

**MINUTES OF THE ENVIRONMENTAL STEWARDSHIP ADVISORY COMMISSION**  
**JANUARY 3, 2012**  
**5:00 P.M.**  
**CITY HALL ANNEX, 1300 MAIN, CONFERENCE ROOM # 1**

Chad Oberdoerster called the meeting to order at 5:00 p.m.

**MEMBERS PRESENT:** Chad Oberdoerster, Mike Buelow, Aditi Sinha, Stacy Splittstoesser, Gayle Walter, Wayne Klostermann

**MEMBERS ABSENT:** One seat (youth) remains vacant

**STAFF PRESENT:** Mary Rose Corrigan, Don Vogt, Jon Brown

Mary Rose Corrigan completed the Certification of Compliance with the Iowa Open Meetings Law.

**APPROVAL OF MINUTES:**

Mike Buelow moved to accept the Minutes of the December 6, 2011 meeting. Wayne Klostermann seconded the motion. There was no discussion and the Minutes were approved by a 6 – 0 roll call vote.

**TEST AGENDA:**

Mike Buelow moved to approve the agenda as published. Wayne Klostermann seconded the motion. There were no changes and the agenda was approved by a 6 – 0 roll call vote.

**ITEMS FROM COMMISSION:**

**NEW BUSINESS:**

**1. Green Roofs.**

Wayne Klostermann distributed an article from LiveRoof Research brand industry publication, showing benefits/outcomes of green roofs. He noted that there are different types of green roofing that impact the costs, performance, maintenance and type of installation. Chad Oberdoerster stated that it's important for the City to look at green roofs for repairs and new construction, etc. for city buildings because it decreases water runoff and improves the quality of water runoff.

Stacy Splittstoesser commented that she would like to review the Stormwater Management Plan and see where the City is not in compliance and assist in recommending policy to address the shortfalls.

The Commission will continue to study a possible recommendation for requiring green roofs to qualify for TIF. The Commission also questioned whether the non-profits pay a different stormwater management rate than not-for-profit or for profit.

**ITEMS FROM STAFF:**

**OLD BUSINESS:**

**1. TIF (Tax Increment Financing) Information**

Mary Rose Corrigan explained that the City implements TIF for businesses that either increase jobs and/or increase housing in the downtown area. Another factor would be a

large increase in their property taxes because of the improvements to their building/business. The City Council sets the priority and process for TIF and ultimately decides whether TIF is granted. Things to consider: Would the assessor think a green roof would create an increase in value to the property/does it enhance the assessed value of the property?

The Commission discussed TIF in Chicago. In addition to other requirements there, TIF requires energy efficiency and green roofs.

After discussion, the Commission agreed to continue to study whether the City should require sustainable practices, i.e., better water quality runoff and other sustainable practices or energy efficiency in order to get TIF. Does the Building Code require energy efficiencies in new construction or remodeling? The Commission will first review the Development Review Code and the Building Code to see what's already required, and then if staff is needed to answer more questions, we will invite them to a meeting.

## **2. Hormel/Methane Project.**

Don Vogt reported that Hormel could not secure processes necessary for using the methane from the landfill for their operations grant project. Therefore, the landfill will keep flaring methane and continue to receive \$100,000 in carbon credits per year.

### **NEW BUSINESS:**

#### **ITEMS FROM THE PUBLIC:**

No one was present to address the Commission.

#### **CLARIFICATION OF TASKS:**

Mary Rose Corrigan will distribute the drainage master plan and MS4 stormwater management plan, UDC and Building Codes.

#### **FUTURE AGENDA ITEMS:**

UDC/Development Code review. Building Code review. Mary Rose Corrigan will distribute to Commissioners.

#### **NEXT MEETING DATE:**

February 7, 2012.

#### **ADJOURNMENT:**

Michael Buelow moved to adjourn the meeting. Wayne Klostermann seconded the motion. Motion was approved by a 6-0 roll call vote at 6:05 p.m.

MRC/cj