

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM  
ENVIRONMENTAL SERVICES DEPARTMENT**

**CONSENT AGENDA**  
**ITEM NO. 17**

**TO:** Mayor and City Council

**FROM:** Daniel V. Cardenas, Environmental Services Director

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES TO:** Melissa Byrne Vossmer, Assistant City Manager; Peter Zaroni, Acting Director, Office of Management & Budget; James Campbell, Director of External Relations, Andrew Martin, City Attorney, File

**SUBJECT:** SUPPORT FOR THE METROPOLITAN PARTNERSHIP FOR ENERGY

**DATE:** May 6, 2004

**SUMMARY AND RECOMMENDATION**

An ordinance authorizing payment of \$100,000.00 to the Metropolitan Partnership for Energy, a non-profit agency established to develop and promote energy efficiency efforts for the San Antonio region. The Metropolitan Partnership for Energy will provide continued technical support to the City and region for Senate Bill 5 energy efficiency issues and to serve as a clearinghouse for educational programs related to energy efficiency and conservation, for the period January 1, 2004 through December 31, 2004.

Staff recommends approval of this ordinance.

**BACKGROUND**

The mission of the Metropolitan Partnership for Energy (MPE) is to protect and enhance quality of life by providing energy leadership, expertise and education, and by developing regionally cooperative programs for the wise, efficient and sustainable use of energy. The MPE target area is the San Antonio metropolitan area, which includes: Bexar, Guadalupe, Comal and Wilson counties.

This partnership is charged with assisting the local agencies with energy conservation efforts, including building assessments, promoting the use of energy efficient products and facilitating the implementation of solar power, wind-produced electricity and other renewable energy sources. The Partnership involves participation from the City, the County, City Public Service, the Alamo Area Council of Governments, the Council of Suburban Mayors, the Metropolitan Planning Organization, VIA Metropolitan Transit and Solar San Antonio. The partnership focuses on conservation, use of renewable and clean energy sources and green construction practices.

The MPE constitutes a broad community network for the purpose of protecting and enhancing citizen's quality of life by providing energy leadership, expertise and education and by developing regionally cooperative programs for the wise, efficient and sustainable use of energy.

Since April, 2002, City Council has approved annual funding in the amount of \$100,000 for MPE operations. During 2003, the MPE has been actively promoting energy efficiency programs and hosting multiple community education events for San Antonio citizens. A copy of the 2003 Performance Report as required by the contract is attached for review.

In addition to follow-up activities related to the 2003 initiatives, the MPE Board of Directors has approved the "scope of work" for 2004 as presented in the attached documentation.

## **POLICY ANALYSIS**

Senate Bill 5 requires public entities, such as the City of San Antonio, to reduce their consumption of electricity by 5 percent per year for five years. This request for ordinance is consistent with City Council policy to participate with other local agencies on energy reduction and conservation initiatives.

## **FISCAL IMPACT**

Funds in the amount of \$100,000.00 have been budgeted in the FY 2003-2004 General Fund. Additionally, City Public Service and Bexar County are expected to contribute \$150,000 and \$50,000, respectively.

The City's contribution represents approximately 25% of the MPE's funding, based on the revenues received for 2003 of \$396,237. The MPE's revenues budgeted and actual for 2003 and 2004 are as follows:

| <b>Revenues</b>                | <b>2004 Budget</b> | <b>2003 Budget</b> | <b>2003 Actual</b> |
|--------------------------------|--------------------|--------------------|--------------------|
| Fannie Mae                     | \$21,500           | \$0                | \$2,500            |
| CPS                            | \$150,000          | \$150,000          | \$150,000          |
| City of San Antonio            | \$100,000          | \$100,000          | \$100,000          |
| Bexar County                   | \$50,000           | \$50,000           | \$50,000           |
| SAWS*                          | \$50,000           | \$50,000           | \$50,000           |
| Energy Leadership Fund Raising | \$50,000           | \$40,000           | \$42,000           |
| Interest                       | <u>\$1,900</u>     | <u>\$0</u>         | <u>\$1,737</u>     |
| <b>Total</b>                   | <b>\$393,400</b>   | <b>\$390,000</b>   | <b>\$396,237</b>   |

