

**CITY OF SOUTH PASADENA
NATURAL RESOURCES AND ENVIRONMENTAL COMMISSION
MINUTES – December 8, 2016**

Roll Call – The meeting was called to order at 7:06p.m. Present were NREC Commissioners: Chair William Kelly, Al Benzoni, Kay Findley, Stephen Leider, and Nancy Wilms, as well as Student Commissioner Hailey Bugg; and REC members: Andy Eaton, Bill Glauz, Dan Snowden-Ifft, and Alex Kung. Absent were Vice-Chair Scott Kuhn and Commissioner Noah Puni. Also present was Staff Liaison Jenna Shimmin. NREC Council Liaison Robert Joe was not present, but Councilmember Michael Cacciotti was.

Minutes –Approval of the minutes from November 22 , 2016 were tabled until the January meeting.

Public Comments and Suggestions – None.

BUSINESS ITEMS

1. **Lighting and Landscape Maintenance District Assessment Update (Courdy)** – Paul Toor, the Public Works Director, reviewed the presentation that is given at community meetings. It includes the history of the Lighting and Landscape Maintenance District Assessment (LLMD), the benefits of trees in South Pasadena, and challenges our urban forest faces. Mr. Toor also went on to discuss what the LLMD update funds will go towards, the timelines for the measure, and reviewed a cost comparison of the current assessment versus the proposed changes. Ballots have been mailed out and are due back by January 18, 2017. Of the ballots mailed, 50% went to local property owners and the other 50% went to owners of multi-family units or property owners who reside outside of South Pasadena.

For more information, residents are encouraged to visit the Public Work’s section of the website. Here they will find a map of the various LLMD assessment zones on the City’s website, along with the engineer’s report.

2. **Renewable Energy Council Report Feasibility Presentation (Shimmin)** – Jennifer Shimmin introduced Frank Mann, Account Manager with Climatec, LLC. Mr. Mann introduced the rest of his team, Jeff Bartel and Matthias Grauer, and gave a presentation on “Energy & Water Feasibility Assessment”, based on the Renewable Energy Council’s report. This presentation outlined the program goals, the City’s needs, the benefit of self-funding improvements, the RFP procurement path, and an analysis of the City’s utility usage. The presentation went on to cover the various identified efficiency measures: street light acquisition from Edison, and LED bulb replacement, which would include wireless management; lighting upgrades to the interior and exterior of City facilities, including field and park lighting; building automation; mechanical upgrades to the HVAC units, as well as to the water pumps; solar systems at various City facilities; EV charging stations; and smart water meters with smart meter communication abilities. Next Mr. Mann went over the

financial highlights of implementing this program, which included the total projected costs, anticipated lifecycle savings, general fund relief, and the capital required to fund the project. He discussed the several funding sources available, including SCE partnerships, on-bill financing, grants, guaranteed savings, capital budgets, municipal financing, and bonds. Lastly, he recapped all of the benefits the City would see if it implemented this program.

A needs matrix was provided that highlighted which facilities would benefit from which aspect of the proposed program. There were six main categories: Street Lighting, Building Automation Systems, Lighting, Mechanical, Renewables, and Water Infrastructure.

- Street Lighting: The City would acquire the remaining street lights from SCE. The new lights would be dimmable, with wireless management. Parking lot lights would be dimmable with a motion sensor to increase the light when someone walks through.
- Building Automation Systems: Would provide better temperature control.
- Mechanical Upgrades: HVAC system upgrades or replacement. Installation of hybrid gas driven water pumps.
- Solar: Proposed at City Hall and adjacent parking areas, the Senior Center, Wilson Reservoir, Westside Reservoir, and the golf course driving range.
- EV Charging: Could be connected to the solar systems.
- Smart Water Meters: AMI meters could be installed that provide wireless access to meter data, more accurate and timely data, as well as customer access to their data.
- Financial Highlights: 15 year lifecycle for more equipment, and 25 year for the solar systems.
- Funding Sources: To look for the possibility of low interest or zero interest financing; general fund relief; grants; Clean Renewable Energy bonds; or municipal funding.
- Benefits: Four main benefits, energy savings, financial savings, positive environmental impact, and improved public safety.

Next steps after the presentation would be for staff to generate a RFP for a detailed audit. Once the audit has been completed to determine actual needs and feasibility, a RFP would be generated for the measures the City wishes to move forward with. Lastly, staff would choose a company based on responses, which would design, build and implement the desired projects.

Public Comment – Daniel Snowden-Ifft (REC): Asked what priority each item in the matrix has. -Frank answered that a detailed audit would help identify the “low hanging fruit”, and the long term capital needs. The audit would identify the best project portfolio for the City.

Commissioner Comments: Commissioner Wilms – Asked about the total anticipated lifecycle savings, and whether it would be more substantive for energy and water or just one of those. – Frank answered that there would be savings in both categories, but that most of the measures are energy related. He mentioned that the savings from street lights is easy to calculate because it's a set rate. Their rough analysis didn't go in depth on building and lighting, it simply used historical trends that they are confident the actual figures will follow.

