

CITY OF BURNSVILLE
Governance Meeting
July 24, 2007

The City Council of the City of Burnsville met in a governance session at the Burnsville City Hall, 100 Civic Center Parkway, Burnsville, Minnesota the 24th day of July, 2007.

The meeting was called to order by Mayor Kautz at 7:00 p.m.

The Pledge of Allegiance was preceded by a moment of silence.

Present: Crichton, Gustafson, Kautz, Kealey, and Workman
Absent: None

1. Additions to the Final Agenda.

There were no additions to the final agenda.

2. Sustainability – Professional Testimony.

Sue Bast, Environmental Specialist, reviewed the Governance process for Sustainability and introduced the following for professional testimony:

- Terry Gips, Sustainability Associates
- James Madsen, James Barton Design-Build
- Jon Ryan, Genz-Ryan Company

Terry Gips, Sustainability Associates, gave a presentation on “Sustainability and the Natural Step Framework: A Win-Win-Win for Cities, Business and the Earth.”

Background - 30+ years in private, public & non-profit sectors:

- Private – Neuberger & Berman, Cargill, Aveda Corporation and Sustainability Associates
- Public – Extension Sacramento Community Garden Program and White House & Congressional Aide
- Non-Profit – Intl. Alliance for Sustainable Agriculture and Alliance for Sustainability: Breaking the Pesticide Habit and The Humane Consumer and Producer Guide, Adjunct Professor at Minneapolis College of Art and Design
- Claremont McKenna, UC Davis, Yale University School of Management and Natural Step US Instructor Program

Alliance for Sustainability

- Tax-deductible nonprofit founded 1983
- Mission: Bring about personal, organizational and planetary sustainability through projects
- Free Membership www.afors.org
- Three Priority Areas:
 1. Communities
 2. Congregations
 3. Conscious Consumers/Citizens

Alliance for Sustainability Projects

- Communities: Sustainable Communities Project, Sustainable Neighborhood Conferences, Seminars on Sustainability & the Natural Step Framework
- Congregations: Congregations Caring for Creation (MN State Fair Eco-Experience and Minnesota Energy Challenge), Center for Spirituality and Sustainability, Center for Judaism and Sustainability

2. Sustainability – Professional Testimony (continued).

- Conscious Consumers/Citizens: Living Green Expo and Living Green 365, Sustainability U, Sustainability Book Club, NSF Seminars, MN Energy Challenge
- Sustainability Awards & Symposium

Involvement with Natural Step

- Early 90s Inger Kallander, Head of the Swedish Ecological Farmers Association
- 1995 Earth Day Conference in NYC with Dr. Karl-Henrik Robert
- 1996 Paul Hawken and First Natural Step Instructors Program
- 1996 Visit to Swedish TNS Eco-municipalities
- 1997 Sustainable Sweden Tour: Alliance for Sustainability and Science Museum of MN
- Consulting with business, government, nonprofits, architects, hospitals & communities

Learning Goals and Outcomes

- What is sustainability & why it's important
- What is the Natural Step Framework (NSF), how it's utilized, & what are the benefits
- How NSF can be applied in your city
- Answer your questions about what steps to take

A New Perspective on Spaceship Earth

- Each day we're at the controls of our spaceship in terms of how we live, what we eat, and what we do.
- Challenge: Unlike Grunsfeld and other astronauts, we were never trained how our spaceship operates.
- No wonder we've got trouble onboard.

Good News about Spaceship Earth

- Designed to get cleaner, purer, more abundant and more diverse on its own
- No shortage of energy – all of the solar panels, trees, plants & green cells use 1/13,000th of all the energy of the sun coming to the Earth
- No shortage of materials – the only metal or mineral we've mined more than half of is copper and we still have massive supplies
- It's not bad to be a human. We are meant to be here and are part of the Natural Cycle.

Our Challenge

- Over the past 200 years we've been violating the operating rules of Spaceship Earth.
- If we stay on our present path we will create conditions that will no longer allow us to continue living here.
- Life on Earth will go on but minus human beings.
- So, what are the operating rules of our Spaceship Earth?

Four Rules

- There are just four basic operating rules.
- If we follow these four rules we'll have a sustainable present and future.
- However, we have to follow all four rules. 3 of 4 isn't enough. It's all or nothing.

Natural Step Framework (NSF) 4 Principles of Sustainability

1. What We Take From the Earth – We Need to Find Substitutes for the Mining of Metals and Minerals and Burning of Fossil Fuels
2. What We Make – We Need to Find Substitutes for Hazardous Pesticides, Plastics and Chemicals
3. What We Do to the Earth – We Need to Protect Eco-Systems and Endangered Species
4. Meeting Basic Needs – We Must Meet the Fundamental Needs of Every Person

2. Sustainability – Professional Testimony (continued).

Four Rules with Big Outcomes – If we follow these 4 Principles we can have a:

- Healthy, sustainable present & future
- 4 to 100-fold increases in productivity
- Huge savings in money
- Job creation
- Livable communities
- Reduced taxes
 - The best thing that could ever happen to business, government or people.

