

Roseville Public Works, Environment and Transportation Commission Meeting Minutes

Tuesday, June 27, 2023, at 6:30 p.m.
City Council Chambers, 2660 Civic Center Drive
Roseville, Minnesota 55113

1. Introduction / Roll Call

Chair Ficek called the meeting to order at approximately 6:30 p.m. and at his request, Public Works Director Jesse Freihammer called the roll.

Present: Chair Bryant Ficek; and Members Edwin Hodder, Des Mueller and Allison Luongo

Absent: Member Mike Collins, and Jerrod Cicha (Excused)

Staff Present: Public Works Director Jesse Freihammer; and Environmental Manager Ryan Johnson

2. Public Comments

None.

3. Approval of May 23, 2023 Meeting Minutes

Comments and corrections to draft minutes had been submitted by PWETC commissioners prior to tonight's meeting and those revisions incorporated into the draft presented in meeting materials.

Motion

Member Luongo moved, Member Mueller seconded, approval of the May 23, 2023 meeting minutes as presented.

Ayes: 3

Nays: 0

Abstain: 1 (Hodder)

Motion carried.

4. Communication Items

Public Works Director Jesse Freihammer provided a brief review and update on projects and maintenance activities listed in the staff report dated June 27, 2023.

Environmental Manager Ryan Johnson talked about sustainability efforts in the city and a Sustainability City Award that was accepted by Noel Bokken.

Chair Ficek thanked staff and indicated that the Rosefest parade was fantastic. He thanked all of the coordinators and volunteers. He indicated the City of Burnsville has a pretty cool website where the City established its goals and then have periodic updates of what the City is doing to meet the goals. He liked how it was set up with the different goals and a summary of them as well as details. He thought maybe the Commission and staff could look at that website to see if there is anything that could be borrowed for their website. He indicated there are a lot of grants out there and he wondered what the City, in general, might be looking at in terms of grants.

Mr. Freihammer reviewed what staff has been working on related to grants and eligibility.

5. Gold Leaf and High-Impact Climate Action – Preliminary Assessment

Environmental Manager Ryan Johnson explained that the Minnesota Pollution Control Agency launched a pilot program which focuses on pathways for communities to take local climate action through the GreenStep program. Roseville was selected as one of the pilot communities in December 2022 and has been working towards several different initiatives under this Gold Leaf program. One of the initiatives was to look at the City-owned properties and determine how energy efficient they are.

Mr. Johnson explained staff is currently working with American Building Maintenance (ABM), who has specialty resources available to assess Roseville's buildings and energy infrastructure and help determine and prioritize energy improvements to reduce greenhouse gas emissions.

Mr. Johnson introduced Mr. Adam Seidel from ABM who made a presentation and invited questions and feedback from the Commission.

Member Mueller explained she was curious about when Mr. Seidel touched on the guarantee and his company writing a check if there was a discrepancy. She wondered what the fee was for contracting because obviously the company is not doing this for free.

Mr. Seidel reviewed the process with the Commission.

Member Mueller indicated she was also curious about the terms and the maintenance, and she thought he touched on that. She was not sure if there would be phases to this and several contracts or how that would work. He mentioned that generally it was up to twenty years, and she wondered if that was kind of the terms, or does it depend on what the City signs on for.

Mr. Seidel explained that is the statutory maximum, in Minnesota, for this type of contract for cities, is twenty years. Typically, the contract will be within the fifteen-to-twenty-year range. Ideally, they want to be in a financial situation. Some projects have expensive capital assets that are not going to pay for themselves with efficiencies and they are really trying to find a way to pay for these so these items could be bundled with some other efficiency items that could either pay for it or could turn a 2.5-million-dollar problem by pairing other savings into a half million-dollar problem, for example.

Member Mueller indicated she was curious about the five percent projected increase in costs annually. She wondered if this is what the City has typically been seeing or is this a higher projection based on some of the shifts and the environment or a standard amount by ABM.

Mr. Seidel explained it is more on the standard side. In terms of what ABM has experienced in Minnesota over the last half decade to a decade, the five percent is actually low. There is definitely an argument for increasing that by a couple of points which would increase the four-million-dollar figure. He indicated this is on the conservative side.

Member Mueller asked as a part of this process does ABM assess what is end of life for existing equipment and timelines for that rather than to trash everything the City has already invested in.

Mr. Seidel explained core to this process is what they call a capital volatility assessment and essentially his company goes through all of the relevant existing equipment and then analyze its life, analyze its current condition and efficiency capabilities, and assign it a letter grade based on that and furthermore, take that and assign it a volatility index of the likelihood of failure over an x number of years.

Member Mueller was curious about the annual savings for HVAC repairs, lighting replacement, which was touched on in the presentation, she wondered how that related to the fees the City would be paying to ABM because whether it is existing equipment or equipment being implemented, the City is still paying to maintain it all. She did not understand how that is calculating into the savings.

