



**Energy and Environment Committee
Regular Agenda
September 13, 2016
5:30 PM
Meeting Room 1**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - 1. Draft July 12, 2016 Energy & Environment Committee Meeting Minutes**
Summary: Draft July 12, 2016 Meeting Minutes
- 4. Unfinished Business**
 - A. Subcommittee Update*
 - B. Bicycle Friendly Community*
 - C. Quick & Effective Conservation Tips*
- 5. New Business**
- 6. Business from Members**
- 7. Business from Staff Liaison**
 - A. Missouri Clean Energy District*
 - 1. Missouri Clean Energy District**
Summary: Missouri Clean Energy District - Proposed Ordinance and Organization Information
- 8. Adjourn**
- 9. Staff Reports**



Energy and Environment Committee

Meeting: 09/13/16 05:30 PM
Department: Energy and Environment Committee
Category: Report
Prepared By: Andrea Muskopf
Department Head: Andrea Muskopf

SCHEDULED

STAFF REPORT

Draft July 12, 2016 Energy & Environment Committee Meeting Minutes

Draft July 12, 2016 Meeting Minutes



**Energy and Environment Committee
Regular Minutes
July 12, 2016
5:30 PM
Meeting Room 1**

1. Call to Order

Vice-Chair Travers called the meeting to order at 5:35 PM.

2. Roll Call

Ben Lefton	Chairman	(Absent)
Alexis Travers	Vice Chairman	
George Hall		
Hal Harris		
Joseph Martinich		
Judy Sherman		
Sheerie Green		(Absent)
Andrea Muskopf	HR Asst	
Mark Perkins	City Administrator	

3. Approval of Minutes

Committee Member Harris moved to approve the minutes. Committee Member Martinich seconded the motion. All were in favor.

1. Approval of April 12, 2016 Energy and Environment Committee Meeting Minutes

4. Unfinished Business

A. Subcommittee Update

Subcommittee Chair Martinich had nothing to report at the time. The subcommittee hopes to reach out to the Chamber regarding the possibility scheduling presentations or generating interest.

B. Phase II Climate Action Plan

Members of the Phase II Climate Action Plan Subcommittee presented their recommended changes to the Committee. Committee Member Martinich moved that the Committee recommend that the Council adopt the Phase II Climate Action Plan as amended by the Subcommittee. Committee Member Sherman seconded the motion. All were in favor.

Staff Liaison Muskopf will work on a draft resolution for the Council's consideration on the July 25, 2016 agenda.

1. Phase II Climate Action Plan Review Subcommittee Draft Meeting Minutes

2. Subcommittee Proposed Changes to Phase II Climate Action Plan



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C. Bicycle Friendly Community

Committee Member Harris provided an overview of the Committee's attendance at the City Council Meeting. He stated that the City Council seemed to have positive feedback and he would still like to proceed forward with seeing a staff member dedicated to bicycle safety/bicycling in Creve Coeur.

Mr. Perkins discussed the role of the proposed position and discussed the existing roles of the various positions throughout the City (i.e. City Planner, Police Department, etc.) and how they relate to the planning process.

D. Quick & Effective Conservation Tips

The Committee will discuss the "Quick & Effective Conservation Tips" at the August 9, 2016 meeting.

Since Committee Member Hyland previously resigned, Committee Member Sherman will update the "Places of Worship" article and Committee Member Travers will update the "Schools" article.

E. Parking Lot Items

Staff Liaison Muskopf if the Committee would like to keep the "Parking Lot Items" on the agenda or if they would like to remove it. The Committee was in favor of removing the section from the agenda.

- i. **Trash and Recycling**
- ii. **Composting**
- iii. **Electric Car Charging Stations**

5. New Business

Staff Liaison Muskopf requested that the Committee add "Election of Chair and Vice-Chair" to the agenda. All were in favor.

Committee Member Martinich moved to nominate Vice-Chair Travers as the new Chair. Committee Member Hall seconded the motion. All were in favor.

Committee Member Sherman moved to nominate Committee Member Martinich as Vice-Chair. Committee Member Harris seconded the motion. All were in favor.

6. Business from Members

Per Council Liaison D'Alfonso's previous request in an email, the Committee discussed possible locations for bike racks. The Committee would like to see bicycle racks in highly visible areas and incorporated as artistic pieces.

7. Business from Staff Liaison

A. Green Cities Challenge

Staff Liaison Muskopf provided the Committee with an update regarding the Green Cities Challenge. The City will be participating and the participation is being sponsored by the local American Planning Association Chapter.



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8. Adjourn

Committee Member Martinich moved to adjourn the meeting. Vice-Chair Travers seconded the motion. All were in favor. The meeting was adjourned at 6:31 PM.