The Roots of Sustainability:

- Sustainability is a new term that was only coined 40-45 years ago in response to the challenges our civilization faced.
- But its roots go back thousands of years and can be found in the teaching of nearly every spiritual tradition.

Definition of Sustainability - State of Minnesota Statute Used by League of Minnesota Cities

- Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.-- Minn. Stat. 4A.07, subd.1(b)

League of Minnesota Cities - Sustainable Development Policy

- Due to their role in land use planning and zoning, stormwater and wastewater management, and local economic development, cities play a key role in fostering sustainable development and other conservation practices.
- Local governments can take a lead on these issues by choosing to incorporate aspects of sustainable development and other conservation practices. Local government can take a lead on these issues by choosing to incorporate aspects of sustainable development into their local operations and facilities. They can also develop local policies and regulations that support and guide individual and private sustainability efforts.
- By more efficiently using public infrastructure and minimizing resource consumption, the costs to individuals, business, and government can be reduced.
- New and expanded business and job opportunities are also generated by the “green” products and services needed to implement sustainable development initiatives.
- The ideal result of well-planned sustainability and conservation efforts is a city that is more efficient in the use of its resources and infrastructure, that creates fewer environmental problems for future generations to deal with, and that is a more desirable home for residents and businesses.
-- SD 16, *2007 City Policies*, League of MN Cities, Nov 16, 2006

What’s the Real Bottom Line for Business? - Triple Bottom Line

- Planet/Ecology/Environment
- People/Equity/Social
- Profits/Economy/Financial

Doorways to Sustainability

- Social Justice, Health, Architecture, Art, Spirituality, Exercise, Business, Environment, etc.

2. Sustainability – Professional Testimony (continued).

Sanga-Saby Conference Center owned by conventional farms

- World's Most Environmental Conference Center
- Completely Fossil Fuel Free
- Converted Conventional to Model Organic Farm
- Serve organic food

Indicators of Sustainability

- First Condition for Sustainability –Substances from the Earth's crust must not systematically increase in nature
 - Proportion of environmental vehicles
 - Heavy metal, mercury, in sewage sludge

James Madsen, James Barton Design-Build, gave a presentation on the construction side of green building and discussed the state's pilot program:

- State is working to develop a pilot program on green building.
 - Currently, we can currently follow Lead Program or other guidelines set by other states, such as Wisconsin.
 - Gather information as builders, citizens, etc. to decide how we want the neighborhoods to change.
- Biggest thing with Green Building is to capture the public's attention.
 - A new opportunity with current economic changes, war, etc.
 - Has to be an environmentally conscious, social change.
 - Message needs to be simple - break it down where people can understand and utilize.
- Pilot program should simplify the system:
 - Gain points for every green thing you do – if you get a total number of points, your home is certified green
 - Do at least one thing in each category or only require what makes the biggest impact.
 - Not necessary to become certified, but everyone can do something.
 - Remodeling can make some green improvements
 - Take advantage of the sun in the winter
 - Use low argon glass
 - Energy star appliances
 - Choose a setback thermostat
 - If we can make it simple, the public will come on board
- Educate people what they can do for their environment.
 - Product selection that can be environmentally smart and economical in the long run.
 - Buy locally
 - Hard part is its not something you can visibly see all the time.
 - spray foam in the walls versus bat insulation– can't see, its behind the wall
 - high efficiency furnace
 - Not just a look, but a lifestyle change
 - Long term effects will make the biggest difference
 - Education – home shows, public forums
 - Healthier codes
- Start small and build big - now's the time to gain the interest of the people

Discussed the efforts of BATC (Builders Association of the Twin Cities) and NARI (National Association of the Remodeling Industry) to jointly create one Pilot Program in Minnesota for both new construction and remodeling. Also discussed adding an educational booth at the next Spring Home Remodeling Show.

2. Sustainability – Professional Testimony (continued).

Jon Ryan, Genz-Ryan Company, gave a presentation on “Sustainable Development.”