\* pending SAWS Board of Directors approval on May 4, 2004

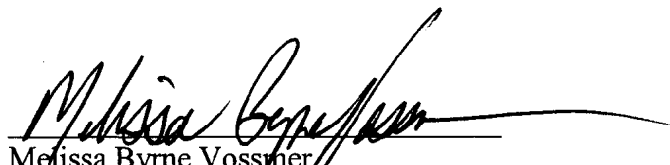
A joint city-county MPE office is administered by paid staff and supported by interns.

## **COORDINATION**

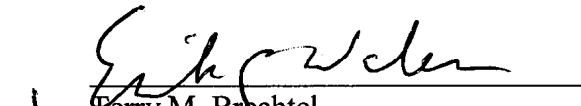
This ordinance was coordinated with the Office of Management and Budget, the Office of External Relations and the City Attorney's Office.

**ATTACHMENTS**

2003 Performance Report  
2004 Scope of Work  
Financial Disclosure Form

  
Daniel V. Cardenas, Director  
Environmental Services  
Melissa Byrne Vossmer  
Assistant City Manager

Approved by:

  
Perry M. Brechtel  
City Manager



METROPOLITAN PARTNERSHIP FOR ENERGY

## 2003 PERFORMANCE REPORT FOR City of San Antonio

| <b>Deliverable</b>  | <b>Status/Result</b>   |
|---|--|
| Host Rebuild America/Texas Energy Partnership Workshops on a variety of Texas Senate Bill 5 (SB5)/Energy topics   | Co-hosted: 2 workshops on new energy codes at AACOG with Texas A&M and 1 workshop on Building EE with Texas Energy Partnership; presented at SB5 workshop hosted by SECO in Austin |
| Co-host series of seminars on Energy Efficient Mortgages  | Organized and presented at seminar at Fannie Mae offices. About 20 people in attendance.   |
| Presentation on SB5 to Northeast Partnership for Economic Development   | Done. About 75 people in attendance.   |
| Booths at annual and one time events including the Clean Cities Regional Workshop, Earth Day, Solar Fest, the Mayor's Annual Energy Fair, Renewable Energy Roundup            | Done. We also helped plan energy fair and planned and helped staff the Renewable Energy Roundup.   |
| Planning and hosting of an annual energy symposium at a local hotel   | Done. Held at Sheraton Gunter Nov. 20-22. 250 attendees, 20 exhibitors, 80 presenters.   |
| Continue Cities for Climate Protection program: complete baseline greenhouse gas emissions inventory  | Work was continued, but baseline not completed because we were unable to get necessary data from CPS.  |
| Completion of Green Building Program: coordinate with COSA on adding green building components to Incentive Toolkit   | Build San Antonio Green program was developed, and copyright and agreement work was begun. Worked with COSA Economic Development to incorporate into Incentive Toolkit.            |
| Significant progress on Energy Efficient Mortgages  | Joined with Fannie Mae in Energy Efficiency Initiative and received grant from Fannie Mae to subsidize home energy ratings needed for buyers to obtain EEMs.                       |
| Publication of San Antonio Green Pages  | Decided to hold off and try to incorporate this information into publication of an environmental directory—began working with Paul Robbins of Austin.                              |
| Continual updating of website to include information on energy issues including new technologies, a calendar, funding opportunities, useful templates, and energy legislation | Done.  |
| Coordinate Preliminary Energy Audits of   | Done. Continued to offer support as  |

| <b>Deliverable</b>   | <b>Status/Result</b>   |
|--|--|
| COSA facilities; assist as needed with development of RFP/RFQ for energy services, review of responses, and contract development | needed to Environmental Services with Energy Task Force. Provided support and assistance with COSA application for LoanSTAR funds for traffic signal LEDs. |
| Continue work on COSA Energy Plan as directed by Environmental Services  | Done. We monitored progress until Plan was adopted by City Manager's Office.   |
| Participate on COSA Energy Task Force as requested by Environmental Services   | Done.  |



