



**Energy and Environment Committee
Regular Agenda
March 19, 2018
5:30 PM
Administrative Conference Room
Government Center
300 N New Ballas Rd**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - 1. Approval of February 26, 2018 Energy and Environment Committee Meeting Minutes**
- 4. Unfinished Business**
 - A. Selection of 2018 Green Business Award Recipient***
 - 1. 2018 Nominations**
 - B. Discussion of Formal Proposal/Memo Recommending Green Business Certification to Council***
 - C. Update on Sustainability Legislation/Ordinances***
- 5. New Business**
- 6. Business from Members**
- 7. Business from Council Liaison**
- 8. Business from Staff Liaison**
 - A. Response to Questions from last meeting***

Q. How many business licenses issued annually?
A. 1000. 2,520 since tracking started in 2006.

Q. What is sent to a new licensing business?
A. New license and a paid receipt.

Q. When are license renewals due?
A. All licenses have to be renewed annually by 12/31.

Q. How can someone sign up for the business news letter?
A. Website or email Melissa Orschein, Public Information Officer

Q. Is a vote required from Council to approve the Green Business Certification Program?
A. No, but Mark would like to run the program by them so they are informed.



**Energy and Environment Committee
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March 19, 2018
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9. Adjourn



**Energy and Environment Committee
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1. Call to Order

2. Roll Call

Ben Lefton	Committee Member	(Absent)
Hal Harris	Vice Chair	
Joseph Martinich	Chair	
Sheerie Green	Committee Member	
Jason Muchow	Board Member	
Greg Campbell	Committee Member	
George Seifried	Staff Liaison	
Mike Barzoff	Guest	

3. Approval of Minutes

1. Approval of January 29, 2018 Energy and Environment Committee Meeting Minutes

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Sheerie Green, Committee Member
SECONDER:	Hal Harris, Vice Chair
AYES:	Harris, Martinich, Green, Muchow, Campbell
ABSENT:	Lefton

4. Unfinished Business

A. Update on 2018 Green Business Award

Mr. Martinich stated nominations needed to be submitted by March 1, 2018.

Mr. Martinich stated he contacted some organizations, asked them to send him supporting information for energy efficient upgrades, then he would nominate them and no one has responded yet.

Mr. Martinich asked Mr. Seifried whether any other businesses were nominated.

Mr. Seifried responded he was not sure if anymore nominations were received.

Mr. Seifried said he would check with Sharon Stott about nominations.

Mr. Seifried recommended each committee member try to nominate one business.

Mr. Harris asked if any restaurants in the Green Dining Alliance were nominated.

Minutes Acceptance: Minutes of Feb 26, 2018 5:30 PM (Approval of Minutes)



**Energy and Environment Committee
Regular Minutes
February 26, 2018
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Mr. Martinich responded he did not think any business in Creve Coeur were in the Green Dining Alliance.

Mr. Seifried said the Post is in the Green Dining Alliance.

The committee had a general discussion about the award and nominating business.

B. Criteria Process for Green Business Certification

Mr. Muchow stated he redlined the Green Business Certification (GBC) document the committee has been working on.

Mr. Muchow passed out copies of the revised version to the committee.

Mr. Muchow reviewed the revisions, he stated most of the changes were with the types of energy efficient lighting.

Mr. Muchow reviewed other revisions he made to the GBC document.

The Committee had a general conversation about how long the certification should last, before expiring.

Mr. Muchow stated the candidates could provide supporting information to show they qualify such as receipts, pictures and other documentation as proof.

Mr. Campbell asked how businesses will become aware of the certification process.

Mr. Muchow stated the initial thought is when businesses renew their license to include some information on the program.

Mr. Muchow also stated the program could be promoted on the City's Website and through the City's Business Newsletter.

Mr. Martinich asked how many businesses are in Creve Coeur.

Mr. Seifried responded he did not know, but he would check.

The Committee had a general discussion about business.

Ms. Green asked if the City has a marketing department.

Mr. Seifried stated the City does not have a marketing department; the City has a person responsible for writing the monthly Resident and Business Newsletter, takes photos and does some minor PR work.