- What do we see in the Market?
 - An increased interest on behalf of the homeowner for “Green” products
 - *“Green” is the new black.....*
 - Why???
 - Large interest in products that save money
 - Conservation is becoming increasingly important
- Use/Cost data
 - Between '94 and '06, 270% increase in cost per therm
 - Americans extract 3,700 BILLION more gallons of water per year
 - “Green” products have become easy products
- “Green” Opportunity
 - *“Clean-tech plays to American’s strength because making things like locomotives lighter and smarter takes a lot of knowledge – not cheap labor”*
 - Thomas Friedman, “The Power of Green,” April 15, 2007, International Herald Tribune
- “Green” Plumbing and Heating
 - 42 of 69 LEED points are mechanical related
 - Most frequently pursued credits for LEED certification
 - #6: “Optimize Energy Performance by 15%”
 - #11: Water Use Reduction
 - We want to become “Kleenex”
- Smart “Green”
 - Need to consider all costs
 - Cost to private entities should not be punitive
 - Waste is a concern
 - Other factors need to be considered too – such as climate
 - Some options are not as readily usable
 - Grey Water – hard to capture/filter
 - Light-colored roofs – sacrifice heating in the winter for cooling in the summer
- Find the large leaks in the dam... plug those first
 - Change out 3.5 gpf toilets to 1.6 gpf toilets
 - Change 8 SEER A/Cs to 14 SEER
 - Set-back thermostats
 - Tankless water heaters (some limits)
 - Low-flow lavatory faucets with motion sensors (not kitchen)
- HOT TOPIC – Geothermal Heat Pumps
 - Uses ambient heat stored in the ground to heat and cool your home
 - Other uses: hot water, pool heat, snow melting
 - Limitations
 - Availability of Land
 - Soil type
- Does it work? – WITHOUT QUESTION!
- Financials
 - Around \$30,000 for typical residential system
 - Majority of cost is drilling
 - 6 to 7 year payback, year 1 profit!
 - Utility rates can make impossible
 - Our goal: 50 systems installed in 2008

2. Sustainability – Professional Testimony (continued).

- Vertical Loop Field
- Horizontal Loop Field
- Debunking Geothermal Myths
 - Geothermal pollutes/damages aquifers
 - This is only a new construction application
 - My lot is too small for a loop field
 - Geothermal will not raise my temperature high enough in the winter
 - Geothermal doesn't work when it's below 32 degrees outside
- The forgotten factor...Indoor Air Quality (IAQ)
 - The air inside is worse than the air outside
 - What causes poor IAQ?
 - Radon
 - Construction material off-gassing
 - Lack of proper fresh-air ventilation
 - Pets
 - Dust
 - What can be done?
 - Proper ventilation
 - Filtration
 - Sub-slab ventilation
 - Beware of empty promises by some products
- Sustainability at Genz-Ryan
 - Set-back thermostats
 - Reduce heating and cooling temps
 - Light fixtures
 - Paperless office and recycling
 - Job site waste reduction
 - Waste metal recycling
 - Cardboard: re-use and recycling
 - LEED – NC Certification
- “Green” Vignette
 - Products Qualifying for LEED points
 - 3 Form Panels
 - American Clay Plaster
 - UltraTouch Insulation
 - WhisperGreen Bath Fan
 - Rinnai Tankless Water Heater
 - Alson's Fluidics low-flow showerhead
 - Kohler Dual-Flush Toilet
 - Yolo Colorhouse Paint

Council discussed the following issues:

- Additional building costs for green building versus energy savings, cost comparisons, rebates, etc.
- As green building becomes more common, it becomes for economical
- Differences between the Natural Step Framework and LEED
- Developing indicators for Burnsville

Council thanked the speakers for appearing. Additional Professional Testimony is scheduled for August 28th, in conjunction with Public Comment. Council Dialogue/Policy Discussion is scheduled for September 25th.

3. Land Assembly – Council Dialogue/Policy Decision.

Skip Nienhaus, Economic Development Coordinator, reviewed the Governance Process on Land Acquisition and Assembly for Economic Development to determine: “Is land assembly through City Acquisition and Consolidation an acceptable economic development tool?”

- White Paper – April 24, 2007
- Expert Testimony – May 30, 2007
 - Paul Steinman, Vice President, Consultant, Springsted
 - Jamie Verbrugge, City Administrator, City of Rosemount
 - Dan Rogness, Director of Community Revitalization, Dakota County CDA
 - Burnsville Chamber Memorandum
- Public Comment – June 26, 2007
 - Darwin Voltin – Past Chair – EGC
 - Tom Taylor – Current EGC member
 - Rich Abruscato – BMA Advisory Panel/Med Net
- Council Dialogue – July 24, 2007

Staff is requesting direction from Council as to their desire for a policy. Council discussed the following issues regarding a land assembly policy?

- Councilmember Crichton stated that he believes a general policy is not necessary, but agrees we could have future situation that would require a policy to deal specifically with that situation.
- Councilmember Kealey agrees that a formal policy is not necessary at this time. The City should work with private partners to achieve the goals. A market driven issue that the City can facilitate.
- Councilmember Workman voiced concerns that a formal policy might restrict our future development. Maybe consider more flexible option such as ‘guidelines.’
- Councilmember Gustafson stated that he would want to be open to remedies for individual situations.

Council directed staff to gather more information, including the policy from TIF 1 and 2 Districts, identify the benefits and prepare sample guidelines for review at a Worksession. Council consensus to continue the Council Dialogue and Policy Discussion on this topic until after the Worksession discussion.

4. Adjournment.

Motion by Kealey, seconded by Workman to adjourn the meeting at 9:02 p.m. Ayes – Crichton, Gustafson, Kautz, Kealey, and Workman. Nays - None. Motion carried.

Macheal Brooks, Deputy City Clerk

Approved by the City Council of the City of Burnsville this 6th day of August, 2007.

Elizabeth B. Kautz, Mayor