Mr. Seidel explained for lighting replacement, in most of the budgets within the four facilities with one or two exceptions, there is not a capital budget for lighting, it is just built into the maintenance and operations budget and if doing a large LED retrofit in the building, not only are all the lights new but will also last longer. ABM is able to project the typical savings on that over a number of years. For HVAC repairs, by replacing older equipment that requires more time, more parts, more breakage of parts with more time servicing it, both internally and externally, replacing with newer equipment that either by design or just by being newer, require less repairs, which is how ABM build out some items like that. Once they

get into the investment grade audit phase where they start to expand those numbers out, ABM would sit down with City staff to work those numbers out.

Chair Ficek asked how far along in the process is ABM with some companies, has the end point been reached on some of them where they are able to compare, and the City has realized those savings. He wondered if Roseville could go and talk to some of those clients, if needed, to find out how accurate the projected savings were to the actual savings.

Mr. Seidel explained he would follow up with some of ABM's case study and reference documents that get into that. He indicated he could forward some case studies to staff.

Chair Ficek thought the numbers were really exciting to see. He asked if there was anyone that wished to speak about this.

Ms. Priscilla Morton, 2593 Western, explained that a lot of emphasis has been put on cost savings over a twenty-year period and she wondered how far this gets the City toward net zero for these buildings.

Mr. Seidel explained the carbon reductions are all immediate upon implementation and that progress towards net zero, depending on the building, is between twenty-four to forty-six percent reduction of current total usage by building.

Chair Ficek thanked Mr. Seidel for the presentation and discussion.

6. MSA Annual Meeting

Environmental Manager Ryan Johnson presented the City's Stormwater Pollution Prevention Program report.

Member Mueller asked if the City does any assessments for commercially-owned properties where the lots are disintegrating. She asked if the City had any recourse or recommendations or permit requirements or anything for commercial facilities that are not maintaining their parking lots that are disintegrating and the particles are washing into the storm drains.

Mr. Freihammer explained the City does not have any regulations on the parking lot itself unless it is actually falling apart, where it is erosion then the City can but otherwise the City does monitor the stormwater BMP's so if there is a regulated BMP that they are required to have as a part of their development originally the City has a program for that.

Chair Ficek thanked Mr. Johnson for the presentation update.

7. Street Name Change Policy - Draft

Public Works Director Jesse Freihammer explained the City has received a request from residents to change the street name of the segment of County Road B west of Cleveland Avenue. The portion is scheduled for reconstruction next year.

There was no concern about the proposed name change request from the Commission.

Member Hodder moved, Member Mueller seconded, supporting the policy changes draft as presented in the agenda packet.

Ayes: 4

Nays: 0

Motion carried.

8. Prep for Joint Council Meeting

Public Works Director Jesse Freihammer explained the Commission is scheduled for its annual joint meeting with the City Council on July 10, 2023. He asked the Commission to create a list of topics to discuss with the City Council. He noted staff will include them in the July 10, 2023 Council packet.

Member Luongo thought the Commission should talk about Less Mow May.

Chair Ficek indicated he would like to add that as a potential future topic of their mowing ordinance. This is a question for the Council.

Member Hodder thought the Commission could talk about some of the sustainability efforts that have been made during the year that have taken place. Some of the things that Ms. Bakken and Mr. Johnson have done over the year that the Commission has discussed.

Chair Ficek thought the Commission could talk about their super meetings. He thought the transit update was a good thing to mention to the Council. He really appreciated the updates the Commission has talked about. The staff updates the Commission receives are extremely valuable.

Mr. Freihammer reviewed some of the topics that have been discussed during the year with the Commission.

Member Hodder thought utilities and utility rates would be another topic to discuss.

Mr. Freihammer thought under the recommended actions for Council list were some items that he could remember and wondered if the Commission had any other items to add.

The Commission did not have any additions.

Chair Ficek explained the next list is the work plan items for the coming year. He knew the Commission talked about the scope of this Commission, but he thought there were other aspects that the Commission needs to get into. The number of members, how often to meet, length of meeting. All is open to discuss. He thought that is something important to discuss with the Council and let them know the Commission has started down that road.

Mr. Freihammer thought another discussion point would be speed limits because if the Commission can receive some feedback from the City Council that will help for the next couple steps on how the City gets through that process and what recommendation they get.

Chair Ficek indicated there was discussion at one point at the Commission level about a bike network and he wondered if that was still on the table.

Mr. Freihammer explained that item was on the list for last year but has been delayed because of other more important items that need to be discussed.

The Commission discussed with staff possibly discussion with the City Council about a scooter policy and possible Commission discussion in the future.

Member Luongo thought a good topic to bring up is the potential for street design guidelines.

Mr. Freihammer thought these items are a good list to start with.

Member Hodder would like to continue to get updates on Eureka recycling as well as Sustainable Roseville. He thinks those were important parts of the Commission mission.

9. Items for Next Meeting – July 2023

Discussion ensued regarding the July PWETC agenda:

- Joint Council meeting – July 10, 2023 at 6:00 p.m.
- Discuss the Commission's Role/Scope
- Follow-Up to Joint Council Meeting in July
- Fiber internet update
- Envision Roseville update in September
- Water quality report from St. Paul report

Member Hodder updated the Commission on the Envision Roseville meeting he attended.

10. Adjourn

Motion

Member Hodder moved, Member Luongo seconded, adjournment of the meeting at approximately 8:46 p.m.

Ayes: 4

Nays: 0

Motion carried.