## **Description of Services for the Region and Deliverable to the City of San Antonio for 2004 April 15, 2004**

The Metropolitan Partnership (MPE) for Energy came into being following the 2001 passage of Senate Bill 5 (the Texas Emissions Reduction Act), which requires the most populous regions to reduce energy consumption in municipal facilities and the implementation of stronger energy codes in new building statewide. In response, local leaders in San Antonio came together and decided to take a regional approach to sustainable energy efforts. The result was the Metropolitan Partnership for Energy: a unique collaboration of the City of San Antonio (COSA), City Public Service (CPS), Bexar County, San Antonio Water System (SAWS), Alamo Area Council of Governments (AACOG), VIA Metropolitan Transit, Greater Bexar County Council of Cities, and Solar San Antonio

MPE's mission is to protect and enhance quality of life by providing energy leadership, expertise and education, and by developing regionally cooperative programs for the wise, efficient and sustainable use of energy. MPE's target area is the San Antonio Metropolitan Area: Bexar, Guadalupe, Comal and Wilson Counties, although the majority of the work to date has been in San Antonio.

MPE's staff includes an Executive Director, Program Director and two part-time student interns. However, its capacity is greatly enhanced through its partnerships and contracts for services, outlined in section c. below. MPE's activities and contacts make it the key interface and liaison for sustainable energy efforts in the region. Please see MPE's website for more information: [www.mp4e.info](http://www.mp4e.info).

MPE programs and related work for the City of San Antonio in 2004:

### **1.0 Texas Senate Bill 5 Assistance**

The Texas Emissions Reduction Act, or Senate Bill 5 (SB5), was signed into law in June of 2001. One component of this law was that local governments must reduce their electrical energy consumption by 5% a year for five years. MPE assists its partners by providing both policy guidance and technical assistance as they gain an understanding of their energy use and determine how best to meet this mandate. Technical assistance is provided through a contract with the Brooks Energy and Sustainability Lab (BESL), a consortium of Texas A&M and Georgia Tech Universities.

### **Texas Senate Bill 5 Assistance Deliverables to COSA in 2004**

- 1.1 MPE is contracted with the Brooks Energy and Sustainability Lab (BESL) to provide SB5 technical assistance to the City, County and one small city. The value of the contracted amount for COSA's direct benefit is \$20,000. This contract includes benchmarking of COSA energy use/costs, development of a database for energy management, and an analysis of the preliminary energy audits completed for COSA. The details of this work activity to be completed by BESL are described in Attachment "A." The intent of this effort is to provide COSA with a method of

tracking energy use and for reporting to the State Energy Conservation Office (SECO).

- 1.2 Prior to initiating capital improvements designed to reduce electrical consumption, a Comprehensive Energy Audit is required. This Audit will quantify the electricity and costs currently consumed and expected after completion of the improvement. The value of this Audit is estimated at \$150,000. MPE will assist COSA with the development of a Request for Qualifications and reviewing the submittals received for this professional services contract.
- 1.3 MPE will assist COSA to identify opportunities and strategies for employee education on energy efficiency.

## **2.0 Cities for Climate Protection Campaign (CCP)**

The City of San Antonio joined the International Council on Local Environmental Initiatives (ICLEI)'s Communities for Climate Protection (CCP) Campaign in March of 2002, and assigned MPE to manage the program. MPE is utilizing SB5 baseline data along with other information to assist the City in coming up with a greenhouse gas (ghg) emissions inventory. Because of SB5, the goal for ghg reduction may be closely tied to the required energy reduction over the next five years. The Local Action Plan required for CCP is the City's Energy Plan. MPE assisted the City with the development of this plan.