Energy and Environment Committee

Meeting: 09/13/16 05:30 PM
Department: Energy and Environment Committee
Category: Report
Prepared By: Andrea Muskopf
Department Head: Andrea Muskopf

SCHEDULED

STAFF REPORT

Missouri Clean Energy District

Missouri Clean Energy District - Proposed Ordinance and Organization Information



ABOUT RENOVATE AMERICA

Renovate America offers the leading residential Property Assessed Clean Energy (PACE) program in the nation, the HERO Program. HERO allows property owners to pay for improvements that reduce energy consumption over time as a property tax assessment.

Local governments adopt the program, allowing local property owners access to the financing without the need for taxpayer funding, through Renovate America's network of trained local home improvement contractors and private capital providers. This unique public-private partnership relies on a comprehensive technology platform that offers consumers a seamless experience and ensures installed products improve the efficiency of the home.

A Robust New Market for Energy and Water Efficiency

The majority of homeowners who choose HERO had a system in their home fail or need replacement or an upgrade. Studies have shown that 75 percent of the time, without PACE financing, property owners choose the less efficient product. HERO allows them to make an investment likely to lower its operating cost, with no upfront cash required. Competitive fixed rate assessments are paid back over five to 20-year terms based on the useful life of the product. Those terms are often longer than credit cards or home equity lines of credit would allow, bringing monthly payments within reach. And unlike any other form of financing, any remaining balance may be able to transfer to the new buyer when a home is sold.

That access and affordability makes a variety of energy-saving products attractive, including solar power panel installations, whole-home heating and cooling (HVAC) systems, energy-saving windows and doors, roofing, building envelope, and insulation.

Unparalleled Consumer Protections

Renovate America is leading the industry, working with other PACE providers to offer unparalleled consumer protections:

- Contractors – most of them locally-owned small businesses – must have a proven track record for quality and be in good legal standing.
- Installed products must be rated as efficient by the DOE, EPA, or a state or local government agency.
- Prices must fall within fair market standards.
- Payment to the contractor is withheld until the homeowner signs off that the work is complete.
- Seniors over age 64 get extra attention to help ensure they are moving forward with a project that is right for them.

RENOVATEAMERICA™

Added Value

A recent study conducted by nationally-recognized housing economist Laurie Goodman showed that on average homes with HERO improvements sell at a price premium that can range from \$199 to more than \$8,800. That means energy and water projects recover and often exceed the investment, compared to recent studies showing popular kitchen and bathroom remodels recover only 58 percent to 66 percent of their costs. Homeowners may also benefit immediately from efficiency-oriented improvements through lower utility bills and potential tax benefits.

Technology-enabled Results

Renovate America's HERO Gov software portal provides real-time data and reporting to state and local government partners regarding projects funded in their communities as well as the resulting economic impact, jobs created, and estimated kilowatt-hours ("kWh") of energy saved, emissions reduced, and gallons of water saved. The HERO Pro software portal provides contractors data on HERO eligible homes, training curriculum and guidelines for program operation, and project estimation tools. Proprietary software which allows Renovate America to evaluate and underwrite applications within minutes.

As a result of the success of the platform, over four years, Renovate America and its public partners have provided almost 60,000 homeowners projected savings of approximately 8.8 billion kWh of energy, 3.6 billion gallons of water, \$2.4 billion in lower utility bills, and 2.4 million tons of emissions reduced. More than 11,000 local jobs have been created as well as \$2.3 billion in local economic impact.

Private Capital for Public Good

Renovate America has worked to create a stable and attractive new asset for large-scale private investment in energy efficiency and renewable energy at the individual property level. Renovate America has completed six securitizations, including the first-ever PACE Green Bonds. This asset-backed investment revenue source keeps interest rates competitive and removes risk from government partners in achieving their clean energy and water goals.

Recognized Leader

Public recognition includes the EPA's 2016 Climate Leadership recognition for an Innovative Public-Private Partnership, inclusion in the 2016 White House Water Summit with a ten-year commitment to conserve 34 billion gallons, the Governor's Environmental and Economic Leadership Award in California, the Urban Land Institute Best of the Best, and the Southern California Association of Governments President's Award for Excellence. In addition, Renovate America was recently recognized as the Top Workplace in the midsize company category by the San Diego Union-Tribune, its hometown paper. The company had already outgrown its midsize category by the time the award was received. CEO JP McNeill was named Most Admired CEO in the "Mega" business category by the San Diego Business Journal.

ORDINANCE NO. _____

AN ORDINANCE TO ENABLE THE CITY OF CREVE COEUR MISSOURI TO JOIN THE MISSOURI CLEAN ENERGY DISTRICT PURSUANT TO SECTIONS §67.2800 TO §67.2835, INCLUSIVE, RSMO., THE “PROPERTY ASSESSED CLEAN ENERGY ACT,” AND STATING THE TERMS UNDER WHICH THE CITY WILL CONDUCT ACTIVITIES WITHIN THE CITY AS A MEMBER OF SUCH DISTRICT.

