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Planning Commission

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Proceedings by Authority

State of New York,  
City of Jamestown, ss:  
Mayor's Conference Room

The regular meeting of the Planning Commission for the City of Jamestown, New York was held on Tuesday, March 20, 2007 at 3:30 p.m.

Members Present: Chairman Gregory P. Rabb, James Olson, Paul Andalora, Martha Zenns, Jeff Nelson, Jeffrey Lehman and Douglas Champ

Members Absent: City Council Liaison Michael Taylor

Others Present: Bill Rice, Amanda Bleck, and Greg Lindquist

Chairman Rabb called the meeting to order.

**Abandonment/Sale of Gordon Street Right-of-Way**

Mr. Lehman: We had a request for the paper street portion of Gordon Street – it's not on Gordon Street proper that you know as Gordon Street – it's just the opposite – on the other side of Pleasantview 155' of paper street...there's no utilities, no intent by the City to go anywhere with it so; we queried all the different departments and got nothing back...no negative comments, so I guess we're recommending that we abandon that portion of Gordon Street.

Mr. Nelson: Was that originally intended to connect with Stowe?

Mr. Lehman: I don't know because there's no paper street going through it. Somewhere down the line they transferred that...

Ms. Zenns: Is it split between or does someone own those two parcels?

Mr. Olson: The other property owner doesn't want it...Dr. Mongia.

Mr. Lehman: I mean, it's not wide enough for a building lot.

Mr. Andalora: Is it green space right now?

Mr. Nelson: Which property is going to get it, or use it – which side?

Mr. Lehman: Messrs. Genske and Worrell.

Mr. Rabb: Any other questions or comments? Could I have a motion to recommend the abandonment of Gordon Street?

Ms. Zenns moved to abandon Gordon Street.

Mr. Olson seconded the motion.

Motion carried.

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### **Chautauqua Opportunities**

Mr. Lindquist: As part of the Restore New York Program, one of the projects that was approved was the renovation of the former MRC complex – the administrative building at 402 Chandler Street. Although there is little environmental impact and there is a short form EAF that Bill is distributing, because there are state funds being utilized in the project, it triggers two items: one being SHPO review and approval of the proposed project and also requires a negative declaration of the project by the Planning Commission. Bill, you've gone through the plans before – do you want to walk through this quickly? It's basically interior renovations that are going to be done on the building. The only thing exterior is an ADA compliant ramp system to access the building and which has a negative impact on neighborhood characteristics.

Mr. Rice: The exterior work is the only part that really potentially could have an impact on the surroundings but the way the design has gone, it's actually gone down instead of elevated up. It actually goes to the lowest level which is like under the first floor – the lower level, so that the impact isn't negated because of that. Visually there's not a reaction that you would have with an elevated type of platform so by that I would suggest that it has a negative impact. Very, very minimal change. I would recommend though - we have a request into SHPO and we haven't had a response yet – but what I've heard in the preliminary is that they don't feel as much of an impact, but we don't have a formal statement from them, but I would make the recommendation for the negative impact contingent upon their final approval.

Mr. Rabb: Why are they interested?

Mr. Rice: It's part of Restore New York

Mr. Rabb: ...because of the Restore New York

Mr. Lindquist The programs trigger SHPO review regardless of where the project is taking place...or what building the project is taking place at. We'll have to go through the same process with the design on the west end development site – even though that's not in an historic district, and it's a new build, it will still have to have review of SHPO.

Mr. Rabb: And then again, because of Restore New York?

Mr. Lehman: ...because of Restore New York.

Ms. Zenns: What do the letters SHPO stand for?

Mr. Champ: State Historic Preservation Office.

Mr. Rice: I was trying to find if there were elevations that we could see the relationship, but...

Mr. Lindquist: The only thing you can see is the requirement by the State...from this point forward once SHPO has given their blessing on it, once there's a negative declaration on it, then it goes from here to Empire State Development to put on their board docket so this is just one of the steps in the process. Each project, regardless of impact has to go to the Environmental Review and the SHPO review.

Mr. Lehman: It's just a concrete retaining wall or a ramp?

Mr. Rice: Yes – which actually goes into the ground instead of above the ground.

