AGENDA
COMMUNITY SUSTAINABILITY ADVISORY BOARD
CITY OF GOLDEN, COLORADO

Regular Meeting
May 25, 2011
6:30 PM

City Hall Council Chambers
911 10th Street

1. Roll Call
2. Approval of the Agenda
3. Approval of the Minutes from April 27, 2011
4. Staff and Board Updates
5. Public Comment
6. Action Items
   A. Residential Green Building Codes 7:00 – 7:45 pm
      The Board will consider elements of a points-based system to increase sustainability best practices for new construction and residential remodeling projects.
   B. Home Energy Advisor Program 7:45 – 8:15 pm
      CSAB will review a draft proposal to assist homeowners with selecting appropriate energy efficiency and renewable energy projects for their homes.
   C. Community Solar Gardens 8:15 – 8:45 pm
      The Board will hear an update on progress toward creating a CSG proposal for Golden and discuss next steps in the project.
7. New Business
   A. Agenda topics for next meeting June 22nd 8:45 – 9:00 pm
8. Adjourn

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PRESENT: Chuck Baroch  
              Hillary Mizia  
              Gunter Ritter  
              Karen Smith  
              Whitney Painter

ABSENT: Scott Morissey  
             Susan Buhr

STAFF: Anne Beierle, Deputy Director Env/Utilities  
             Theresa Worsham, Sustainability Coordinator  
             Ken Tribby, Planner

CALL TO ORDER – BUSINESS MEETING:

Karen Smith, Chair, called the business meeting to order at 6:05 p.m.

APPROVAL OF AGENDA:

Agenda was approved as written.

APPROVAL OF MINUTES FROM MARCH 23, 2011:

With no changes, the minutes were approved by consensus.

PUBLIC COMMENT:

None

ACTION ITEMS:

A. Energy Efficiency Report and Handbook

Peter Ewers and Michael Haughey provided a brief summary of the handbook they prepared for the Board. The handbook includes two paths – one where a homeowner prefers to use a contractor and one for the frugal do-it-yourselfer. The goal was to reduce energy use as much as possible and then add solar photovoltaics to get to net zero. The Board then had a discussion about how to format and edit the handbook. Chuck Baroch was interested in adding a table that would rank options by return on investment. Karen
wondered if there were pieces of the handbook that could be used in a communication strategy. Whitney disagreed with some of the placement options included in the handbook for solar photovoltaics and agreed to provide backup documentation to encourage consideration of east facing installations. There were several comments about the need to modify the introduction and summary to point out the benefits of implementing recommendations from the handbook – and to include benefits beyond energy savings such as comfort or resale value. There was also discussion of how to integrate the handbook with the concierge program and how the handbook should be distributed.

Theresa will work on modifications to the introduction (and a similar section at the end) and will accept comments from the Board through Friday, May 6th. Comments will be forwarded to Peter Ewers and Michael Haughey and the final version will be formatted in-house for consistency.

B. Habitat for Humanity

Andy Blackwell and Mike Amarosa from Habitat for Humanity provided some general information on the plans for a duplex at 708 Iowa including standard energy efficiency features included in all Habitat projects.

Habitat is planning to expand its sustainability features through a pilot project with EPA that would include enhancements to improve indoor air quality, energy efficiency and water conservation. The pilot project would combine three existing construction certification programs into one so that they can do more with a streamlined certification process that cuts administrative burden. EPA has committed resources for recognition and promotion of the pilot project that Habitat hopes would then become a common practice. They are meeting with EPA on May 11 to finalize the project.

Andy and Mike explained that family needs have to be considered to make energy efficiency work – education for the families is needed so that operation and maintenance of energy efficient elements take place and the energy savings are realized.

Habitat indicated that they may be able to get energy performance data from this project (constructed under the pilot program) and previous projects to compare energy costs and savings.

The Board asked if Golden could sponsor any upgrades, including the addition of solar PV or component upgrades in the homes. Habitat was skeptical of the success of solar and talked about how it can be a “scary” factor for new homeowners. They also pointed out that equity between Habitat homes is very important to them. They promised to take back the request – including the commitment of local resources to support a PV installation. The Board also discussed the possibility working directly with the homeowners on a post construction installation.

C. Local Living Economy
Hillary provided a summary of the April 15th meeting on Local Living Economies (see also the 4/21 memo). Hillary felt the next step is to complete a gap analysis – to see what we have compared to what a local living economy could be. Based on the meeting, she understands that if it excludes non-local owners if is a non-starter. Hillary would like to work to complete the gap analysis and would look to define the consulting fees it would require. Karen talked about looking at it as a continuum. Step 1 would be to support shop local efforts and Step two would be the promotion of locally based entrepreneurs. Karen sees the board looking at concentric circles of supply and opportunity with its center as Golden.

