the City have accomplished a great deal, but much more remains to be done.
2. Ms. Basinger said she does not have a background in environmental issues, but is interested in alternative energies. She has served on and chaired volunteer boards, and was the executive director of two professional associations. She understands what it means to get things done without having much power.
3. The City should expand what has already been done for green building. LEED EB, in particular, has the potential to save the City a large amount of money. The Board can educate people to get them to embrace sustainable concepts.

In response to Board Member McCay, Ms. Basinger said she would primarily be interested in serving on the Energy Advisory Committee (EAC), followed by the Green Building Advisory Committee (GBAC).

Vice Chair Cohen inquired about the amount of time Ms. Basinger would be willing to contribute beyond the regular meetings. Ms. Basinger responded that monthly meetings can only go so far and her primary motivation is to contribute more actively.

Board Member Leung responded to the questions as follows:

1. He feels strongly that environmental issues are important to Scottsdale, and wants to do whatever possible to make the City a better place to live in the future. EQAB has done many important things and he would like to continue those efforts.
2. He does not come from a professional background that is directly related to the environment, but the environment plays a key role in everybody's life. His experience comes primarily from the three years he has spent on the Board.

3. Energy is probably the most important issue facing the Board. It pervades the other environmental issues. Scottsdale can be a leader on energy and the environment, create a friendlier environment for energy industries, and prepare citizens for the future realities of energy and sustainability.

In response to Board Member McCay, Board Member Leung responded that he would not be able to commit to a sub-committee position during work hours. Board Member Mulloy said that while Board Member Leung is unable to make every EAC meeting, the amount he contributes when he does attend is considerable.

Board Member Mulloy responded as follows:

1. He feels that there is unfinished business to address. His experience on the Board has taught him much.
2. Many of the issues that the Board faces are related to his regular job. He has observed how other cities are facing the problems, and has learned what works and what does not.
3. Scottsdale has many bright people who are willing to volunteer their time and expertise. This effort is what allows Scottsdale to take a leadership role.

Mr. Van Cleave responded to the questions as follows:

1. As a real estate broker, developer, and project manager for a major commercial property owner, he can contribute a practical construction background.
2. Mr. Van Cleave said he has 15 years of experience in environmental remediation. He knows environmental issues from the development side, how to finance them, and make them work. He knows the codes and the processes. While he does not believe that global warming is caused by human activities, he feels it is important to save energy.
3. Since Scottsdale is mostly built out already, most of its future issues will center on redevelopment. Scottsdale has a good reputation and a promising future.

Board Member McCay asked about the primary passion that drove Mr. Van Cleave to apply. Mr. Van Cleave responded that his background allows him to understand what the environmental issues are. Board Member McCay inquired whether he was involved with the USGBC, or if he was LEED accredited. Mr. Van Cleave responded that he understands what can be done to save enough energy to make the changes worthwhile economically. He is not LEED certified but understands the issues involved. In response to Board Member McCay, Mr. Van Cleave said his experience on his HOA board demonstrates his willingness to put in extra time.

In response to Vice Chair Cohen, Mr. Van Cleave explained that the redevelopment projects he has worked on must adhere to rules and ordinances, but must also work economically. Commercial buildings have to make money in a supply and demand business. Vice Chair Cohen asked whether the long-term costs to building owners are considered, even if it results in lower up front costs. Mr. Van Cleave responded that some newer systems cost so much to maintain that the efficiency gain is negative. He is willing buy what is possible on the available budget. He said he does not want to destroy the environment, but understands the realities of the existing business climate.

Vice Chair Cohen said EQAB is interested in the environmental quality of the City and is looking for people who can help improve it, while understanding the present realities. Mr. Van Cleave responded that he wants to be economically viable and understands the problems that building owners have.

Board Member Mulloy said there are benefits to having different points of view. Chair Munson said the Board has benefited from not being single-minded.

Mr. Dwyer responded as follows:

1. He appreciates the high-desert environment and sees it as part of his civic duty to give something back in terms of its continued preservation.
2. As manager of several architectural firms, he has accrued much experience with these issues. He was working on energy conservation and materials issues before the term green building was in common use. He has been president of his HOA, and volunteers for the State Park Department.
3. Mr. Dwyer said Scottsdale should try to find ways to obtain more distributed energy generation and reduce the demand for energy in order to be sustainable. There is a lot more that can be done with buildings to reduce the need for energy by using good design principles. There is a need to get the development community involved more actively to arrive at solutions. The City could develop incentives to encourage people to adopt a more aggressive stance, particularly on energy demand reductions.