Mr. Nelson: So with a negative we're actually making a positive statement?

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Ms. Zenns: So that's the ramp over here on the plan?

Mr. Nelson: So we're to make our negative declaration at this point – if I'm understanding correctly –

Mr. Lindquist: Subject to SHPO review.

Mr. Rice: The difference in this building is that the first floor level is above grade – not just at ground level, but it's probably about five or six steps up, so if you had a ramp that went up to that level, it potentially has an aesthetic impact on historic for an old building. The way they did this, instead of going up they went down to the lower level which has the elevator core inside so your impact is minimized because of it.

Mr. Champ: The reasons for all of this taking place is Chautauqua Opportunities going into this building?

Mr. Lindquist: Chautauqua Opportunities – the building and property is actually owned by Jamestown Development Company III, LLC. SKF has recently relocated their administrative headquarters to the Windstream Building downtown. Chautauqua Opportunities has been seeking a site to consolidate all their south county and most of their north county administrative offices. They looked at a number of different sites including the Furniture Mart Building and chose the former MRC Administrative Building as the place that they felt most comfortable afforded convenient parking for employees and clients and afforded the necessary square footage to handle both current administrative needs and possible expansion and in an area of town that their clients reside in and is fairly near Gary Lynn's building, the former Chautauqua Hardware building where a lot of other service, agency and charity-related agencies are located.

Mr. Champ: Does Chautauqua Opportunities pay taxes for this building?

Mr. Lindquist: It will not be owned by Chautauqua Opportunities. It is owned by Jamestown Development LLC which is a tax paying entity.

Ms. Zenns: So they'll be leasing?

Mr. Lehman: It's a long-term lease contract.

Mr. Rabb: Any other questions or comments? I believe we'll need two motions – one for the negative declaration and one for the short environmental assessment form. Can I have a motion to determine the negative declaration contingent upon release from the SHPO?

Mr. Lehman motioned to approve the negative declaration.

Mr. Nelson seconded the motion.

Motion carried.

Mr. Lehman motioned to accept the EAF form.

Mr. Olson seconded the motion.

Motion carried.

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### **Special Meeting**

Mr. Rice: We'd like to report the Special Meeting, if possible, to see if people are available in two weeks – there's another project that just wasn't ready for today's meeting. Staff felt that it needs more massaging and we went through that this morning with that group. I'd like to see if we can do it about two weeks from today – if it's possible, so it's up to you if you're available.

Ms. Zenns: April 4<sup>th</sup>?

Mr. Rabb: Is that April 3<sup>rd</sup> – Tuesday?

Mr. Rice: What I'll do is send an email saying we will have it or we won't have it – one way or the other – if we have a quorum then we'll have it

Ms. Zenns: Same time, right?

Mr. Rice: Yes, I'll have to make sure we have the room available. If this room's not available, we can always do it down in the conference room on the third floor.

Mr. Rabb: Anything else to come before the Commission?

### **Local Government Conference – Houghton College**

Mr. Champ: I've got a couple of things...Two things: (1) I received – maybe you all did too – this Local Government Conference – May 9<sup>th</sup> at Houghton College. I assume that this would help satisfy some of the educational requirements. I don't know what the plan is here for anyone to attend, or how we would work that into the schedule, but it seems to me that here's an opportunity to take advantage of and maybe we can go as individuals, or go with a couple, or whatever may be...So, I thought I'd bring this up to see whether or not this can come forward or should come forward at all.

Ms. Zenns: That's a weekday, isn't it?

Mr. Champ: Yes, Wednesday – all day!

Mr. Rabb: Well, you can certainly do that – we're still (Bill and I and Don McCord from the County and Sylvia Stenander from the College) are still working on some stuff for June.

Mr. Champ: Well, the more the better.

Mr. Rabb: Well, you could do both.

Mr. Champ: Is there any interest from anybody from the City going there?

Mr. Olson: I know Debbie in my office was interested...I wouldn't be able to do it, but she might. If you wanted to attend, we would pay for that...

Mr. Champ: What – the tuition and the travel down, or mileage...

Mr. Olson: I don't know if I'd go that far...

