



**JOINT WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL AND ENERGY & ENVIRONMENT COMMITTEE
300 NORTH NEW BALLAS RD
JUNE 11, 2018
6:00 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Work Session Minutes Dated May 29, 2018

2. Energy and Environment Committee

Summary: Joint Work Session with the Energy and Environment Committee.

Discussion topics include: 1. Green Business Certification; 2. Energy Efficiency and Renewable Energy Ordinance; 3. Status of Bicycle Road Signs; 4. Commercial and Apartment Recycling Initiative.

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 06/7/2018
Deborah Ryan, MPCC
City Clerk



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

SCHEDULED

Meeting: 06/11/18 06:00 PM
Department: Legislative /City Clerk
Category: Report
Prepared By: Debbie Ryan
Initiator: Debbie Ryan
Sponsors:
DOC ID: 3048

DRAFT MINUTES (ID # 3048)

Work Session Minutes Dated May 29, 2018



**JOINT WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL AND FINANCE COMMITTEE
300 NORTH NEW BALLAS RD
MAY 29, 2018
6:00 PM**

Present: Mayor Glantz, Council Members Silverman, Wang, D'Alfonso, Hoffman, Baseley, Lawrence and Saunders.

Finance Committee Members: Adam Shulenburger, Margorie Richter, Richard Kutta, Phil Hellwege and Larry Potashnick

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Chief Glenn Eidman, Community Development Director Jason Jaggi, Finance Director Lori Obermoeller, Public Works Director Jim Heines, City Engineer Matt Wohlberg, Assistant City Administrator Sharon Stott and City Clerk Deborah Ryan.

The meeting was called to order at 6:00 p.m.

1. Work Session Minutes Dated May 14, 2018

Council Member Baseley moved, seconded by Council Member Lawrence to approve work session minutes dated May 14, 2018.

Approved by unanimous vote.

2. Review of FY 19 Proposed Budget

Phil Hellwege, Chair of the Finance Committee reviewed the committee's recommendations of revenue increases and cost reductions. Discussed recommended immediate plan of action for the FY19 budget. (Exhibit A)

Council Member D'Alfonso stated she would like to wait until the citizen survey results are in before acting on the recommendations. She also spoke in opposition to the proposed reduction in salary increases from the normal 3% to 1.5%.

Mark Perkins stated the proposed reduce annual salary increase is a temporary reduction and anticipate return to normal increases next budget.

Council Member D'Alfonso stated two of the four immediate recommended actions directly affect employees.

Council agreed to remove the proposed reduction in salary increases for the FY19 budget.

General discussion regarding increasing business license taxes/fees, utility taxes, property taxes, , adding parks/storm water tax to a future ballot, employee retention and salaries and possible changes in the newsletter for cost savings.

Adjourned at 7:04 p.m.

Submitted by,

Deborah Ryan
City Clerk



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

SCHEDULED

Meeting: 06/11/18 06:00 PM
Department: City Administrator
Category: Report
Prepared By: Mark Perkins
Department Head: Carl Lumley

STAFF REPORT

Energy and Environment Committee

Joint Work Session with the Energy and Environment Committee. Discussion topics include: 1. Green Business Certification; 2. Energy Efficiency and Renewable Energy Ordinance; 3. Status of Bicycle Road Signs; 4. Commercial and Apartment Recycling Initiative.

Creve Coeur City Council - Energy and Environment Committee Work Session Topics June 11, 2018

Topic Summary

1. Green Business Certification
2. Energy Efficiency and Renewable Energy Ordinance
3. Status of Bicycle Road Signs
4. Commercial and Apartment Recycling Initiative

1. Green Business Certification

Rationale and Purpose for Program:

1. Provide recognition for Creve Coeur businesses and NFPs that have taken meaningful steps toward reducing their negative environmental impacts.
2. Create a platform to educate and increase awareness of green opportunities, such as energy-efficient lighting, solar panels, and recycling.
3. Motivate local organizations to adopt green business practices and share information about their successes.

Proposed Certification Procedure:

1. Businesses/NFPs would self-nominate/apply for certification using either a paper form or electronic form on the City's website.
2. The applications would be evaluated by the E&E Committee based on several criteria (given in accompanying documents). If the applicant organization satisfies at least three of the criteria, the Committee would typically recommend certification. Recommendations would be sent to Council for official approval.
3. Certification would be for three years, and it would automatically qualify the organization as a nominee for the City's annual Green Business Award.
4. Certified organizations would be recognized with a CC Green Business Certification decal that could be placed in the front window or door of the business, as well as being noted in the City's newsletter, emails, and website.

