



**ENVIRONMENTAL QUALITY ADVISORY BOARD
CITY OF SCOTTSDALE
SCOTTSDALE FIRE STATION 602, COMMUNITY ROOM
7522 E. INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA
WEDNESDAY, OCTOBER 15, 2008**

SUMMARIZED REGULAR MEETING MINUTES

PRESENT: Brian Munson, Chair (arrived at 5:36 p.m.)
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
Bob Wood, Advanced Planning Services
Steve Venker, Planning Department

GUESTS: Nancy Basinger

Call to Order and Roll Call

Vice Chair Cohen called the meeting to order at 5:33 p.m. A formal roll call confirmed members present as stated above, noting the presence of a quorum.

Public Comment

None.

1). **Approval of Minutes**

a) August 20, 2008 Regular Meeting

**BOARD MEMBER LEUNG MOVED TO APPROVE THE MINUTES OF THE
AUGUST 20, 2008 REGULAR MEETING. BOARD MEMBER MCCAY SECONDED.
THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).**

b) September 17, 2008 Regular Meeting

BOARD MEMBER MCCAY MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 17, 2008 REGULAR MEETING. BOARD MEMBER MULLOY SECONDED. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

2). **Recognition of outgoing EQAB Member Michele Cohen**

Chair Munson presented Vice Chair Cohen with a certificate of achievement for the six years she participated on the Board, the Green Building Advisory Committee, the Energy Advisory Committee, and the Air Quality Task Force. Board Members expressed their appreciation for the energy and enthusiasm she displayed during her term.

Vice Chair Cohen said she learned not only much more about the environment, but also about how City government works. She thanked those who have taken the time to share their knowledge, and shared several anecdotes of her experiences. Mr. Person said Vice Chair Cohen is an example of what makes Scottsdale a great community. She volunteered as a citizen without any professional background in the environment, and went on to grow into a leadership role.

3). **Discussions, possible action on EQAB's role in review, analysis and recommendations to Council on the question of expanding the Green Building Program, including Green Building Community Design Standards**

Mr. Venker said staff recently discussed how to help EQAB craft a recommendation on the Council idea to expand the Green Building Program (GBP). He presented a memorandum providing a brief outline of the topics that were discussed during that meeting. Staff decided the best course of action would be to assess and inventory the program, determine the relevance of that information, investigate whether the information should be revised, organize the information appropriately, ensure the accessibility of the information, educate, and come to an understanding of what LEED for redevelopment might add to the program. Staff will develop a more specific outline based on the Board's input. A representative from the City Attorney's office will discuss with EQAB how land use law has changed in Arizona recently, and how it might affect expansion of the program.

Board Member McCay asked whether the City's proposal answered the concern that Councilman Nelssen raised. Mr. Venker explained that Councilman Nelssen originally wanted to create a conservation overlay district for new development that would trigger an expansion of the program. The Council expressed general support for the idea, but was unsure of the best way to implement it. Council Member Drake proposed that EQAB review the idea, and investigate community design standards that would include LEED for Neighborhood Development. Council Member Drake was proposing moving from a building specific GBP, to one that is based in the broader community. Staff would like to explore whether expanding the GBP to include LEED-ND was a good idea. Mr. Venker said Councilman Nelssen was probably trying to determine whether the GBP could lead the architectural community to develop an architecture that is Sonoran Desert specific. Chair Munson said the GBP is more performance based than an aesthetic.

Board Member McCay suggested that John Lusardi be invited to speak about revitalizing neighborhoods from a local focus.

Board Member Hand explained that LEED-ND is not intended to be a planning overlay for a city. It is a development guide for larger scale, primarily residential construction in an urban context. It embraces new urbanism concepts, but is not a tool that would apply as a planning document.

Vice Chair Cohen said the GBAC's strategic goals document offers suggestions for how to further expand the GBP. It includes references to communities, but focuses on green building in general. It is important for EQAB to understand the scope of what Council is requesting. She suggested that staff get feedback from Council to determine whether it is the right course, before spending too much time developing it.

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

Board Member Hand discussed LEED for Existing Buildings. It affects the building site, planning, water management, energy performance, material use, and indoor environmental quality. It is not only about benchmarking and improving performance; it is intended to produce a positive impact on the building's occupants, while reducing the negative environmental impact.

