

**THE CITY OF KENT, OHIO  
COMMUNITY DEVELOPMENT COMMITTEE  
WEDNESDAY, APRIL 1, 2009**

This meeting of the Community Development Committee of Kent City Council was called to order on Wed., April 1, 2009, at 7:09 p.m. by Rick Hawksley, Chair.

**PRESENT:** MR. AMRHEIN, MR. DELEONE, MR. FERRARA, MR. HAWKSLEY, MR. KUHAR, MR. TURNER, MS. WALLACH, AND MR. WILSON

**ALSO PRESENT:** J. FENDER, MAYOR; D. RULLER, CITY MANAGER; J. SILVER, LAW DIRECTOR; E. FINK, ASS'T LAW DIRECTOR; G. ROBERTS, SERVICE DIRECTOR; AND L. COPLEY, CLERK OF COUNCIL

**ABSENT:** MS. SHAFFER

Chair Hawksley explained the only item on their agenda dealt with the City facilities' energy proposal. He asked **Dave Ruller, City Manager**, to introduce this item.

Mr. Ruller said this item has been discussed in various forms. He said it was one of Mr. Kuhar's earliest initiatives when he joined Council. Mr. Ruller said they always wanted to work with a more comprehensive approach. He said that while they have no Building Facilities **Manager, Gene Roberts, Service Director**, does have some building experience.

Mr. Ruller said they had some recommendations from Kent City School and Kent State University, who have both worked with a firm that does energy audits, and makes recommendations on capital investments as well as maintenance and operating issues. He said they can take advantage of some of the financing mechanisms, adding there are different ways to do it, minimizing their up-front costs, as the City is not well-capitalized. He said it makes a lot of sense from a financial point of view, as well as a sustainability point of view. He said it is an easy subject to talk about, and energy conservation is an area where they can do something.

Mr. Ruller said he and Mr. Roberts met with a firm who did a preliminary review of the City. He said they felt it was worth advancing to the next step.

Mr. Roberts said they met with Brewer-Garrett, and energy management company. He said this company has done extensive work in the schools and in other cities. He said there is a funding mechanism available through House Bill 300. He said they would have to borrow the money and bond it, but it would not go against their bonding capacity. He said they would pay for the improvements over ten years, and that payment would be from the savings generated. He said there are improvements being recommended, and would include improvements to lighting, HVAC, and operational changes. He said they are estimating a generated savings of \$960,000, adding the offset would be a \$300,000 benefit over ten years.

Mr. Roberts said that the Law Director attended a session where there was a discussion on Senate Bill 221, as adopted by the last legislature. He said there are monies set aside through companies like First Energy that would pay for these studies, which would offset their costs, thus increasing their savings. He said there is also a component in some stimulus funding, adding they may tap into those monies if they are quick enough, as the application must be prepared by mid-May. He said that would cover 100% of the costs. Mr. Roberts said there is a narrow window of time, but yields substantial savings. He said they could save \$80,000 to \$100,000 annually.

Mr. Roberts said they have put together RFQs and RFPs. He said that companies like Johnson Controls, Honeywell, and Brewer-Garrett all do these studies. He said they would review the facilities, including the electrical and natural gas components of their heating system. He said they would determine what needs

to be changed, and what the savings would be. Mr. Roberts said these companies guarantee those savings, Mr. Roberts said if they meet the anticipated savings, the savings will pay for it if they are bonded. He said if they generate additional cash flow through grants, they will see 100% of the savings.

Mr. Roberts said they are asking Council's permission to move this process to the next level.

Ms. Wallach asked if this would look only at the building energy consumption, or if they could expand it to fleet consumption, and Mr. Roberts said these companies are mainly for the buildings. He said they are companies set up to do those studies. Mr. Roberts said there are probably some fleet management companies, adding they did not find a company that does both simultaneously.

Mr. Kuhar said that he thought it was understood on the original proposal that the savings were in their fleet also. He said it is also about fuel savings, not just energy consumption. Mr. Ruller said they are not trying to limit looking at anything, and are taking this step by step. He said there is only so much they can do at one time. He said he suspected as they moved forward that some fleet issues will emerge.

Mr. Roberts said they are doing a vehicle replacement policy, with one component being the proper vehicle for the services provided. He said one subset is whether they can use a hybrid for meter readings. He said the problem is the size of their fleet. Mr. Roberts said they may use a pickup to read the meters one day, and use it for fire hydrant delivery the next day.

Mr. Kuhar said that some times when he presents something, what he actually tries to present is lost. He said that is why he wondered if everything was included in this attempt.

Mr. Wilson asked if there were cost in the next step, and Mr. Roberts said there was no cost, adding that the firms come in at their own risk. He said they negotiate as to who is the best and most responsive. He said the outcome of the preliminary analysis will determine if they invest in their energy savings light fixtures, etc. Mr. Roberts said they are investing nothing at this point. Mr. Wilson asked how they get paid, and Mr. Roberts said they make a recommendation, put a guarantee in place, and do the work. He said they are paid to change out the HVAC equipment and light fixtures.

There was no audience comment at this time.

**MOTION TO MOVE FORWARD WITH THE FACILITIES ENERGY STUDY.**

Motion made by Mr. Wilson, seconded by Mr. DeLeone, and carried by a voice vote of 7-0-1, with Mr. Hawksley abstaining.

Hearing no further business before this Committee, Chair Hawksley adjourned this meeting at 7:25 p.m.

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Linda M. Copley, Clerk of Council

**ACTION RECOMMENDED:**

- 1) TO MOVE FORWARD WITH THE FACILITIES ENERGY STUDY.