Ms. Green stated part of promoting the award is branding and attracting the attention of the correct people in the business. If we put something in the business license, then it has to jump out at them.

The Committee had a general conversation about getting businesses to apply for the program.

Minutes Acceptance: Minutes of Feb 26, 2018 5:30 PM (Approval of Minutes)



**Energy and Environment Committee
Regular Minutes
February 26, 2018
5:30 PM
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Mr. Campbell asked if the program approval would require council approval.

Mr. Seifried stated he would check to see if council approval was required.

The Committee unanimously voted to approve the revised criteria process for GBC. (Copy attached to the minutes.)

1. Green Business Certification Program - Outline

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Martinich, Chair
SECONDER:	Hal Harris, Vice Chair
AYES:	Harris, Martinich, Green, Muchow, Campbell
ABSENT:	Lefton

C. Update on Sustainability Legislation/Ordinances

Mr. Martinich stated he is in contact with the recycling coordinator for U City.

Mr. Martinich stated he is meeting the person who wrote the energy-efficiency ordinance for U City on Thursday for lunch to discuss the process for getting the ordinance approved.

Ms. Green stated she has a couple of questions. The ordinance seems to be geared toward municipal projects, but she thought we were looking for something that would influence all projects.

Ms. Green asked if we were only looking for sustainability in municipal buildings.

Mr. Martinich stated he thought we should start with municipal buildings because of the amount of push back he thinks we will get.

Mr. Martinich stated he is not aware of any cities that require businesses to come up to a high standard for sustainability.

The Committee had a general discussion about passing a high standard sustainability ordinance for municipal buildings.

The Committee continued to go into more details about zero cost sustainability initiatives.

5. New Business

A. Arbor Day Volunteers (April 29 1-3 pm in Millennium Park)

Mr. Martinich explained what is involved in volunteering for Arbor Day.

Mr. Martinich stated he agreed to volunteer again this year and asked if anyone else would like to join him.

Minutes Acceptance: Minutes of Feb 26, 2018 5:30 PM (Approval of Minutes)



**Energy and Environment Committee
Regular Minutes
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Ms. Green stated she would also volunteer again this year.

The Committee had a general conversation about volunteering for Arbor Day.

B. Questions for Creve Coeur Citizens survey

Mr. Martinich stated all committees were asked to provide questions for the upcoming survey.

The Committee had a general discussion about the survey and the questions proposed by Mr. Martinich.

The Committee unanimously voted to forward the first 3 questions below for the survey. The questions are listed in the order of priority.

Possible questions for Creve Coeur 5-year survey of residents

1. Would you support requiring owners of multifamily buildings provide recycling services to tenants at no additional cost?
2. Would you support requiring owners or owner-occupants of commercial buildings to recycle recyclable wastes?
3. Would you support providing discounts on building permit fees for projects designed to achieve a specified improvement in energy efficiency?
4. Would you support providing discounts on building permit fees for projects primarily involving the installation of sustainable energy (e.g., solar panels, geothermal energy)?

6. Business from Members/Chair

Mr. Martinich stated the police station final design is not at a LEED Certification level.

Mr. Martinich stated he sent emails to elected officials and to the police task force members expressing his disappointment in not meeting the Certification standard.

Mr. Martinich stated he did not get a lot of response from his emails, but he felt some other people on the police task force were also not happy.

The Committee had a general discussion about LEED Certification.

Mr. Martinich stated tremendous pressure was put on staying within the budget.

The Committee had more discussion on whether anything could be done at this stage to get the police station closer to meeting LEED Certification.

7. Business from Council Liaison

Not present.

Minutes Acceptance: Minutes of Feb 26, 2018 5:30 PM (Approval of Minutes)



**Energy and Environment Committee
Regular Minutes
February 26, 2018
5:30 PM
Administrative Conference Room
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300 N New Ballas Rd**

8. Business from Staff Liaison

None.

9. Adjourn

Mr. Harris had a quiz for the group.

Mr. Harris showed a picture and asked where it was taken.