There was some discussion about who are the partners in an effort and what the Board can do that is not redundant with shop local and the Chamber – adding to these efforts instead of competing or tearing down.

Theresa is going to work with Steve Glueck and Mark Heller to compile a list of what we are doing and where we are. Hillary is going to investigate the fees to move forward with a gap analysis.

D. 2011 Budget Plan

The Board had a discussion of priorities for funding – both those items that are high and low. The description of the LLE funding item was discussed and changed to acknowledge it is not necessarily an event. There was some discussion of the high anticipated cost of the USA Pro Challenge.

The Board approved spending for five items: the Xcel Wind source promotion, a communications intern, an intern for the Industrial Energy program, the Garden in a Box event, and printing of the Energy Efficiency Handbook.

STAFF UPDATE:

The Sustainability Awards will be handed out at City Council tomorrow evening.

Next meeting – May 25, 2011. The Home Energy Advisor program and the Community Solar Garden have been added as topics to the agenda. Karen will not be in attendance – Hillary will facilitate the meeting.

BOARD UPDATES:

None

ADJOURN:

Meeting was adjourned at 8:40
NEXT MEETING:

May 25 – Karen will not be in attendance.

Agenda: Home Energy Advisor Program
Community Solar Garden
Residential Green Building Codes
### Community Sustainability Advisory Board

#### Six Month Schedule - 2011

#### May 2011

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#### Meeting Dates

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<td>Define fundable projects for 2012</td>
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#### Future meeting topics:

- International partnership opportunities (Gunter)
- Traffic reduction strategies for Washington Avenue (Gunter)
- CSM joint meeting with CSAB
- city-wide PAYT policy direction
- Local Living Economy
- Housing Study
- Energy Advisor program
- Green home marketing/MLS listings
- Commercial Sector Outreach
Memorandum

To: Community Sustainability Advisory Board
From: Theresa Worsham, Sustainability Coordinator
Through: Mike Bestor, City Manager
Date: May 20, 2011
Re: Community Solar Garden update

Purpose of Agenda Item: To provide an update and review progress on a Community Solar Garden proposal.

Background: In April, the Board received the report from New Energy Development, which outlines how the City can facilitate a CSG project and provides a generic project plan. The intent of the project has been to identify what is required for a CSG project, outline costs and benefits to the City, and to create a proposal in order to be prepared for the Xcel Energy public release of the CSG incentive program.

Next steps in the process are for the City to define goals for the project, outline requirements for City participation and finalize a process for review by City Council. These elements are scheduled for discussion at City Council's June 16th meeting, but CSAB should weigh in on any additional comments to Council prior to the meeting. Based on previous input from the Board, the following goals have been identified:

What are the goals for the City in a CSG project?

- To provide opportunities for solar investment by those who may otherwise not be able to purchase a solar system. A project should encourage participation by homeowners, businesses and government entities, with particular focus on renters and low income residents.
- To determine how a CSG may be able to address our municipal and community goals of increasing the portion of our energy derived from renewables.
- ____________. Other goals as defined by the Board?
In addition, staff, along with the City Attorney, has drafted a set of criteria that a CSG proposal must meet, based on the City’s legal obligations and potential commitment toward a CSG:

1. **Economic Incentives/Charter Restrictions.** Depending on how a proposal is structured, any financial contribution by the City must meet City of Golden Charter requirements. If the City’s contribution exceeds $25,000 (either cash or in-kind), it must be determined whether the proposal consists of an “economic incentive”. If so, the City’s participation must be approved by the electorate or restructured to limit the City’s contribution.

2. **TABOR Issues (Multi-year Fiscal Obligations).** Any proposal that commits funds over a period of more than one year (e.g. a commitment to purchase electricity from the CSG) must comply with TABOR requirements. This includes either approval by the electorate or that the funds are subject to annual appropriations.

3. **Competitive Proposals.** If a CSG proposes to use city assets (e.g. land, $$), it must be vetted through a competitive bidding process.

4. **Zoning Issues.** Because CSGs as a principal use are not defined in Golden’s Municipal Code, it will be necessary to amend the land use code to accommodate CSGs.

5. **Cost-Benefit Analysis.** All costs and benefits to the City and to the Golden community must be identified, including:
   - Quantifying the proposal’s effectiveness, in terms of its ability to make progress toward the City’s sustainability goals.
   - Using local resources, to the extent possible, including local financing and locally-owned installers.
   - Limiting the City’s role in the project to facilitator, landowner, and possibly, a minor subscriber.
   - Defining all costs and benefits to the City, including costs per kilowatt hour as compared to current utility rates and the expected value of any City parcel proposed to be used by the project.

**Recommendations:** At the meeting, staff will describe Board members should provide any additional comments for inclusion on the CSG agenda item scheduled for the June 16th City Council meeting.