Mr. Champ: Well come on, it's Houghton– it's down in New York City...

Mr. Olson: I'd consider your mileage.

Mr. Champ: You would consider it? You would consider it – is that what you're telling me?

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Mr. Olson: ...44 ½ cents...unless you took a city car.

Mr. Champ: Well, I could do that too...

Mr. Olson: No...just let me know.

Mr. Champ: Maybe there's more than one person that wants to go from the group here as a Planning...we could work it out. What day is that on?

Ms. Zenns: Wednesday.

Mr. Champ: May 9<sup>th</sup>. No, May 2<sup>nd</sup>.

Mr. Rabb: Well, I'll keep you posted as to the events that we're trying to pull together for the 12<sup>th</sup> – I believe the last thing that we got from Don...the Department of State had us penciled in. I believe for June 12<sup>th</sup>, June 13<sup>th</sup>.

Mr. Rice: And we're going to try to make it as convenient as possible. I think we're still looking at an evening.

Mr. Rabb: So we will have another event that will be sponsored by the College, the County Planning Board and the City Planning Commission...

#### **Site Plan Review – Energy Component**

Mr. Champ: Well, good. At the last meeting, I referenced the thought at least to discuss the possibility within our site plan review and the design requirements that we take a look at an energy component and I think that in this community, it's important with the ongoing debate about the power plant and the consumption and use of electric, that we seriously take a hard look at what is going on regarding electric resistance heating in the City of Jamestown. I think electric resistance heating outside of industrial and commercial is an absolute waste for it to take place. And that is still going on in residential structures in our community. We are setting ourselves up for something...electricity should be used for other things than resistance heating. I think we need to discuss it, take a look at it – I'm even going as far as to say that we put a moratorium on it. Whether or not the Board of Public Utilities feels that strongly about it or not, I know that they're not excited about people heating their houses with electric. We are paying a very large chunk of money by allowing that to happen. Indirectly, that is one of the reasons why the capacity at the power plant's being taxed. There's a lot of other things – but that's one. Also, I think it would help us to garner some thoughts about – this is maybe outside the realm of what our responsibilities are – but nevertheless, I think the Planning Commission has an important role to play regarding the design and development of the City and certainly when some of the information comes forward and I can garner this out of the development and how you're heating the building, or what are you doing, etc., etc., some of that's apparent and some of it's not. So, I'd like to have a further discussion on this as far as the opportunity for us to be more active in the energy area and see whether or not that's an issue that can be looked at.

Mr. Rabb: Is that something Bill that can be on a site plan review checklist that we may inquire about?

Mr. Rice: Well, I think it's something we can discuss. Usually when you have something that you would be able to react to in the negative sense...is because there's a bi-product of it that creates something of a negative about it, like smoke – that type of thing. I'm not sure if you could at this level place any restrictions on that – I think it would have to be from the BPU...

Mr. Rabb: Well, yes, it wouldn't be up to us...we could only recommend.

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Mr. Lehman: ...they could put policy in place that we could review...

Mr. Champ: I just think this is one of the agencies in the City that that discussion should go forward on. The BPU has their own policy regarding it and whether or not I've had some discussions with some people down there, and they're not against this idea of not having electric resistance heating...

Mr. Rice: Why don't they just put that in place then?

Mr. Champ: I don't know why...but for instance, you know, in the life expectancy of ...even if you change over – this is part of their responsibility in terms of how you put in halogen lighting. The life expectancy of one halogen light will save 500 pounds of coal – one light over its life expectancy, so there's issues at hand that we always say well it's somebody else's decision to do, but yet we are on a Planning Board that really has a lot of responsibility regarding betterments and improvements of the City and I think environmentally, energy wise – that's one of them.

Mr. Rice: I don't think it's a bad idea to consider it, but I don't think we're really the Board that can react to that in a fashion that can control it.

Mr. Champ: But we can ask the questions as to why it's not being considered...

Mr. Rice: Well, why doesn't the BPU automatically, if there's a negative to it, why don't they just enact the policy?

Mr. Lehman: Again, it doesn't come out of the BPU. The BPU is not a policy-making board. City Council would be the one that would do the recommendation.