### **CCP Deliverables to COSA in 2004**

- 2.1 MPE will obtain and correct baseline data from City Public Service (CPS) and enter it into the CCP software to develop an emissions inventory for COSA.
- 2.2 MPE will present the completed inventory to COSA and train COSA on the database functions.
- 2.3 ICLEI holds annual workshops providing useful information and case studies from around the country, to which MPE sent Mr. Daniel Cardenas in 2003. MPE will sponsor a COSA representative again this year.
- 2.4 MPE will work with COSA to host a regional (Austin, Houston, San Antonio) Urban Heat Island Workshop at the Alamodome in August.

## **3.0 Policy Development for Local Governments**

MPE assisted with the preparation of an Energy Policy and Energy Plan for the County and City, respectively, and continues to work with municipal staff on how to implement the programs outlined in the documents. These policy documents include such elements as retrofit planning, green building guidelines for new facilities and public housing, purchasing guidelines, renewable energy options, alternative fuels, transportation measures, land use planning, waste reduction, and financing for energy efficiency/ghg reduction.

### **Policy Development for Local Governments Deliverables to COSA in 2004**

- 3.1 MPE will continue to serve on the City's Energy Task Force, suggesting ways to best implement this Energy Plan.
- 3.2 MPE will continue to work with state and federal agencies and other regions to identify new policies, technologies, and procedures that should be adopted for MPE region.

## **4.0 Build San Antonio Green**

A working group coordinated by MPE recently completed San Antonio's first green building program, consisting of a series of builders' checklists for Site Development, Material use, Water Conservation, Energy Efficiency and Health. A builders' manual provides details such as how to use each material or technique, cost, suppliers and related links. MPE has developed an agreement with the Greater San Antonio Builders Association (GSABA) for joint administration of the program. The website can be found at [www.buildsagreen.org](http://www.buildsagreen.org)

Green building benefits the community by providing quality construction that costs less to maintain and operate (lower water and energy bills). Green housing produces fewer air emissions both during construction and throughout its lifetime, which helps keep San

Antonio within its allowed levels of emissions while continuing to grow. Green housing uses less water and electricity, allowing substantially more growth to occur before the City must seek additional water supplies and consider the construction of additional power plants. Green building construction supports economic development. MPE strongly promotes affordability in green building, thereby helping to develop a larger stock of quality homes for low to moderate income homebuyers. Build San Antonio Green is a model program that was developed in part by City funds.

#### **Build San Antonio Green Deliverables to COSA in 2004**

MPE will train builders on its new green building program which gives points for many items already within the City's Uniform Development Code, such as infill development, Traditional Neighborhood Design, and mixed use neighborhoods, thereby strengthening the efforts of the City to promote this type of development.

- 4.1 MPE will continue to work with COSA's Economic Development Department to include the Build San Antonio Green guidelines into the City's Incentive Toolkit, thereby incentivizing developers to require green building in their developments.
- 4.2 MPE will work with COSA to promote this program as a model amongst the nation's Cities.

#### **5.0 Energy Efficiency Initiative (EEI)**

In December 2003, Fannie Mae announced it would spend \$500 million over the next five years on new energy efficient homes in San Antonio. The purpose of this Energy Efficiency Initiative is to increase: 1) the supply of energy efficient homes, 2) the demand for these homes, and 3) the number of mortgage lenders providing energy efficient mortgages (EEMs). As part of the initiative, Fannie Mae granted MPE \$20,000 to subsidize Home Energy Ratings in San Antonio. Homebuyers will be able to use the HERS information to qualify for EEMs. MPE is collaborating with Fannie Mae and GSABA on strategies to educate builders about energy efficient construction methods, and will encourage builders to obtain Energy Star certification on their homes.

#### **EEI Deliverables to COSA in 2004**

- 5.1 MPE will assist the Greater San Antonio Builders Association (GSABA) with its commitment to find builders to construct at least 5,000 energy efficient homes in the next five years.
- 5.2 MPE, through a proposed grant to the City's Housing and Community Development Department, has requested "HOME" funds to leverage the existing Initiative and bring the program to low-income first time homebuyers.