Mr. Seifried stated I am going to guess Creve Coeur.

Mr. Harris stated that is correct, it is on Lindbergh Road.

The Committee had a general discussion.

Mr. Martinich asked to adjourn the meeting.

Mr. Muchow moved to adjourn.

Mr. Campbell seconded.

All in favor to adjourn.

Minutes Acceptance: Minutes of Feb 26, 2018 5:30 PM (Approval of Minutes)



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1. Call to Order

2. Roll Call

Ben Lefton	Committee Member	
Hal Harris	Vice Chair	
Joseph Martinich	Chair	
Sheerie Green	Committee Member	
Jason Muchow	Committee Member	
Greg Campbell	Committee Member	(Absent)
Alexis Travers	Council Liaison	(Absent)
George Seifried	Staff Liaison	

3. Approval of Minutes

1. Approval of November 20, 2017 Energy and Environment Committee Meeting Minutes

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Hal Harris, Vice Chair
SECONDER:	Ben Lefton, Committee Member
AYES:	Lefton, Harris, Martinich, Muchow
ABSENT:	Green, Campbell

4. Unfinished Business

A. Updates On Energy Bench-Marking Efforts

Mr. Martinich stated the two committee members who are working on this project are not in attendance.

Mr. Martinich stated it does not seem like a lot of entities are using "Portfolio Manager" at this time.

Committee had a general discussion.

B. Update on Green Business Award

Mr. Muchow stated there was the Green Business Award and the Green Business Certification. He suggested the Certification be a requirement for the Green Business Award. He also suggested any business could qualify for the certification, but that they would need to be nominated for the Award.

Mr. Muchow stated he went over previous selection criteria and pruned them down to consist of more obtainable practices for the nominees.



**Energy and Environment Committee
Regular Minutes
January 29, 2018
5:30 PM
Administrative Conference Room
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Mr. Muchow recommended the nominee meet a minimum of 2 of the required practices to be eligible for the certification. When a business license is being renewed a notice for the certification process could be provided, the city's website could also include information and resources and initiatives on the procedure to become certified. An emblem or sticker could be provided for certified business to post near the front door to create recognition and awareness. Businesses that are certified would automatically be nominated for the Green Business Award.

Mr. Muchow stated the food industry would be separate to coincide with Green Dining Alliance certification.

Mr. Harris brought up the newsletter and that native landscapes were mentioned as being items that are considered green and helpful to the environment. The committee has not discussed this aspect and wondered how they would determine it was met.

Mr. Seifried said Planning and Zoning Commission typically sets the requirements for landscaping and monitors business to make sure they are maintaining what is approved.

The Committee had some discussion on lighting standards and how much weight should be given to businesses for using energy-efficient lighting.

The Committee had a general discussion about a grading scale

Ms. Green asked what the objective was regarding the award. If people are already recycling they will continue to do so, she said she thought the objective should be to get all businesses interested in being more green.

Mr. Muchow suggested the EEC is small enough, so that the committee could review the applications during a meeting.

Mr. Muchow stated at the end of the day awareness is the main objective.

Ms. Green asked how do they know to self-nominate?

Mr. Muchow stated it could be added to the business license application, put on the website and mentioned in the newsletter.

Mr. Martinich stated it would likely be a trickle effect in regards to businesses noticing certified businesses and the participating themselves.

Ms. Green asked what they would get besides a sticker on the door.

Mr. Lefton said some of the requirements are already quite simple and are part of current building code.

Mr. Harris said some businesses don't have waste and have very little room to improve.

Mr. Muchow said wording could be changed to make the requirements broad.

Ms. Green said there has to be some way to reward someone who has no waste.

Minutes Acceptance: Minutes of Feb 26, 2018 5:30 PM (Approval of Minutes)



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Mr. Martinich went over how the businesses would be recognized.

Mr. Muchow asked how the criteria would be met.

The Committee discussed meeting the minimum criteria, it was suggested the minimum criteria be 3-4 items from the list.

Mr. Muchow stated he felt 3 items would be fine, but some items on the list require a hefty investment.