How the Program Would Be Marketed/Advertised:

1. Paper inserts in envelopes containing annual business license renewals
2. Posting on City website
3. Notice in City's business newsletter
4. Word of mouth, and once some businesses are certified, hopefully the decals of certified businesses will get the attention of other businesses.

Estimated Cost to the City:

1. First-year cost of \$1000 for the following:
 - Production of flyers or mailer
 - Development and production of artwork for the Green Business Certification decal
 - Production of the decal

2. Energy Efficiency and Renewable Energy Ordinance

Rationale and Purpose for Program:

1. Creve Coeur has indicated publicly its desire to be a local leader in sustainability. In 2008, the Creve Coeur City Council unanimously passed a resolution endorsing the U.S. Mayors' Climate Protection Agreement. The agreement expresses the City's intention to meet or beat greenhouse gas (GHG) emission targets outlined by the Kyoto Protocol.

2. In 2015 Council approved its Phase 2 Climate Action Plan (CAP). This plan recommended that Creve Coeur (as a community) adopt goals of reducing GHG emissions 10% by 2025, 20% by 2035, and 50% by 2050, all compared to 2015 GHG emissions.

3. To achieve these goals the City, its residents, and its businesses will need to become much more energy-efficient, and ideally, will increase their use of renewable energy. In fact, the CAP recommended several actions, including the following:

- "Make energy efficiency a priority through building code improvements ..."
- "Practice and promote sustainable building practices using the U.S. Green Building Council's LEED program or a similar system.
- Promote the development and use of renewable energy resources

Expected Benefits of the Proposed Ordinance:

1. The ordinance will show a clear commitment by the City to identify and implement financially beneficial actions that reduce its environmental impact.
2. The ordinance makes sustainability a visible, long-term commitment, rather than a project-by-project issue.
3. By showing there are financially beneficial energy efficiency (EE) and renewable energy (RE) opportunities available, the City can be a role model for businesses and residents, and it will be able to provide documented cases and expertise that residents and businesses can utilize.

What Buildings Are Covered by the Ordinance?

1. The Ordinance only applies to new construction of City-owned buildings and to major renovations of existing City-owned buildings larger than 5000 sf, where there is a reasonable potential for energy upgrades. (More precise definition of major renovation is given in the ordinance.)

What Does the Ordinance Require?

1. RFP/bid documents for relevant construction will state that energy efficiency, GHG reduction, and overall sustainability are a high priority for the City.
2. Prior to approval for construction, analysis must be performed that estimate energy consumption and long-term operating costs of the building if it were built to minimum code requirements. Then energy efficiency (EE) measures (using currently available technology) that exceed the City energy code by at least 30% will be evaluated in terms of energy consumption and long-term operating costs.
3. Any EE measure that has a payback period of 15 years or less should be adopted unless there are compelling reasons not to do so.
4. Licensed design professionals providing design and energy evaluation must demonstrate experience and capability with energy analysis.
5. All projects should undergo enhanced commissioning in accordance with USGBC (LEED) certification guidelines. (Note: LEED certification is not required, but enhanced commissioning would be.)
6. The City would make available on its website information about the EE measures

adopted and how much energy and money are/were saved by adopting those measures.

7. The City will seek out and undertake renewable energy projects that can be shown to have a payback period of 15 years or less. Partnerships with private entities are encouraged where reasonable. The City will report the energy and financial benefits of any renewable energy project undertaken.

Has Any Other City Adopted Such an Ordinance?

1. Several U.S. cities have established policies that all new city-owned buildings must be LEED certified at some level; for example, Kansas City, MO requires all city buildings to be LEED Silver certified. Most large U.S. cities, including St. Louis and Kansas City, now require commercial buildings above a certain size to track and benchmark their energy use; some additionally require the buildings to achieve specified levels of energy efficiency.

2. In 2014 University City, MO unanimously passed an energy efficiency and renewable energy ordinance that applies to new city-owned buildings and city-owned buildings that undergo major renovation. The proposed ordinance for Creve Coeur is based heavily on that ordinance.