Mr. Nelson: BPU is just what – another committee of the City?

Mr. Champ: But they can be the steering drive for those efforts to take place.

Mr. Nelson: I think you had a good point myself. But maybe we need to be sure – I've read a lot and seen a lot lately with not only halogen lighting, but what's that new LED'S and there's a lot of effort going into not just on resistance heating but on lighting itself which is a very common thing for the electric use to try to reduce the amount of consumption and the need for plants and for expansion in plants, plants being electrical generating plants. So, if we're going to approach that, we probably really want the City to really try and aim or something that's more inclusive than just resistance heating, maybe.

Mr. Champ: Well, the City Council is composed of a lot of people who come and go at times, and elected officials that don't have the expertise in a lot of areas...

Mr. Nelson: Being on council before – you got elected to do a job making decisions about a lot of things you don't know enough about...nobody knows it all...

Mr. Champ: ...it's something that I feel if you want to go forward with this, I think we should either come up with a discussion and go further with it to the City Council, or whatever the directions might be for it to go off. Because even in the basic format, in the stuff that comes before us on the Planning Commission where you have approval by the BPU, very seldom is there a description in there exactly what the heat load demand is regarding the build. That comes always later. It may come later to the detriment of what we're really trying to say in this case, and we're supposed to be environmentally aware, aggressive and energy sufficient.

Mr. Lehman: Again, it's not something that the City Code has written to ask for as far as site plan review. But, if that is what you want to add to that?

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Mr. Champ: But what I'm saying – this is a whole new time frame for the future...

Mr. Lehman: I'm not disagreeing with you...

Mr. Champ: I understand that – and that's why I'm so adamant about this, is that if we sit around and watch and sit around and allow these things to happen and the City of Jamestown is still going to be in a situation here regarding the power plant – which way it's going to go – which way it's not going to go – because the State of New York is going to have a lot of "to-do" about the environmental final approval permits that will come with issuing whether or not that plant is going to remain as it is designed now, or there's going to be compromises at stake and if we can support a strong energy plan and program here in Jamestown, that is in align with what they're doing or can change with ultimately where we're going 5-10-15 years down the road, I think it behooves us to do that.

Ms. Zenns: Now are you talking about residential as well as commercial?

Mr. Champ: Well, I'm not so hung up – commercial has a different need sometimes for residential resistance heating. Industrial – they have applications as well – there are kiln drying, there are other things that are associated with that – is one of the ways they have to do it. But you do not have to ... the reason why houses with electrically resistance heating in Jamestown is because in the past it was very cheap to economically do that. You could add on baseboard, you can add on a ceramic heater, you can do a variety of things – that no longer is going to be the case so the market may take them out of being able to do that. But nevertheless, there's a misconception on the part of what it costs to deliver electric power to the in-user. The whole scenario and how that gets so you can turn on a switch and light up a light which opens the room up from being dark has a whole different mechanical connection and cost associated as other than perhaps using natural fuel gas which comes as a delivered source as burned on site. The problems with electric heating doesn't just say "well, we have a clean environment in our house because we have electric heat." You're having the impact down here in the central heat source which basically is firing with coal. I'm all for wise and prudent use of electric power and electric energy and I think we should do our part to make sure that it happens.

Ms. Zenns: But we don't review the residential plans...

Mr. Champ: Well, there are residential units in terms of aggregate – you know, larger than one – that come in terms of multi-family housing.

Mr. Rabb: My question would be how this would be incorporated into a site plan review process, either informally or formally.

Mr. Champ: Well, I think it's up to us to decide as a Commission.

Mr. Rabb: Well, there are rules and regulations that can control what we can and cannot do as well.

Mr. Rice: I sort of have a much broader scope – I mean it's not only electric energy that you've got to be good at, but all the other types of energies and which is the most prudent way of using for your environment – I think you need to make a determination of that. I mean, you're just talking about electric power.

Mr. Champ: I'm talking about electric because it's on the forefront now.

Mr. Rice: Here it is.

Mr. Champ: Yes.

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Mr. Rice: But there's also gas, there's oil, other things that you've really got to look at as to what's the best source, the cleanest, for the environment, etc.

