

**MINUTES**  
**COMMUNITY CONNECTIONS SPECIAL MEETING**  
**CITY OF MONTEREY**  
**TUESDAY, October 22, 2007**  
**6:30 and 8:00 P.M.**  
**COUNCIL CHAMBER, FEW MEMORIAL HALL**  
**MONTEREY, CALIFORNIA**

**WELCOME**

The meeting was called to order at 6:30 p.m. and there was not a quorum of the Council present. Councilwoman Downey welcomed everyone to the meeting and introduced Building Official John Kuehl.

**COMMUNITY FORUM**

An opportunity for members of the public to discuss ideas about community priorities with the City Council.

**Green Building Program (Community Development / Public Works 802-07)**

▪ **Introduction and Re-Cap by Building Official John Kuehl**

Building Official Kuehl provided a re-cap of where the City is in the process of creating a Green Building Program and reviewed the following topics:

- What is Green Building?
  - Quality design
  - Education and improvement
  - Comments from first Town Hall
1. Do not re-invent the wheel
  2. Regional solution – cooperation among jurisdictions
    - Meetings with jurisdictions
    - USGBC
    - AIA
    - County Health Department
    - Monterey Leadership Council
    - Water District
    - Waste Management District
  3. Incentives for building green
    - We are working on this piece
    - Final program will have incentives included
  4. Education is an important piece
    - Trainings
    - Green Building Expo
    - City staff are getting training
  5. City should take leadership role
    - City signed UN Accords
    - City will have a high bar
    - City will have LEED Silver standard
    - Lead by example

- **Presentation by Doug Atkins of Chartwell School**

Mr. Atkins stated that how a community invests in its schools says a lot about a community's values and provided the following information for Chartwell School experiences.

- Looked at dollar investment in their buildings should have an impact on their education output
- Chartwell has gotten a large return on their green investments
- All new construction projects should do a cost benefit analysis – the investments bring large energy and water savings

- **Presentation on proposed Green Building Program by Building Official**

Building Official Kuehl provided the following information on Monterey's proposed Green Building Program.

1. Mission Statement

To promote smart design and efficient building practice through leadership and education in order to conserve resources, increase economic vitality, and lessen the impact of the Monterey built environment while preserving and improving the quality of life for all present and future generations.

2. Public Projects

Staff will propose all City New Construction Projects should go for LEED Silver for all projects over 1000 square feet

3. Residential Projects

Based on Build It Green Guidelines

Flexibility

Wealth of options on how to achieve green

4. Non-Residential Projects

Based on LEED

Made up of 6 categories:

- Site Planning
- Water Management
- Energy Management
- Material Use
- Indoor Environmental Air Quality
- Innovative and Design Process

Flexible

Based on performance measures

5. Education Component

Green Building Expo

- November 28 at the Conference Center

Future Professional Trainings (LEED and Build It Green)

Future Green Building Home Tours

Annual Awards Competition

#### 6. Next Steps

- Give feedback at [gogreen@ci.monterey.ca.us](mailto:gogreen@ci.monterey.ca.us)
- Initial Study – Public Comment period
- Green Building Expo – Nov. 28
- Architecture Review Committee
- Planning Commission
- City Council

#### ▪ **Public Comments, Questions, and Answers**

Sharon Sarris, is a member of USGBC and in support of a green building program. She stated she is in favor of LEED Silver, that we need to lead by example, that third-party verification is important and that there are lots of incentives working on other jurisdictions, for example green building awards.

Jordan Daniels from Daniels and House Construction is a member of USGBC. He compliments the City of Monterey for taking the lead in the County on green building. He is In favor of an incentive-based program. He gave some examples including financial, partnering with PG&E, Water Board, Air District, Waste Management, etc.); tax incentives; discounts on land lease rate on City-owned land; press releases, PR and awards; building height restrictions, water credits, parking – loosen the constraints to encourage green building; hosting a competition to encourage green innovation, partnering with local institutions like MIIS; make it attractive to build in Monterey, be careful not to discourage developers due to restrictions

Michael Waxer, a local architect, is a member of AIA. He feels the program can garner wide support. He noted that the Accords were a voluntary program. Need incentives to make the percentage bump for green economical. Commends the City on flexibility of program.

Heather Marquand of Paul Davis Architects appreciates the City working with neighboring jurisdictions. She likes the proven models that we are exploring. She asked a question whether we mean to get City Projects LEED Silver Certified? She feels we need to get certified, thinks it's a great idea. She had a request: look at City Projects and go greener (eg. utilization of pesticides, city lighting). She had an offer: She would be happy to work with City in training efforts as a member of LEED Training Faculty.

Martha Norton thanked the City for having this meeting. If one were to put in photovoltaics, will PG&E pay for the kilowatt hours that you send back to them?

Hans from Public Works replied that Purchase Power agreements are a potential model.

Benjamin Farr, a local designer/educator, asked how will we encourage existing buildings to go green. He mentioned that Sebastopol has a Solar Sebastopol initiative in partnership with the private sector. He challenged the City to take a look at our Existing Buildings and go green.

Hans from Public Works replied that we need to be careful not to add to the waste stream prematurely. City is currently retrofitting a number of facilities with energy efficient facilities.

Jay Tulley of the USGBC and Daniels and House Construction mentioned it would be good for the City to look into metrics so that they can measure their progress. It is important to track the impact of the Green Building Program. There may be a partnership opportunity with the Aquarium or Moss Landing Marine Labs to measure our stormwater impact on the Bay.

Max Perleman of MIIS and a new resident planning to settle permanently with his family. He asked whether the City is fostering innovation and entrepreneurship. Is the City making wise infrastructure investments? Will we conserve natural beauty? Will we responsibly manage our

land? Will there be green options for first-time home buyers? Is the City looking forward not backward? Will he be able to afford a home in the future? Is Monterey a walkable community? Are there connections to San Francisco and San Jose?

Thinks all building on public land should be required to be LEED Gold level. LEED Silver is now basically the Certified level and LEED Gold is possible. The City needs to have a lofty local program to attract young professionals.

**ADJOURNMENT**

Mayor Della Sala made closing remarks at 8:15 p.m.

\_\_\_\_\_/s/  
John Kuehl  
Building Official