

CITY OF PORTLAND, MAINE

Standing Committee on Sustainability and Transportation

Councilor Spencer Thibodeau (D2), Chair

Councilor Belinda Ray (D1)

Councilor Jill Duson (At large)

Minutes May 15, 2019

Members Present: Councilor Thibodeau, Councilor Ray, Councilor Duson

Staff Present: Troy Moon, Ashley Krulik

Meeting was called to order at 5:39 PM. Councilor Duson moves to approve the minutes from March 20, 2019. Councilor Ray, seconded. All those in favor of approving 3-0.

Sustainability Program Updates

Troy Moon reviewed the items on the Sustainability Program Update memo

Pesticide Ordinance:

- Councilor Ray: Has South Portland also received very few waiver requests? Mr. Moon - yes.
- Councilor Duson - need to develop a retail program to ensure they are educated on the ordinance

Legislative:

- Councilor Duson: Mr. Moon has been doing a great job staying on top all the legislative bills and providing testimony.

Ocean Ave Landfill:

- Councilor Thibodeau - how is the ongoing testing going? Mr. Moon - RFP for cap construction is with Purchasing. Provide a memo next meeting on the landfill testing.

Straw Ban Ordinance:

- Councilor Thibodeau met with Councilor Batson and we will be discussing during June's Committee meeting

Maine Rail Transit Coalition

Tony Donovan presented Making Rail Happen in Portland, Maine

Two bills currently being reviewed to support train travel:

- LD 571
- LD 1093

Asking Committee members to speak with lobbyists and support bills.

Asking City planning department to include trains in master plan

Asking GPCOG to support trains
Align Metro with rail to work together

Councilor Ray

- Trains are being discussed as part of the Transit Tomorrow group
 - Rail potential on Eastern and Western waterfronts
 - Need to get all parties involved in one room to discuss Western waterfront potential

Councilor Duson

- Excited by possibilities, hard to keep it moving forward

Councilor Thibodeau

- Aside from supporting the bills, is there anything else that the Council can do?
- Councilor Ray - NEPRA is doing another study and there is a regional planning effort currently going on to prioritize plans that will work for the entire region.
- Mr. Donovan - critical of NEPRA study coming to fruition
- Asked Mr. Donovan to please forward study once it is complete

Nell Donaldson, City of Portland Senior Planner

- Support many of the goals that Mr. Donovan presented
- Know that we need to serve the Eastern waterfront with transit and there are a lot of dimensions and options to consider
- Regional planning effort will offer guidance

SolaRISE Portland

Siri Pierce and Amy - Juniors at Portland High School - presented.

- Revision Energy has drafted preliminary plan for 6 schools - Casco Bay, Lyseth, Ocean Ave, King, Riverton, East End
- Cost is just under \$5 million, could use Power Purchase Agreement to benefit from federal incentives and install with no money down
- Tax incentive will decrease in 2020
- Asking school board and City to develop RFP for installation by September 2020
- LD 119 - create \$10 million fund to support municipal and school solar projects
- Have raised \$15,000 from 100 donors so far
- Portland could be a model for other schools across the country
- Asking Committee to partner with school board to fund engineering study and develop RFP

Councilor Ray -

- How much will initial engineering studies cost? Siri - \$10-12k - SolaRISE is willing to contribute toward cost.

- Timing is difficult as the FY20 budget is about to be approved.

Councilor Duson

- We need to figure out when and what we can do. Look to Troy for options. Would like to have all public buildings be as energy efficient as possible, including the new schools.

Councilor Thibodeau

- The school department would be who would enter the power purchasing agreement.
- Spoke with Superintendent, the next step is to have Facilities check the structural feasibility. Would roughly reduce electric costs by 60%.
- School department will lead this project.

Water Resources Integrated Plan

Nancy Gallinaro presented.

Councilor Ray

- Will the integrated plan adjust the timeline of projects? Ms. Gallinaro - projects currently in play are not being touched. Projects on the radar but not planned will be a part of the integrated plan.

Councilor Duson

- Would you be open to presenting at the next National League of Cities annual meeting? This is an example of a municipality creating a great tool that could be shared. People in other parts of the country are not as familiar with our system. Ms. Gallinaro - yes, I'd be happy to present.

Councilor Thibodeau

- How have construction costs impacted the work? Ms. Gallinaro - using it as an opportunity to prioritize smaller projects.
- Where in Phase III are we financially? Ms. Gallinaro - I do not know the exact amount and can follow up. 5 year permit was just renewed, in a 2 year period of negotiating the future, which will lead to a master plan for our CSOs.

Benchmarking Ordinance

Central Maine Power presented Access to Commercial Building Energy Data Usage

Eric Robie- Director Key Accounts

Breanna Pierce, Key Account Manager

Jayme Holland, Manager of Customer Service Quality

- Some accounts do not have complete interval data so we would need to prorate data

- Provided whole building data for Portland 2030 district to Efficiency Maine - 1,100 accounts
- Worked directly with tenants for South Portland to benchmark usage - challenging to track who has reported usage data when working with tenants of buildings - not scalable for Portland
- Can use one tenant account number within a building to get usage for all tenants in a single building
- Mr. Moon - PUC agreed that an aggregation of whole building data is OK, have not established an aggregation threshold. If threshold is too small, need to get tenants' permission.
- Councilor Thibodeau - need to easily offer tenants the ability to opt-in for usage data
 - Send email to opt-in until portal is updated
- There are 800 buildings, unknown number of accounts
- If tenants opt-in, CMP is not set-up to aggregate account data
- City will keep track of who reports
- Reports would need to be manually processed in call center and it would be raw data
- CMP would need a list of all accounts to be provided to them
- Mr. Robie- It's not on CMP to host a portal for residents to access to adhere to ordinance
- Ms. Holland - doing it electronically before Energy Manager is updated is not possible
- Mr. Moon - the challenge is when there are multiple tenants
- Councilor Thibodeau - is the challenge
- Councilor Ray - other municipalities are doing this, why can't we figure it out? Ms. Holland - in the middle of a RFP process to enhance Energy Manager system - RFP has been issued. Would select a different vendor to host the data in their platform.
 - Have you talked with other utilities who have addressed these ordinances? Ms. Holland - yes.
 - With the current system, would someone at CMP need to manually manipulate data? Mr. Robie - yes.
 - What is the timeline for RFP? Ms. Holland - end of the year, would hopefully know vendor. By the end of next year, have it up and running.
- Councilor Thibodeau how do we phase the project?
 - Set an aggregation threshold with the PUC
 - Implementing single tenant buildings amendment - ~200 buildings
- Councilor Ray - What is a typical aggregation threshold? Mr. Moon - More than 4, with no one having more than 50%
- Mr. Robie- we would provide data to building owners in raw format - 15 minute interval data
- Ms. Pierce - we could pull billing period data with proration - customers can pull billing data from portal now
- Councilor Thibodeau - outside of the RFP - are there any other updates that will improve process? Ms. Holland presented slides.
- Councilor Thibodeau - we need to come up with a goal that makes sense for benchmarking the outstanding 600 buildings

- Ms. Holland - if there are 2 or 3 landlords who want to do it sooner and test out the process, CMP would work with them.

June 19 Meeting:

- Peaks Island golf carts
- Straw ban ordinance

Motion was made by Councilor Ray to adjourn the meeting at 8:04 pm. Motion was seconded by Councilor Duson. All in favor. 3-0.