WHEREAS, the 95th General Assembly of Missouri enacted Sections §67.2800 to §67.2835, inclusive, RSMo., the “Property Assessment Clean Energy Act” (the “Act”); and

WHEREAS, the development, production, and efficient use of clean energy and renewable energy, as well as the installation of energy efficiency improvements to publicly and privately owned real property, will create jobs for residents of the City of Creve Coeur, Missouri, advance the economic well-being and public and environmental health of the City of Creve Coeur, Missouri, and contribute to the energy independence of our nation; and

WHEREAS, the primary intent of funding energy efficiency and renewable energy improvements pursuant to the Act is to promote the public purposes described above; and

WHEREAS, Section §67.2810.1 authorizes one or more Municipalities (as defined in Section §67.2800.7) to establish a Clean Energy Development Board to initiate and administer a Property Assessed Clean Energy (“PACE”) Program so that owners of qualifying property can access funding for energy efficiency improvements or renewable energy improvements to their properties located in such Municipalities; and

WHEREAS, on January 3, 2011, a clean energy development board now named the Missouri Clean Energy District was created with the intention that all Municipalities within the State of Missouri would be eligible to join and participate by approving an appropriate ordinance or resolution; and

WHEREAS, it is in the best interests of the City of Creve Coeur, Missouri and for the benefit of its residents to join and participate in the District.

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

SECTION ONE: The City hereby approves and authorizes joining and participation in the Missouri Clean Energy District.

SECTION TWO: The City declares its intent that the provisions of this Ordinance shall be in conformity with federal and state laws. The City enacts this Ordinance pursuant to Sections 67.2800 to 67.2835 of the Missouri Revised Statutes (2000), as amended.

Subsection One. Title and Definitions.

A. Title. This Ordinance shall be known and may be cited as “The City of Creve Coeur, Missouri Property Assessed Clean Energy (PACE) Ordinance.”

B. Definitions. Except as specifically defined below, word and phrases used in this Ordinance shall have their customary meanings. Words and phrases defined in Section 67.2800.2 of the Missouri Revised Statutes (2000), as amended, shall have their defined meanings when used in this Ordinance. As used in this Ordinance, the following words and phrases shall have the meanings indicated.

“Missouri Clean Energy District” or “District” means the Missouri Clean Energy District.

“PACE Assessment” means a special assessment made against qualifying property in consideration of PACE Funding.

“PACE Funding” means funds provided to the owner(s) of qualified property by the District for an energy efficiency improvement.

“Qualifying Property” means real property located in The City of Creve Coeur, Missouri.

Subsection Two. Program Administration.

The Missouri Clean Energy District shall administer the functions of the PACE Program within the City by

- A. providing property owners with an application in order to apply for PACE Funds;
- B. developing standards for the approval of Projects submitted by property owners;
- C. reviewing applications and select qualified Projects;
- D. entering into Assessment Contracts with property owners;
- E. providing a copy of each executed Notice of Assessment to the County Assessor and causing a copy of each such Notice of Assessment to be recorded in the real estate records of the Recorder of Deeds for the County;
- F. authorizing and disbursing the PACE Funds to the property owners;
- G. receiving the PACE Assessment from the County Collector;

- H. recording any lien, if needed, due to nonpayment of a PACE Assessment; and
- I. exercising all powers granted by Section 67.2810.2 of the Missouri Revised Statutes (2000), as amended, including, but not limited to, the power to levy and collect special assessments under an assessment contract with a property owner.

Subsection Three. Liability of City Officials; Liability of City.

Notwithstanding any other provision of law to the contrary, officers and other officials of the City, the District and the County in which the City is located shall not be personally liable to any person for claims, of whatever kind or nature, under or related to the City's participation in the District's PACE Program, including, without limitation, claims for or related to uncollected PACE Assessments. The City has no liability to a property owner for or related to energy savings improvements funded under a PACE Program. The District shall for all purposes be considered an independent entity and shall not be considered a political subdivision of the City of Creve Coeur.

SECTION THREE: The Mayor of the City is hereby authorized to deliver a duly executed copy of this Ordinance to the Board of Directors of the District or its designee, together with the jurisdictional and geographic boundaries of the City for inclusion in the jurisdictional and geographic boundaries of the District.

SECTION FOUR: The City authorizes and directs the Mayor to appoint a member of the Advisory Council of Missouri Clean Energy District and to notify the District of the person so appointed.

ADOPTED and APPROVED this ____ day of _____, 2016.

Attest:

Name:

Clerk