3. Status of Bicycle Road Signs

Both the Phase 2 Climate Action Plan and the City's 2017 Comprehensive Plan recommend actions that promote safe pedestrian and bicycle transportation. Establishing more bicycle routes with appropriate signage is a low cost action that can be implemented quickly.

4. Commercial and Apartment Recycling Initiative

1. Recycling appropriate "waste" materials (and then using them in place of "virgin" feedstocks) has several environmental benefits: reduced energy consumption and GHG emissions, less water use and water pollution, less air pollution (SO₂, NO_x, mercury, particulates), and of course less material in landfills.

2. Commercial and apartment buildings are major generators of waste, but no city (within the County) requires recycling by commercial buildings and multi-unit apartments. As a result it appears that the recycling rate for these entities is quite low. (Unfortunately there is not good data available on these recycling rates; obtaining such data is part of this initiative.)

3. Why commercial and apartment recycling is so low is not known for sure, but national research suggests that major factors are cost and convenience. We do not have good information on the cost differential for commercial customers between hauling all wastes to a landfill recycling some of the wastes. Even if the cost differential is small, commercial building owners may find it inconvenient to find and evaluate recycling options.

Purpose of Initiative:

1. Our initial efforts are expected to be devoted to information gathering:

- How much (%) of the commercial waste is being recycled?
- Who are the major commercial haulers and recyclers?
- What are the costs of recycling versus simply waste collection?
- What factors affect prices for commercial recycling?
- Are there things CC can do to reduce prices for commercial customers? For example, would waste haulers be willing to give reduced prices if multiple businesses in an area agreed to recycle?

2. After gathering this information, we hope to be able to work with waste haulers and recyclers to make recycling services less expensive and make “shopping” for recycling and waste services easier for CC apartments and businesses.



ENERGY AND ENVIROMENT COMMITTEE MEMO

DATE: April 16, 2018

TO: Creve Coeur City Council

FROM: Creve Coeur Energy and Environment Committee

SUBJECT: Green Business Certification

This initiative will provide Creve Coeur businesses and not-for-profits with recognition for sustainable practices. These entities have established practices creating a minimal negative impact on the global or local environment, community and economy. The certification will be utilized as a platform for education and social change through increased awareness for various green initiatives like recycling, high efficiency lighting, and the use of solar panels.

As this recognition increases in popularity, Creve Coeur's businesses and not-for-profit organizations will have the opportunity to share the impact each has had not only on the environment, but also through various short and long term cost savings. Furthermore, it will provide an opportunity to make the entities not currently practicing these initiatives become aware of the value it can bring to their industry and community. Criteria for selection will include practicing a minimum of three (3) of the following:

- Recycle wastes
- Primary use of high-efficiency lighting (e.g. LED)
- Use of high-efficiency HVAC system
- Utilizing recyclable containers and/or packaging
- Install or utilize sustainable energy systems e.g. solar panels, geothermal, etc.
- Use of water-efficient faucets, toilets and other water fixtures
- Currently utilizing energy benchmarking
- Other innovative sustainable practices. Please provide examples.

All businesses or not-for-profits must provide documentation and description of the items above currently practicing.

Marketing/Advertising: To initiate awareness of this certification, it will be advertised through the monthly newsletters, the City's website, and will be included in any business license renewal application.

Businesses are self-nominated for review. The nominees will be evaluated on the above criteria by the Creve Coeur Energy and Environment Committee. Nominations will be submitted through the City's website, as well as a PDF/paper application form included in mailers and other communications. The Committee will make a recommendation for the Green Business Certification to the Creve Coeur City Council for recognition of the award. Each awardee will be recognized with a Creve Coeur Green Business Certification decal to place in their front window or door of the business or building, as well as being noted in the City's newsletters, emails and website. The Certification will remain in place for

three (3) years and will automatically qualify the business or non-profit to be nominated for the City of Creve Coeur Green Business Award. Through the recognition process, the City will look to each certified business or non-profit to share their successes, cost savings information, and recommendations for change other entities within Creve Coeur.