In 2003/04, the Sustainable Buildings Task Force conducted a study of 33 LEED certified buildings and found that the cost premiums associated with them was less than 2%. Five of the buildings had no increase at all. Green improvements paid for themselves in three years, with an annual return on investment of 25% to 40%, with an increase of up to 30% in energy savings, up to 50% in water savings, and almost 100% in waste cost savings.

LEED-EB is an ongoing performance monitoring process that extends the lives of buildings. It looks at operating budgets, versus capital budgets. LEED-EB is used within one year of LEED-NC certification. Every one to five years after LEED-EB, buildings are re-certified and the performance metrics are re-calibrated. The private sector has been quicker to adopt LEED-EB than governments have. The National Geographic Society's headquarters building now has \$20 million in added value, for an investment of \$6 million.

LEED for Existing Buildings, Operations, and Maintenance (LEED-EBOM), came out in April of 2008 to address operations and maintenance. The rating system has nine mandatory prerequisites, 34 credits, and a three-month minimum performance period. Minimum requirements include full occupancy for at least 12 continuous months. The building must comply with Federal, State and local environmental laws and regulations. Points categories include innovation and operations, sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. The largest number of points is offered in energy and atmosphere. Board Member Hand used slides to describe how the LEED-EBOM rating system works.

Vice Chair Cohen inquired about optimal maintenance schedules. Board Member Hand responded that it would be inherent to many individual credits, depending on the policy

or management plan in place. Once a building is built under LEED-NC, there is no guarantee that there will be a green time frame. In the case of LEED-EBOM, a time frame would be part of the management plan, if that were one of the desired credits. The very purpose of the system is to upgrade the operations and maintenance of facilities. Eventually there will be a requirement to get re-certified every few years. The idea is to create a level of seamless continuity.

In response to Board Member Leung, Board Member Hand explained that a building is studied before it goes through the process, to determine its baseline and document its performance level. During the re-certification process, the current performance is used as a baseline. The idea is to continuously encourage better performance from a building.

Chair Munson asked whether obsolescence was built into the system. Board Member Hand said it becomes a case of diminishing returns after a certain point, but as technologies continue to develop, additional performance optimization is always a possibility.

Chair Munson asked whether there was a cost breakdown to determine how successful publicly funded buildings are, compared to privately funded buildings. Board Member Hand said the study in question was kept as general as possible. Additional studies have likely been done since the original one.

Board Member Leung noted that the basic function of the LEED-EB system is a building, whereas Scottsdale runs its facilities from a citywide perspective. Scottsdale would have to adjust its accounting system. Board Member Hand responded that a portfolio component would allow tracking of multiple buildings. Property management or operations companies could also use portfolios to implement policy over a set of buildings. Board Member Leung questioned whether it would be better for the City to continue with its own accounting system, and just make the entire system more sustainable as a unit, rather than breaking the system into bits.

Mr. Person said part of the problem is that the City replaces parts of buildings as they are needed, and as the budget allows. The City process does not allow the budget to be prepared in such a way as to upgrade an entire building at once to meet the standard. Doing that would require a revolutionary process. Board Member Hand said that is where taking a broader view would benefit the City, because it would qualify for many of the credits right from the start.

Board Member Hand reviewed two other rating systems that are also broadly accepted. Green Globes was a product of the Green Building Initiative and is very complicated. It is an assessment process with a rating system and a guide. Points are awarded based on performance in seven areas for new construction, and six for existing building modules. The International Initiative for a Sustainable Built Environment was created to advance energy and environmental performance in buildings through research and policy. It uses a generic toolkit, and allows users to develop a rating system relative to their region and project parameters. It applies strictly to the design phase of the project, and includes assessments for existing buildings.

5). **Discussion and Possible Action on the revised EQAB 2008/09 Work Plan**

VICE CHAIR COHEN MOVED TO ADOPT THE ENVIRONMENTAL QUALITY ADVISORY BOARD 2008/09 WORK PLAN. BOARD MEMBER LEUNG SECONDED.

Board Member Gill reviewed changes that have been suggested since the draft version.