Ms. Green asked how they would determine how often the re-certification should be revisited.

Mr. Lefton suggested it be every 2-3 years.

The Committee suggested LED be changed to LED or other high efficiency lighting, to broaden the requirements in this category.

Mr. Muchow left at 6:00PM

1. Green Business Certification Recommendation

RESULT:	ANNOUNCED
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C. Update on Sustainability Legislation/ordinance

Mr. Martinich talked about cities and states that require commercial building owners to use Portfolio Manager for energy benchmarking.

Mr. Martinich said as of 2016 there were at least 18 cities requiring use of Portfolio Manager. He said St. Louis City now is also doing it, but is not on the 2016 list. He said the 2 most similar cities are Menlo Park, California and Burlington, Vermont. He said Burlington is going net zero energy and is in a class by themselves. He said their electricity is fully sustainable and they sell the excess.

There was some discussion as to how Burlington is sustainable.

Mr. Martinich said that of the cities that have passed the ordinances, they were implemented in phases. He said all the main cities in the north have started implementation and in the south, only Atlanta has started.

Some discussion was held regarding the size of the buildings in Creve Coeur.

Mr. Martinich said Kansas City has solar panels on 60 of the government buildings. He gave some other examples of improvements made around the country.

There was some discussion about a handout from Mr. Martinich. He suggested they come up with 2-3 things to pursue.

Minutes Acceptance: Minutes of Feb 26, 2018 5:30 PM (Approval of Minutes)



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Mr. Seifried said the building code would help with implementation.

Mr. Martinich said it seemed that St. Louis County was trying to water down some of the new International Efficiency Code.

Mr. Seifried suggested they deviate from the county and bring Creve Coeur's Chief Building Official in to discuss the parameters of their goals and methods of implementation.

They agreed to invite him to attend to the next meeting.

There was some discussion as to how St. Louis County has lower standards than what the EEC would like to have in regards to their goals.

Mr. Seifried said the inspectors wouldn't be against doing the inspections.

Some suggestions were made in regards to construction and demo recycling. It was suggested to look at University City and develop a long term plan.

Ms. Green asked if they could get a copy of the University City ordinance.

Ms. Green asked if the new police building would have met the University City ordinance requirements.

Mr. Martinich said he did not believe so and that is why adopting a similar ordinance would be nice to have for the city.

Ms. Green asked how they would go about implementing an ordinance.

Mr. Seifried said the process is complex. A draft would need to be created, there would be a discussion and work sessions between the EEC and the council, and then after a final draft is produced it could go to City Council for a vote.

The committee discussed an ordinance University City has which requires a minimum of LEED Silver certification for all City owned property, if a new building is constructed or an old building is renovated.

Mr. Seifried reminded the Committee increasing the minimum standards for City owned property could have an effect on property taxes.

Mr. Martinich said he asked the City Administrator and the Director of Public Works for a copy of the scorecard for the new police building and he had not received it yet.

The Committee had a general discussion about the New Police Building and the efforts to include more green initiatives in the construction.

Ms. Green asked why the building does not meet LEED Silver.

Minutes Acceptance: Minutes of Feb 26, 2018 5:30 PM (Approval of Minutes)



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January 29, 2018
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Mr. Martinich said it was suggested to put in solar panels and a more conservative HVAC system and that would help meet the requirements. He said there was a lot of concern about initial cost, not long term pay back.

1. Some Cities Requiring Sustainable Energy Regulations

RESULT:	ANNOUNCED
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**2. Possible Improvements CC Might Do to Improve Sustainability Revised
1.29.18**

RESULT:	ANNOUNCED
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5. New Business

None

6. Business from Members

None

7. Business from Council Liaison

None

8. Business from Staff Liaison

None

9. Adjourn

The Committee had a discussion about when to hold the next meeting.

Minutes Acceptance: Minutes of Feb 26, 2018 5:30 PM (Approval of Minutes)

Green Business Certification (Recommendation)

An initiative to provide Creve Coeur businesses with education and recognition for sustainable practices.