#### **6.0 Guidance on State Implementation Plan (SIP)**

The San Antonio Metropolitan Statistical Area is on the verge of air quality non-attainment status for ozone. In response, the Alamo Area Council of Governments is working with local elected officials to implement an Early Action Compact in which all agree to air quality strategies to reduce ozone. One of the emissions reduction indicators being written into the State Implementation Plan (SIP) is energy efficiency. The BESL is developing an emissions calculator that will be a national model. The calculator will allow users to determine ozone emissions saved from energy efficiency measures. MPE and BESL are coordinating a preliminary calculation of emissions savings from energy efficiency measures implemented since passage of SB5.

#### **Guidance on SIP Deliverables to COSA in 2004**

- 6.1 MPE will continue to work with BESL and assist them with research to support emissions credits for local entities at the state level.

#### **7.0 Contract with Brooks Energy and Sustainability Lab (BESL)**

As mentioned previously, MPE has an existing contract with BESL for technical assistance on SB5 and other energy issues. This contract was the result of an RFQ obtained by a standard procurement process. Therefore, the BESL contract is available to any MPE partner.



#### **Contract with BESL Deliverables to COSA in 2004**

- 7.1 MPE will provide assistance to COSA with utilizing this BESL contract above the specified amount already allocated and described above.
- 7.2 MPE will share lessons learned from projects conducted by other MPE partners under this contract will be provided to COSA, as this information may be useful to all MPE partners.

#### **8.0 Annual Energy Leadership Conference**

MPE co-hosted its first Energy Leadership Conference with the Texas Renewable Energy Industries Association (TREIA) in November 2003. The conference was a success, drawing over 20 exhibitors, 80 speakers and 250 attendees. Program, policy and technology tracks covered the many aspects of energy efficiency, renewable energy and green building. Side meetings were held to discuss solar opportunities in the region. MPE decided to make this an annual event. This year's event will be conducted in conjunction with Texas A&M with a focus on green building and emissions reductions through energy efficiency. It is expected to attract at least 100 more attendees and twice as many exhibitors due to growing interest in the field and the high level of state support for Texas A&M's emissions calculator. An important part of last year's conference, which will be even bigger in scale this year, is the awards program for students, from elementary to university level. The conference website with photos and sample presentations can be found at [www.sanantonioenergyleadership.org](http://www.sanantonioenergyleadership.org).

This event is a good opportunity to showcase San Antonio and put San Antonio on the map as a leader in innovative energy practices and technologies. Last year 13 states were represented at the event and we expect an even more diverse and larger turnout this year. The student awards program educates our young people and future leaders on important energy issues. An important component of the program is bringing manufacturers and providers of green products and services to San Antonio to interest them in the possibility of locating a plant or office in the City.

#### **Annual Energy Leadership Conference Deliverables to COSA in 2004**

- 8.1 MPE will provide COSA a space so that it may participate in this event. COSA will have the opportunity to promote its own programs and successes and learn from other governmental and private sector entities how to increase its energy efficiency.

#### **9.0 Collaboration with Potential New Green Businesses in San Antonio**

MPE receives several business related phone calls each year and is called upon to assist companies that are interested in moving to the San Antonio region. Clearly new businesses benefit the City in many ways, especially if they are green. MPE is currently assisting Daikin, a Japanese air conditioning manufacturer (the largest in the world), by setting up meetings and helping them network with the appropriate people. MPE is also working with Solar San Antonio to support a solar water heating venture in the City, which may result in a solar leasing program with CPS.

#### **Collaboration with Potential New Green Businesses Deliverable to COSA in 2004**

- 9.1 MPE will continue to provide COSA by fielding phone calls and assisting with new green technology and businesses that are interested in locating to the City or providing services to the area.
- 9.2 MPE will assist COSA by encouraging Home Energy Raters to locate in San Antonio. We have gone from no locally-based raters to four in the past six months.

#### **10.0 Environmental Directory or Green Pages**

For two years MPE has been compiling a directory of information and related local services for benefiting the environment, including energy and water saving opportunities, air quality information, lists of recycling centers, green building tips, and non-toxic alternatives to chemical cleaners and garden products. Now, MPE is working with Paul Robbins of Austin

who authors the Austin Environmental Directory, a professional publication with in-depth articles on relevant environmental issues. If funding can be raised, Mr. Robbins will develop a quality environmental directory for San Antonio incorporating all the information put together by MPE staff and interns. This directory will be full of information on City services and will provide the public with an easy to use handbook for same. The directory will educate San Antonians about their environment.

