

City of Broadview Heights

ENERGY COMMITTEE MEETING MINUTES

MARCH 21, 2016

CALL TO ORDER

Mr. Goodwin called the meeting to order at 6:47 p.m.

ATTENDANCE

Committee: Mr. Goodwin, Mr. Price, Ms. Mahnic

Guests: Mr. Skvasik, Mr. Yelenosky, Ms. Sorensen, Mrs. Regan, Chief Vizer, Aldo Deiulis from Johnson Controls, Mr. Wolf, Mr. Pavlica, Mrs. Dunlap, Mr. Stelmaschuk (late).

APPROVAL OF MINUTES

Mr. Price motioned to approve the Meeting Minutes dated May 19, 2014; seconded by Ms. Mahnic. All voted in favor. The minutes are approved as submitted.

OLD BUSINESS

Solar Panels

Ms. Mahnic stated that this being part of the old business and Mr. Wolf is here with us today. He was the former Chairperson of this committee and she knows that he has some information on that. Ironically Mr. William Tarter, a resident of Broadview Heights walked in and she was going to share with the committee some of the information that he had sent to her. Maybe he would be a better fit for that, but he has sent some information to her that the Cuyahoga County is providing tool kits for all of them on different ways to be more energy efficient including solar panels. She was in the process of sending the link so that all of council can have it but maybe Mr. Tarter would be able to expand on that since he is here.

Mr. William Tarter, Jr. , 369 Wilmington Dr.: In terms of what the County is proposing is that the Department of Sustainability is an office inside of Cuyahoga County's Government and they have a tool kit that they have developed that would allow for municipalities to realize energy savings by sustainable outfitting of municipal buildings. So the thought process is if you can save local governments some money while also promoting renewable energy and green initiatives, it is something that the person who is the Director of Sustainability, former Representative Mike Foley as well as the Assistant Director Chantel Smith, she was the Director of a Non-Profit that really kind of championed this sustainable movement among local communities. He knows that Seven Hills is a community that recently has looked into this issue and they are working with the Department of Sustainability on how to navigate this and he thinks that it could be beneficial if Broadview Heights looked into it. That is really all that he can add is that it is a program that the County is releasing and he thinks that it could be advantageous for Broadview Heights to be a pioneer in those conversations.

Mr. Goodwin stated that they will forward that to the administration.

Mr. Tarter asked if it would be best to forward the article to.

Ms. Mahnic stated to forward it to Mrs. Dunlap because she can get it to all of the right people. On a side note for that program, Mr. Goodwin, there are also things that we could share, maybe we could put it on the City Website where residents can look into information, not just a City wide sustainability effort but also a local one where residents can find valuable resources for their own homes.

Mr. Tarter stated that he also does not want to put County Officials on the spot, but he would be willing to wager that either Directors would probably be interested in presenting it before Council and answering any questions or perhaps a representative from the office might be interested in answering questions that Council might have and that the Administration might have also.

Ms. Mahnic stated that it might be a good educational opportunity not only for them as elected officials and administration City wide, but also to our residents to provide something like that.

Mr. Goodwin stated that whatever he could forward them information wise and they can keep in contact. At this point are there any other comments from the committee members.

Ms. Mahnic stated that she would like Mr. Wolf to elaborate on the solar panels with his previous experience being on the committee since they are new.

Mr. Wolf stated that they had this legislation written up and it was from another City, but they tailored it to our number system so everything fit into it. He spoke to a person who deals with solar panels and he stated that he didn't want to get involved with us because if we were trying to pass additional legislation, there are already requirements from the Public Utilities Commission, the Illuminating Company that require all of these permits and tie ins and all this so it is very stringent on what they need to do to get into the grid with their solar panels and he felt that there was no need for any additional legislation. He said that it is already hard because the government has taken away subsidies for these solar panels and people are not interested in doing them and if we add additional legislation to make it harder then it will be even less advantageous for them to move towards solar energy. He felt that this legislation really wasn't needed. That's where it stood. They never had a meeting for any other energy materials so they never actually met after they went over this the first time.