Target Audience: Any business or not-for-profit within the city of Creve Coeur

Initial focus to be based on the following practices:

- 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.

Any business currently utilizing a minimum of three (3) of the above practices will meet the criteria to be recognized with the Green Business Certification by the City of Creve Coeur. Businesses, or place of business, must provide documentation and description of the items above currently practicing.

Procedures:

- Businesses are self-nominated for review to qualify
- Certification notice will be included when business are renewing their business licenses
- Information will be distributed through new letters and the City's website, which will also include resources for business to reach out to if interested in initiating any of the above practices.
- Recognition with an emblem to be placed on the front door or glass of the business/building. The recognition will also be included in newsletters, emails and the City's website.
- Automatically qualifies the business to be nominated for the Green Business Award.

Food industry: we will pair with the Green Dining Alliance for qualification to receive the Green Business Certification.

Optional:

- Share length of time the above practices have been in place
- Has your business or place of business recognized cost savings by implementing these practices? If so, please share an estimated savings.

Certification will last for three (3) years.

Creve Coeur Business Awards 2018 – Green Business Nominations (2)

Category: Green Business

Business Name: Cantor Injury Law

Business Address: 12283 Olive Blvd., Creve Coeur, MO, 63141

Business Phone: (314) 628-9999

Reason Nominated:

Law offices and legal practice are notoriously paper-heavy businesses. Imagine the hundreds of banker's boxes full of contracts, research, discovery, precedents, verdicts, settlements, interviews, and more. Step into any run-of-the-mill law office and you'll find filing cabinets upon filing cabinets of paper-clutter.

Cantor Injury Law is a very different kind of law office; it is environmentally friendly and prioritizes being "green" as a vital pillar in its business model. Cantor Injury Law recently went completely paperless, switching completely to electronic files. A typical case used to garner four banker's boxes worth of paper between medical records and discovery. Now, the office only prints two pages per case: a written contract and a hipaa compliant medical release. This move to e-files will literally save the local law office hundreds of tons of paper per year.

It is an incredibly time-consuming process to switch from physical files to electronic files, but Mark Cantor, owner of Cantor Injury Law, is a nature-lover and environmental advocate that realized the benefits for our Earth and dedicated the time and manpower to make the switch. It is unique for a law office, usually so set in it's excessive paper consumption ways, to switch after decades in the industry and hundreds of thousands of documents to sift through, but Mark and his team are paving the way for local businesses to reduce their consumption and waste, while maintaining their top-notch services and brand.

Category: Green Business

Business Name: Vanchi Properties LLC

Business Address: 844 N. New Ballas Ct., Creve Coeur, MO, 63141

Business Phone: (314) 323-5073

Reason Nominated:

Vanchi Properties, LLC is the newly constructed medical building at 844 North New Ballas Road designed to be one of the most energy efficient commercial buildings in Creve Coeur. It is also the first structure in the area to install a state-of-the-art photovoltaic solar power system AND utilize a highly efficient geothermal heating and cooling system.

Photovoltaic Solar Power System Details (See attached project detail sheet):

- Solar System Size: 17.64kW
- Number of Modules: 63 (25-Year Warranties)
- Estimated Annual Production (kWhs): 24,532
- Average Monthly Electric Bill Savings: \$242

Estimated Environmental Offset of the Solar Power System:

- Annual Miles Driven by a Passenger Vehicle: 41,312
- Number of Seedlings Planted per Month: 37.2
- Annual Pounds of Carbon Dioxide Offset: 38,000

GeoComfort Geothermal System:

- 30% to 70% energy cost reduction versus traditional HVAC methods
- Building is heated and air conditioned by 22 tons of geothermal units
- Closed loop field is made up of 22 vertical bore holes underneath the parking lot (Should last a lifetime)
- Geothermal Units last 20-25 years, sometimes longer

Additional Energy Efficiency Modifications:

- Lighting upgraded to LEDs instead of inefficient incandescents throughout the entire building
- The building has R44 insulation in attic and R22 insulation in the exterior walls

Attachment: Vanchi Properties Supporting Documentation.pdf