#### **Environmental Directory Deliverables to COSA in 2004**

- 10.1 MPE will continue to work with Mr. Robbins by assisting him in identifying funded to complete this directory.
- 10.2 MPE will assist the City with developing information and placing it into the directory, pending successful funding of this project.

#### **11.0 Education and Outreach Efforts**

MPE facilitates and participates in numerous events throughout the year such as Solar Fest, the Renewable Energy Roundup, Builders Showcase, green building tours, various speaking engagements and Rebuild America workshops. MPE also provides information to the public on energy efficiency programs and statistics, directs people to green builders, and maintains three websites with useful information. MPE's outreach efforts reach hundreds of people each year, educating them about energy efficiency, renewable energy and green building.

#### **Education and Outreach Efforts Deliverables to COSA in 2004**

- 11.1 Linda Stone will serve as facilitator of the session entitled "Green and Energy Efficient Housing" at the City's Housing Summit this June, and has been working with Ms. Ivy Taylor to make sure energy efficiency, renewable energy and green building initiatives are included throughout the program.
- 11.2 MPE will assist COSA by continuing to speak at various community events and is available to speak and/or provide a booth at any City sponsored events.

#### **12.0 Development of Sustainability Center**

MPE, Solar San Antonio and green architect Stephen Colley are designing a shared office space in their downtown building. This space will serve as a showcase for green building materials and will allow the three entities to work together on a number of energy issues. MPE is submitting a grant to the U.S. Environmental Protection Agency that would fund an enhancement of this center to include a satellite office for BESL thereby providing MPE with onsite technical assistance. The grant would also fund a number of energy efficiency programs for the residential and commercial sectors. The formation of this Center will increase the visibility of San Antonio as a leader in sustainable energy services. Receipt of the EPA grant will leverage City monies, allowing MPE to further its mission to a larger sector of the population.

#### **Sustainability Center Deliverables to COSA in 2004**

- 12.1 MPE will continue to assist COSA with any grants received through this center and all programs that are developed through this center.

## City of San Antonio Discretionary Contracts Disclosure\*

Use of this form, see City of San Antonio Ethics Code, Part D, Sections 1&2

Attach additional sheets if space provided is not sufficient.

State "Not Applicable" for questions that do not apply.

\* This form is required to be supplemented in the event there is any change in the information under (1), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed.

### Disclosure of Parties, Owners, and Closely Related Persons

For the purpose of assisting the City in the enforcement of provisions contained in the City Charter and the Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any **individual** who would be a party to the discretionary contract:

JINDA S. JOSE, EXECUTIVE DIRECTOR

(2) the identity of any **business entity**<sup>1</sup> that would be a party to the discretionary contract:

METROPOLITAN PARTNERSHIP FOR ENERGY

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

We have several subcontractors, a portion of their pay coming from City Funds:

- Stephen Collins, Architect
- KGB Texas Public Relations
- Brooks Energy & Sustainability Lab

and the name of:

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

~~None~~ NONE

<sup>1</sup> A business entity includes a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership trust, unincorporated association, or any other entity recognized by law.

- (3) the identity of any lobbyist or public relations firm employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

KGBTS is our PR firm (see 2A above).


#### Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any current or former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, attorneys, or registered lobbyists of the entity.

| To Whom Made: | Amount: | Date of Contribution: |
|---------------|---------|-----------------------|
| None          | N/A     | N/A                   |

#### Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which are reasonably understood, raise a question<sup>2</sup> as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

|   |   |                  |
|---|---|------------------|
| None  |   |                  |
| Signature:<br> | Title: Executive Director<br>Company: Metropolitan Partnership for Energy | Date:<br>3/29/04 |

<sup>2</sup> For purposes of this section, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.