Ms. Mahnic stated that just to reply to what Mr. Wolf mentioned, even before he was on the committee, so this is like three years ago, one of the reasons that it was brought up is because people or even developments were starting to use solar panels. One specifically that got brought up was MacIntosh and people were feeling the sense of okay people are going to be putting these up and if we don't have rules or guidelines this could be a problem. They could be put on the front of their houses, people not wanting to see them on the front of the houses, the size of them, those types of things. So somehow between that year and the last two years a decision was made, we shouldn't have rules and regulations outside of the State. She just wanted to give some history maybe before the previous people were on the Energy Committee why that had gotten brought up. They were trying to be proactive before this got to the point where a lot of people were using it.

Mr. Goodwin stated that he was on that committee with her and he thinks that it was a recommendation especially from our Building Commissioner. He does not know if it was Mr. Skvasik at that time.

Ms. Mahnic stated that she thinks that it was Mr. Westfall.

Mr. Goodwin stated that since Mr. Skvasik is the new guy, you say that there is nothing else that you would like to at this point come forward with suggesting legislation at all.

Mr. Skvasik stated no other regulations, there are still setbacks that exist and with regards to the installation there are rather stringent rules that are already in existence and he agrees with the fact that the removal of the incentives don't really make them economically feasible for someone to install them. There is no payback essentially.

Mr. Price stated that one other topic if they could would be the wind energy, he asked if they ever did anything with that. He knows that there were concerns. There were some residents that had approached him a long Skyline, a couple of families that wanted to put in a windmill. He wasn't on the committee previously.

Ms. Mahnic stated that they spent many months discussing that and they voted on that and passed legislation. There are ordinances now on the topic of wind turbines. That was under Mr. Westfall, so he does not know if Mr. Skvasik wants to look at it just to see if maybe there is something that he would like to add to it. It has been a long time so just in case, having another set of eyes, obviously it has been a few years, maybe something new has come up.

Ms. Mahnic motioned that she would recommend that they remove this from their agenda, but also state in the record that they and the administration feels that this issue is being addressed by State Rules and Regulations; seconded by Mr. Price. All voted in favor. This is now removed from the agenda.

NEW BUSINESS

Energy Audit

Mr. Goodwin stated that he didn't see a great sergeant from council that they were ready to go forward with this. Part of the reason being that the main building is going to be disassembled potentially for the Recreation Center, but he noticed one thing if they make any kind of considerations is that a resident had come forward after that meeting and he said that one of the suggestions that he had made that if they were to do any Energy Audit with anybody that the length of time of 20 years was too much to consider considering that technology changes so quickly and that he would say that 3-4 years or certainly something more reasonable would be more in order. So with that he will open it up to anyone else that has anything that they would like to discuss.

Ms. Mahnic asked if they had heard back from the administration on their recommendation or questions or concerns that they have about this.

Mr. Goodwin stated that they will open it up to the administration and hear what they have to say.

Mrs. Regan stated that there has been some discussion amongst the administration and she thinks that they are leaning towards going with more of a gradual phase in of some of these recommendations. For instance out in the front parking lot just recently one of the pole lights was hit by a car and so there is a plan to replace all three of the pole lights in that parking lot with the LED fixtures this year and then with the construction that will be going on with the new recreation facilities that perhaps some of the other pole lights will be replaced soon and so on and so forth.

Ms. Mahnic asked Mrs. Regan if that is expected to be just something that we do in house or is that something that we anticipate that the administration would like to do in partnership with this program where they have all the grants and stuff that we are writing.

Mrs. Regan replied that she thinks that it is her understanding more that we would do it in house.

Ms. Mahnic stated that is what it sounded like to her also.

Mr. Price stated that there was some talk about capital improvements and money and he does not know if the representative from Johnson Controls had any regards to that and it was a good comment and consideration of that resident to mention the 20 year payback and 20 years to payback on a piece of HVAC equipment that may last less than the 20 years is tough to answer so he thinks that he would like to open up the floor to him and he does not know what programs exactly, he does not think that they got a chance to look at specific programs. He knows that we have waste water treatment pumps that he is sure that burn up a lot of electricity that may have some technology out there that could save us, they might be helpful in those regards. He has talked about a turnkey operation and we could almost do that ourselves directly or through them and regards to First Energy for switching out street lights which would save the City a lot of money in that regards because the cost of the product has dropped so significantly in over the last 3 years that the payback is actually very shortened sometimes as little as 2, 2.6 years. He does not know if we want to open up the floor. He would be more than happy to do that to see if Aldo has any other comments.