Chair Kelly – Asked what the actual benefits of smart meters are. – Frank answered that there is an increased accuracy because the meters are brand new, that they can be remotely read (reducing the need for meter readers), and that customers can access their data to check their real time usage. – Bill then mentioned that the REC looked at all utility bills and zeroed in on the Wilson Reservoir because of high usage. He then asked what load would be offset at the library and golf course, and why the Garfield Reservoir wasn't included. – Frank answered that they would be marginal, and that a final analysis would determine feasibility. He then said that the Garfield Reservoir was removed at staff's request because it is under construction. – Bill asked about fleet upgrades and Frank answered that those aren't in the company's purview.

Commissioner Leider – Asked what makes the new meters better. – Frank explained his is because the mechanisms inside are new, they are more reliable, and also they can collect more data in real time.

Commissioner Benzoni – Expressed a desire to see solar at the Garfield Reservoir. He also asked about the feasibility of installing solar street lights, and what portion of the street light would be replaced in the upgrade. He also inquired about the mesh network, and what would happen to the lights if the network went out, and also what happens if one of the LED bulbs goes out. – Frank responded that solar powered street lights aren't cost efficient on the grid, and that just the lamp portion of the street light would be replaced. He also explained that if the network went out the lights would lose the customized functionality, but would remain on; and if a bulb or two went out, the light should still function as well. – Commissioner Benzoni then asked about the accuracy of the improved efficiency that the HVAC system replacement would have at Eddie Park. – Frank answered that main focus for this measure would be City Hall, but that Eddie Park was included because of the age of the system. – Benzoni then asked about the slide regarding finance options and the interest rate percent for CREBs. – Frank explained that the interest rates change every day and so the actual rate the City would get would depend on the day the loan was finalized.

Public Comment: Alex Kung (REC) – Noted that the net amount of the maintenance cost or general fund relief is inclusive of the interest rate, etc.

Daniel Snowden-Ifft (REC) – Is interested in seeing more of a break out of the cumulative figures. – Frank responded that with a detailed audit that would be provided, and that this presentation is more of a feasibility level presentation.

Commissioner Comments: Commissioner Wilms – Asked for clarification on the general fund financing line item. – Frank explained that the City could fund a measure and it would be offset by the amount of expense the General Fund would no longer have to cover.

Chair Kelly – Asked if most of the energy savings comes from solar, and for an explanation on the gas driven water pumps. – Frank explained that yes they would be, but that street lights provide a good amount of savings, as well. He also went on to explain that the gas driven pumps are a hybrid that can use natural gas during peak hours and electricity during off peak hours, thus saving not only energy, but money as well. AQMD would approve a permit to install. These weren't included in the cost savings analysis. If solar were installed at these facilities, the gas driven pumps wouldn't be necessary. – Chair Kelly mentioned that due to an over excess of energy on the grid, generated by solar, regulators are considering switching peak hours/times. He asked how this would affect things if solar were installed. – Frank answered that as long as enough energy is generated to stay behind the meter, the energy purchased during peak hours would be minimal in comparison to now.

INFORMATION ONLY

3. **Urban Forest Update** – Kristine Courdy provided an update that trimming has been completed in the following grids: Grid south east side of City, Grid 8B eastern side of the City. Staff is currently in the process of planning the remaining grid pruning, tree removals and replacements.
4. **Upcoming Events** – South Pasadena Beautiful hosted LLMD Community meeting on December 13th at 6:30pm; Mayor's State of the City Address on December 14th.

Chair Communications- Wished everyone happy and safe holidays.

Commissioner Communications-

Commissioner Benzoni: Talked about a ZEV vehicle company that is making clean diesel engines for GM will emit air that is cleaner than the air taken in.

Commissioner Findley: Gave an update from the Stable Committee – the committee has met with Ron Hagan, and the RFP was approved at the December 7th Council meeting. They are working with Sheila in Community Services to get things started with ICG.

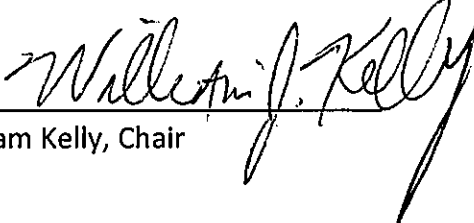
Commissioner Leider: No updates at this time.

Commissioner Wilms: No updates at this time.

Staff Liaison Communications- Gave an update on the EPS ban outreach efforts, which literature and a website are in development for; advised the commission that there is a grant available from CalFire that would assist in developing an Urban Forestry Management Plan, not able to apply this time around, but will be prepared for the next grant cycle; and advised the commission that an item is going to Council on December 21st to approve an Organic Waste program.

Adjournment – Commissioner Leider motioned to adjourn the meeting at 8:40 p.m., Commissioner Benzoni seconded. Ayes: All (Absent – Kuhn, and Puni), Nays: None.

NEXT MEETING – The next meeting of the Natural Resources and Environmental Commission will be held on January 24, 2017 at 7:00 p.m.



William Kelly, Chair