In response to Vice Chair Cohen, Mr. Dwyer said being semi-retired allows him the flexibility to commit to service beyond the monthly meetings.

Board Member McCay asked for specifics on how Mr. Dwyer would engage the development community. Mr. Dwyer responded that there has already been some indication from the American Institute of Architects (AIA), that they are interested in moving in this direction. He would reach out to the major developers, and explore ways to encourage them to move in that direction.

Chair Munson said all five applications would be forwarded to the Council along with the Board's recommendation. Mr. Person noted that Board Members Leung and Mulloy were recused from the recommendation discussion, and that Chair Munson and Vice Chair Cohen have reached their term limits.

Chair Munson suggested reappointing Board Members Leung and Mulloy in recognition of their quality contributions. He suggested that Ms. Basinger take over Vice Chair Cohen's position, and that Mr. Dwyer take his own position.

In response to Board Member McCay, Mr. Person explained that two members would be replaced in October, and two in January.

BOARD MEMBER MCCAY MOVED TO RECOMMEND THAT TOM DWYER REPLACE CHAIR MUNSON, NANCY BASINGER REPLACE VICE CHAIR COHEN, AND BOARD MEMBERS MULLOY AND LEUNG BE REAPPOINTED. BOARD MEMBER HAND SECONDED. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0). BOARD MEMBERS LEUNG AND MULLOY ABSTAINED.

6). **Office of Environmental Initiatives staff report and discussion**

This report was cancelled due to technical problems.

7). **Discussion, review and possible vote to send a letter of recommendation to Council supporting modified water and wastewater development impact fees**

Chair Munson reported that instead of submitting the draft that was approved at the last meeting, Board Member Gill prepared a revised copy that was submitted to the public hearing. More public meetings are scheduled, and it would be advantageous to have a signed copy of the final letter. Board Member Gill reviewed the changes, noting that none were substantive.

BOARD MEMBER GILL MOVED TO APPROVE THE LETTER AS WRITTEN. BOARD MEMBER MCCAY SECONDED. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

8). **Discussion, recruitment of volunteers and possible action to participate in the 13th annual Keep Scottsdale Beautiful Day 2008 on October 25**

Chair Munson said volunteers are being recruited to pick up litter on Cactus Road. Board Member McCay noted that Design Day occurs on the same day, which could lead to scheduling conflicts.

9). **Discussion related to the Council discussion on Green Building at the September 9, 2008 Council meeting**

Ms. Padian noted that Councilman Nelssen requested an agenda item to discuss whether to apply a conservation overlay district to zoning cases. During the meeting the discussion became much broader, and touched on many different pieces including green building. Chair Munson added that Councilman Nelssen was primarily interested in the character of Scottsdale and in building for the desert. The discussion morphed into green building and eventually a motion was made that passed unanimously.

Board Member Leung explained that Council Member Drake moved to refer the question of expanding the Green Building Program, including green building community design standards, to EQAB for review analysis and recommendations. The motion was seconded by Councilman Lane, and the motion carried unanimously. Vice Chair Cohen said the meeting was very confusing and stated she felt the resulting motion is unclear.

Ms. Padian said it is the opinion of the Acting City Manager that the Council directed staff to ask for assistance from the Boards and Commissions to help better understand and potentially implement policies and guidelines to produce greener, more architecturally sensitive, energy efficient, and sustainable buildings across the city. Council expects the EQAB to take the lead role, and has directed staff to enlist the support of residents and experts, including ASU's Global Institute of Sustainability. The

Assistant City Manager's conclusion was based on Council's prior discussion, as well as the motion.

Board Member Hand said the motion is confusing and said he was not sure what Council was directing EQAB to do. It sounds like a series of convoluting issues that green building somehow got caught up in.

Chair Munson said the timing is interesting in light of the strategies developed by the GBAC. That document needs some more work, but has a lot of interesting options that can apply in this case.

Board Member McCay said the Council seems to be starting with the goal of establishing an overlay for Scottsdale to go green, without fully understanding what the components would be. That goal is the ultimate vision of the GBAC's strategic plan. EQAB's role could be to educate the Council on the options available to guide the City from where it is today to where it should be tomorrow.

Ms. Padian said staff is drawing up a possible strategy for the EQAB to pursue and intends to return to Council to ensure that it is on the right course. This would be a large undertaking for the EQAB, which has not experienced something that involves so much public outreach, and so many stakeholders. There are three parts to the strategy: Education, encouragement, and regulations. Education involves discussions on what the appropriate architecture for the Sonoran Desert is. Once that is understood, EQAB would encourage adoption of design guidelines, then take those concepts and move them toward regulations. Some of these things have already been done to a certain extent. This process would be a matter of building community consensus among diverse stakeholders. EQAB could be the perfect vehicle to moderate between the different approaches taken by the Design Review Board and the Green Building Advisory Committee.