Aldo stated that with regards to their analysis, it was a comprehensive review which incorporated those things that they anticipated that would have a need for replacement at some time in the coming future as well as things that were associated with energy savings and then lastly those things that may have an equipment need associated with the safety and/or resiliency with the electricity here at the City, notably the generators and the idea that there would be some safety/resiliency associated with having a certain generator system put in place. When they think about the 20 year return on investment they are talking about leveraging this legislation that enables us as a City to take some of those quick return items like a 2 year payback conversion from these 7-8 year old fluorescent light fixtures to current LED and consider doing that interior and exterior throughout so that you have something that is a return on investment of say 2-3 years that is being used to create a bank account if you will to help fund some of those things that have a very long payback like the generators, like some of those heating and air conditioning and boiler plant items that are generally 10-12 years payback and longer. Things associated with building envelopes and such that they were considering as part of the replacement and repair. Those sorts of things average out such that you can then encounter the entire repair and replacement of those items inside of 20 years with no capital outlay. So in other words they are taking the energy savings created

from the existing budget with no additional capital to then fund and finance all of that work so that in fact \$1.3 million worth of work that you are going to have to do anyway in the coming years all funded out of the existing budget. No increase in capital. Whereas, anything that you wanted to do in the future to do that work would have to come out of your capital budget some way or another. You are going to raise funds to make those repairs or make those replacements so what they are saying is that they are going to make us more efficient such that the efficiency dollars are going to pay for all of that work and so yes there is a 20 year window but they are leveraging dollars for those fast return items to pay for those things that really don't have a return and that averages to 20 years.

Mr. Price stated that the only thing that he would add is that it was kind of touched on; it is the administration that normally would bring forward items for them to specifically approve and it could be one item, it could be a package of items, it could be one item today and one item next month and so on. His strongest recommendation to Johnson Controls would be to communicate with the administration to see where they might be able to best help the City in regards to energy conservation and the long term low cost maintenance of some of these new items. They say these LED bulbs are supposed to last 20 years now, so we save labor and time and the danger of people getting up on ladders and falling off and there is a whole spectrum of savings that could be involved in something like that but his best bet would be for his sales pitch and forgive him for using those words, but the best sales pitch could be to the administration and then let them bring forward the projects to council on a as needed basis.

Mr. Goodwin stated that his own feeling about this is that certainly this building itself is something that they shouldn't be considering right now because of the potential that we don't know where this building is going, all we know is that it is going to be disassembled at some part of this building and it seems a little premature to get involved in energy saving work with the road ahead that we are going with this building itself. He certainly would be open to other potential submittals for exterior other buildings like the fire stations or the pump houses themselves and certainly the LED lighting whether that is done in house or whether they do that through another outside contractor, he knows one of the residents had suggested a company, however they accomplish that but it seems like those savings we could achieve quite quickly and pick some of that low hanging fruit that saves the City a few dollars right now as in the future though the potential for this building could be great obviously but we just keep looking along the way until we make a final decision about this building itself.

Mr. Goodwin asked if the committee members have anything to add.

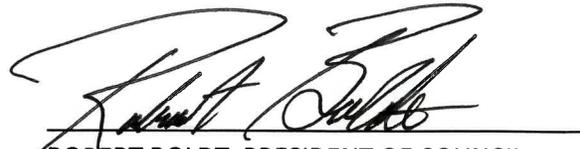
Ms. Mahnic stated that she has nothing additional to add but just looking at the conversations that are taking place this evening, her recommendation/motion would be that they remove this item from their agenda and refer and request that the administration make a recommendation to council; seconded by Mr. Price. All voted in favor. Motion passed.

ADJOURN

Mr. Price moved to adjourn the meeting; seconded by Ms. Mahnic. All voted in favor.

The meeting ended at 7:09 p.m.


HELEN DUNLAP, CLERK OF COUNCIL


ROBERT BOLDT, PRESIDENT OF COUNCIL

The undersigned, Clerk of Council of
Hydrex, Inc., Ohio, hereby certifies that
the foregoing was duly printed on
and posted for a period of fifteen
days in the municipal office and
in a public place in each ward of
the city as determined by council.
Clerk
Date