Mr. Champ: Well, we have issues at hand right here now where you've got developers that come in which are large conglomerates basically like your pharmacies – the CVS's or Wallgreens and a few others – and they have a standard way they want to build that building, yet you've got a district heating line which is 10 feet away. So, millions of dollars have been put into a system and we allow them to come in and just determine what they want to do because that's the way they do business.

Mr. Rabb: Well, I mean, the other part of it is there's no legal way for us to stop them from doing what they want to do in their business.

Mr. Champ: Well that is an argument that may be is now, but I'm not necessarily agreeing that that's the way it should be...

Mr. Rabb: I'm just saying the way it is because we have to live within the framework of the law.

Mr. Champ: Well, maybe we need to take a look at the law.

Mr. Rabb: Well, that may be – I think from what I'm hearing to encompass all this kind of energy review is going to take more than just us deciding to do it because I'm not sure how this fits into our charge with land use and site plan reviews.

Mr. Champ: Oh, I think it does. I think it does because I think energy and the environment are major components of development and how they use it.

Mr. Rabb: I think philosophically I would say yes, but legally, I'm not sure it does. That's my problem.

Mr. Rice: Not at this point...

Mr. Rabb: I'm not saying we shouldn't change it, I just think at this point there would have to be a change in the law at some level – City Council, the State – I don't even know who – I just don't think we can do it on our own.

Mr. Champ: I'm not saying we are the supreme authority on this, but I think we have a role to play when it comes to prudent development and some of that comes into play with how well our developer uses his energy.

Mr. Rabb: I don't think anyone's disagreeing with you – the question is "how do we accomplish it?"

Mr. Champ: Well, let's find out.

Mr. Rabb: ...in the framework of the existing laws.

Mr. Lindquist: One of the things that we're doing is that when we do meeting with a developer, we sit down and review where it's going to be – is it in close proximity to the district heat line, the district cooling line, and then we set up meetings with the developer and the BPU to review the benefits and actually do cost studies to demonstrate this and the system could be cost-effective for the development. One of the projects – one of the large ones that was very fruitful on – was the former Ames Department Store that Peter Krog and Jamestown Area Medical Associates. They did do district heat down there for that building. CVS unfortunately went the opposite

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direction because, and I've said more times than not, when you're dealing with a national chain they take the cookie cutter approach and unless push comes to shove, don't really want to look outside the box. With the west end development site, we will be setting up doing the same thing – setting up meeting with the BPU to review district heat and district cooling for that new building. I'm fairly confident initial discussions with the developer – they're very interested in wanting to be able to tap into that. So, we're doing what we can within the framework that we currently have.

Mr. Rabb: I think our next step is to look at what we can do legally. Does the current law allow us to put energy into a site plan review.

Mr. Champ: Well, one of the thoughts here last time was to bring in Corporation Counsel after you've had some time for Bill maybe to brief her, to find out what the parameters of this are.

Mr. Rice: Well, I think you've got a couple of issues you've got to think about. If you're talking about the energy, it can't just be heating by the BPU – it's got to be all types of energy.

Mr. Champ: That's fine. That's fine. I just zeroed in on the electric resistance heating because it is such an issue here in this community. The other things are more or less standard, they're presented, they have their own efficiency factors, they have a certain amount of cost associated with putting in a gas fired boiler. The fuel source now is not going to be coal, it's not going to be oil – it's going to be either natural gas or be using the district heating process, or it's going to be electric resistance heat when it comes to heating a building. Those things are out there – I mean they're out there and they're coming and the renewable aspects associated with these things are I think an important part of the way we should manage it.

Mr. Rice: One of the things you've really got to be conscious of too and be very careful of is you can invite a law suit is that if you create these policies to make it almost pushing the district heating on people, you might be creating a monopoly in a way that could come back in your face.

Mr. Champ: Well, I don't know that that's the problem now, but if it comes to be a monopoly, I think we have other issues to deal with.

Mr. Rice: What I'm saying is if you create a policy at the council level, that forces or almost pushes you into using that, it's sort of "well, we have a product – you've got to use it."