VICE CHAIR COHEN MOVED TO ADOPT THE ENVIRONMENTAL QUALITY ADVISORY BOARD 2008/09 WORK PLAN AS AMENDED. BOARD MEMBER LEUNG SECONDED. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

6). **Office of Environmental Initiatives Staff Report and Discussion**

Mr. Person explained that Mr. Valliere is continuing the professional rotation that he started when he came to the Environmental Office. He is now in the City Council Office, and is devoting some of his time to the transition. The OEI Director, and the Energy Management Coordinator positions have gone through the first round of the hiring process. Applications have been forwarded to Connie Padian.

7). **Water Advisory Committee Report**

Board Member Gill reported that the Committee received an update from the Water Resource Department about the possible acquisition of the Arizona American Water Company. Some legal issues are complicating the process, but if they are resolved quickly, Marshall Brown, the City's acting Water Resources Manager, would be able to complete his study. He is looking into the logistics of how to transport some of the treated water. Chair Munson said the legal issues are very complicated. It is important for EQAB to remain educated on the issues for when it comes time to decide whether to support the endeavor.

Board Member Gill said Marshall Brown provided an update on the development fee study status. The Water Resources Department has not received any feedback from Council on the WAC's fee modification recommendation. Board Member Gill said an updated letter voicing EQAB's support would be sent to Council.

Board Member Gill reported that hotels are starting to take advantage of the water conservation rebate program. One hotel has been approved for 250 water-conserving toilets, and another application is in the works. About 66,000 rebates have been issued so far this year.

The WAC discussed gray water harvesting and is monitoring recent national trends. Tucson passed an ordinance mandating that new construction include the basic plumbing necessary for a harvesting system. Chair Munson noted that there are some biological risks to gray water systems. Since the management of that system would be up to the homeowner, the City is reluctant to put its full support behind it.

8). **Energy Advisory Committee Report**

Board Member Mulloy said the EAC is looking forward to the new OEI positions being filled so that it can begin working on the rest of its energy plan. The EAC has begun a series of presentations on carbon footprints and greenhouse gas inventories.

9). **Green Building Advisory Committee Report**

Vice Chair Cohen reported that Anthony Floyd continues to update the Green Building Rating Checklist, which has received good feedback from the GBAC. Scottsdale needs to keep ahead of the rapidly changing codes. The Committee discussed possibly meeting with builders to get their input on the changes.

There was an update on Design Day, which is on October 25. The event is a bit under-subscribed. Besides free consultations, there will be lectures and tours of the Granite Reef Senior Center. It has been hard getting the newspapers to notify the public about the event.

Vice Chair Cohen said the GBAC has been helping the Library set up a green building book and periodical collection. Suggestions are welcome.

The Solar and Sustainability Tour is this weekend. Twenty houses are featured.

10). **Area Plan Advisory Group EQAB Liaisons Reports**

Board Member Leung said several hundred residents and business leaders have taken part in several visioning sessions. The preliminary priorities for the Airpark are to:

1. Enhance mobility, identification and way finding
2. Maintain existing neighborhoods
3. Encourage a variety of land uses and activities
4. Support and expand business diversity
5. Sustain and enhance aviation
6. Encourage recreation and open space
7. Promote sustainability

He said the Committee Members are discouraged from attending the visioning sessions, but will begin to meet in November. Mr. Person announced that John Lusardi had resigned from the Advanced Planning Division.

11). **Board Member Suggestions for Future Agenda Items**

Board Member Leung requested more information on LEED-ND.

In response to Chair Munson, Board Member McCay explained that he had previously requested a discussion on the cost/benefit ratio that General Dynamics has experienced with LEED-EB. Mr. Person noted that their representative was not available for the November meeting.

Chair Munson requested that a representative from Economic Vitality be invited to the November meeting to discuss attracting green businesses to Scottsdale. Board McCay suggested inviting Randy Grant to contribute to that discussion.

12). **Updates and Reminders**

Chair Munson reported that Council affirmed all four EQAB recommendations for new Board Members.

Mr. Person said the litter pick up day for October has been cancelled, to avoid conflicting with Design Day.

Chair Munson noted that an appeal has been issued to lend assistance to Scottsdale's sister city of Alamos, Mexico, which was hit hard by Hurricane Norbert.

Board Member McCay said Phoenix Mayor Phil Gordon would be speaking at the USGBC luncheon next week at Chase Tower.

Adjournment

With no further business to discuss, the meeting adjourned at 8:16 p.m.

Respectfully submitted,

A/V-Tronics, Inc.