Cost to the City of Creve Coeur: \$1,000

- Production of flyers or mailer
- Development and production of artwork for the Green Business Certification decal or emblem.
- Production of the decal

FIRST DRAFT**CREVE COEUR ENERGY EFFICIENCY ORDINANCE****4/13/18, Revised 6/4/18****AN ORDINANCE ADOPTING AN ENERGY EFFICIENCY AND RENEWABLE ENERGY POLICY FOR CITY BUILDING PROJECTS, INCLUDING NEW BUILDINGS, BUILDING ADDITIONS, MAJOR REMODELS, AND RENEWABLE ENERGY PRODUCTION FACILITIES**

WHEREAS, energy efficient building techniques and renewable energy production are cost-effective over time, and can save taxpayer money over the useful life of the investment in public buildings; and

WHEREAS, fossil fuels pollute the environment and contribute to climate change when burned; and

WHEREAS, energy efficiency and renewable energy reduce the environmental impacts of power generation, and reduce the need for utilities to expand generating capacity and increase utility rates; and

WHEREAS, the best time to incorporate features that reduce fossil fuel use and promote energy efficiency in buildings is at the planning and design stage:

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AS FOLLOWS:

Section One: This ordinance constitutes the Energy Efficiency and Renewable Energy Policy of the City of Creve Coeur for new municipal construction and major remodels/renovations of

municipal buildings.

Section Two: As used in this ordinance, “Major Remodels” means projects in buildings with over 5,000 square feet of building floor plan which have a reasonable potential for energy upgrades; for example: replacing 25% or more of the building heating or cooling system; replacing 25% or more of the building lighting; involving removal of 25% of the building roof; or involving work on 25% of the building’s exterior walls and/or windows.

The term “major remodels” does not include cosmetic remodels, emergency repairs, or regular maintenance. When regular maintenance includes HVAC or lighting equipment replacement, new equipment to be installed shall conform to Section 3.2 below.

As used in this ordinance, “Renewable Energy Production Facilities,” means any and all equipment, systems or techniques put in service, within or outside the boundaries of Creve Coeur, to generate energy from sources that are not depletable and which effectively reduce or eliminate carbon dioxide in the energy production process.

Section Three: The xxxxxxxxxxxx Department is hereby directed to implement the following Energy Efficiency and Renewable Energy measures for new municipal buildings, major remodels of municipal buildings, and cost-effective opportunities for renewable energy production:

3.1 Requests for Proposals for services or bid documents issued for construction of new municipal buildings and major remodels shall state the high priority of energy efficiency, greenhouse gas reduction, and overall sustainability based on a 20-year life cycle of building operation.

3.2 All projects, prior to approval for construction, will be required to demonstrate that the following analyses support the final project delivered:

- a. Estimate the energy consumption and long-term operating costs of the building if it were built to minimum code requirements;
- b. Propose energy efficiency measures based on current technology and site location that exceed current City energy code requirements by a minimum of 30 percent;
- c. Estimate the energy consumption and long-term operating costs from the measures proposed in 3.2b;
- d. Provide a 20-year life cycle analysis of the costs of the measures proposed in 3.2b;
- e. Include all measures proposed in 3.2b that provide the project a payback period of 15 years or less.

3.3 Licensed design professionals providing services for a project and providing energy analyses pursuant to subsection 3.2 will be required to demonstrate capability and experience with energy analyses, or to hire consultants with the necessary expertise.

3.4 The City shall commission all building projects in accordance with the U.S. Green Building Council's enhanced commissioning guidelines for Leadership and Environmental Design (LEED) certification.

Section Four: For the purpose of educating the public on the benefits of energy efficiency, renewable energy production, and greenhouse gas reduction:

- a. Results of energy analyses submitted pursuant to this ordinance shall be documented and made available to the public via the City website.
- b. The energy efficiency and greenhouse gas reduction features incorporated into any project shall be publicized through educational displays during construction and in the completed building project.
- c. After project completion, the City will track cost savings and greenhouse gas reductions resulting from the adopted energy efficiency measures and report them on the City's website.

Section Five: For the purpose of encouraging the development of renewable energy production facilities within and beyond the City limits for the benefit of its residents and businesses:

a. The City will seek out and undertake renewable energy projects that demonstrate an ability to pay for themselves over a 15 year period.

b. The City will develop partnerships with the private sector in the development of renewable energy projects, where and when reasonable (e.g., to monetize tax benefits available to the private sector), so as to maximize the economic benefit to the City.

c. For purposes of public education, the City will document and report on the City's website the amount of energy produced by renewable energy projects and the economic benefit to the City and the greenhouse gas reductions resulting from the this energy production.

Section Six: Effective Date: This ordinance shall take effect and be in force from and after its passage as provided by law.