Ms. Padian said staff is preparing a strategy and will provide suggestions on how to deal with issues such as the effects of Proposition 207. The City Charter also prevents Scottsdale from being able to dictate the designs for single-family homes, even though it can establish regulations for health, safety, and welfare. These restrictions would require the EQAB to maintain a fine balance.

Ms. Padian explained that Council Member Nelssen was previously involved with putting together the Great Sonoran Design Concepts, a community document that was never adopted by City Council. In response, staff came up with the Scottsdale Sensitive Design Principles, which touched upon similar ideas and were applicable to commercial and multi-family buildings. If the EQAB wants to influence the designs of single-family homes, it would have to be through guidelines and education.

In response to Board Member Leung, Ms. Padian said the EQAB should consider itself successful if it facilitates community dialogue, and ensures that anything it presents to the Council has been grounded in the community. To achieve this, the EQAB will have to adjust the way it engages with the rest of the community stakeholders, and understand the City's regulatory environment. EQAB would still need to be forward thinking in order to determine what the City's options are, but would have to deviate from simply making recommendations.

Several Board Members expressed confusion about what was being asked of them. Vice Chair Cohen said green building seems to mean different things to different people. The Green Building Program was designed to build green buildings that are sustainable in the desert environment. It does not use a national standard. She suggested recommending several options for Council to consider, instead of proposing one particular course of action. The first step should be to have a discussion with the Council to determine what they mean when they talk about green building.

Ms. Padian said it would be helpful to make the Council aware of what the City is already doing. Once a general strategy is formulated, it could be communicated either through a white paper or a special meeting. Council could then provide feedback on whether EQAB is on the right course. Board Member Mulloy suggested a simple summary of the EQAB's interpretation of the motion to see whether it meets the Council's expectations. Ms. Padian said the Council retreat could provide an appropriate forum to get feedback. The elections and the upcoming holidays provide the Board with time to begin working on things in the meantime.

In response to Vice Chair Cohen's question about an appropriate timeframe for a response, Ms. Padian said the motion was made with some urgency, though Council realizes that the outreach effort would require some time.

Board Member McCay suggested continuing to create workable examples in City buildings, which can be used as models for the broader community to follow. It would be easier for Scottsdale to control its own facilities than to mandate codes and a zoning overlay. Ms. Padian said the Design Review Board is already influencing design in Scottsdale. Part of the Council's request is to push that a little farther and elevate the quality of design so it is appropriate for the desert. Councilman Nelssen had the thought that the EQAB should be out in the community providing encouragement through education. Scottsdale has some tradition of influencing architectural design standards, but this has always required a fine balance. If Scottsdale can arrive at a consensus about where it wants to go, it would be easier to get these things done.

Chair Munson encouraged staff to consider the Green Building Strategic Goals document when putting together its strategy.

Ms. Padian clarified that the strategy might contain some components that are not necessarily EQAB's full responsibility. She also encouraged the Board to agendaize related items in a way that would allow for solicitation of public comments.

10). **Discussion and possible action on Chair Munson's revised work plan for 2008/2009**

Chair Munson reviewed his notes on the revised work plan. Board Member Hand said staff would help the EQAB prioritize the items. Board Member McCay suggested the first priority should be to increase education across the city, including boards and commissions, Council and staff, with the goal of eventually adopting LEED EB. The education component has to come first, because the City has to know it is going to work and is the right thing to do.

11). **Updates and Reminders**

- Board Member suggestions for environmental topics on future agendas.

Vice Chair Cohen suggested Mr. Floyd give a presentation summarizing the Environmental Law Institute's national report.

Chair Munson said next month's agenda would include Board Member Hand's presentation on LEED EB, Mr. Valliere's OEI report, Ms. Padian's strategy presentation for discussion and possible action, recognition of outgoing EQAB members, discussion on the revised work plan, and reports from standing committees and area advisory groups.

- Upcoming events.
 - EQAB Meeting - October 15, 2008
 - Keep Scottsdale Beautiful Day - October 25, 2008
 - Household Hazardous Waste Collection Day - November 1, 2008

Adjournment

With no further business to discuss, the meeting adjourned at 8:19 p.m.

Respectfully submitted,

A/V-Tronics, Inc.