Mr. Champ: Well, if nothing more comes out of this than a clearer understanding of what the energy patterns are and what the load requirements are and demands are, and the discussions have all taken place preliminarily, and we're all convinced that the best way is what's been presented to us, so I don't do my little spiel every time somebody comes here which I'll continue to do – what about this – and I've done that. I personally went out and met with JAMA on my own, despite what BPU did, I went down there and talked to the principals about utilizing the product and how it worked. So there's a lot more in terms of salesmanship that can take place to help to support the activities of your effort in trying to talk and work with developers.

Mr. Rice: Because when we meet with potential developers, we only have a certain level of expertise – somebody else has to take it to the next level. We always talk to them about it.

Mr. Champ: Well, I don't necessarily want to waste anymore time with you, but I would like to see where this can go and whether or not it makes some sense or am I just blowing in the wind.

Ms. Zenns: Are there any statistics to even have a sense of what percentage fall into that category?

Mr. Champ: Well, you have to take a look at the housing permits they've granted and how many houses have been built, how many units have been approved. We go back over the last

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three years or whatever and look at the site plans and see whether or not they have conformed to certain standards - the energy standards.

Mr. Rice: I'm not sure the permits break it down to what type of energy...

Mr. Champ: Well, that kind of echoes the problem I'm having with some of this stuff – we don't know. If we required this to be part of the plan, how are you going to heat the building and what's the energy costs?

Ms. Zenns: Maybe that's the first step to have that acknowledgement as to what type.

Mr. Nelson: BPU...were they tracking that kind of thing? They've got to be able to track it a little bit – just by consumption. Well, they can track it...I guess one thing is, the City's developed a lot of computer power and probably...I don't know what the systems are really like, but for data based systems, there probably isn't much – you can't put a cell in before you start tracking and knowing from that just how much use might be going on with electric resistance heating, but it would have to be for generally when a whole dwelling unit...

Mr. Lehman: I heat with gas...I also have space heaters.

Mr. Champ: What kind of space heaters? Are they legal?

Mr. Lehman: They're legal. Plug in space heaters. I haven't violated even one rule.

Mr. Nelson: I use electric resistance heating in some areas because it's a lot easier.

Mr. Champ: No. It's not going to be the little plug-in ceramic heater that somebody's heating up a space. It's going to be the actual construction of a facility using electric resistance heating for its complete square footage.

Mr. Lehman: But that's not where you want to stop – that's what you just said.

Mr. Champ: Well, I would stop it – I would say we don't need it.

Mr. Lehman: I don't mean that. You don't want to stop there – you said you want to get rid of the space heaters because you said a lot of people...

Mr. Champ: If the right choice was at hand, that would be a good thing. Because environmentally we are paying a penalty for every type of those units being plugged in.

Mr. Lehman: But just like myself, probably 80% of the houses in Jamestown won't have the ability to zone off individual rooms in their house – you get a cold winter....

Mr. Champ: There's always grandfathering – there's all kinds of things you can do...I'm not going to say go after somebody who's...I'm talking about the future here. I'm not talking about... this profit into the future for us.

Mr. Nelson: With new construction, a lot of times electric heat is used because of its first cost – lot less to install than furnaces, boilers and things of that nature, so a lot of people could probably get excited over it, but...so much is being done now internationally just to try to reduce the amount of the development of electricity that's needed...you know to reduce the number of plants that are being built, reduce the use of coal, all kinds of things and it's not unreasonable, for what we know now, to try to reduce that even here, just to make the air quality better.

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Mr. Rice: But the other issue is – if you don't use the electric – you replace it with some other type of energy source – what's the by-product, positive and negative, with those? So when you evaluate all of those...

Mr. Nelson: You're exactly right.

Mr. Rice: How can you say that's the best alternative? ...because there's negatives about those too. Unless you want to freeze...

Mr. Lehman: Yes. District heat is an all-waste heat now.

Mr. Champ: Never was.

Mr. Lehman: That's what I'm saying, so there's a by-product of district heat...

Mr. Champ: But when you have a situation where the City has a specific special utility system that is out there in the community and virtually is environmentally 99.9% delivered environmentally friendly and everyone who uses it, how they use it, has all its own setups, but when you see people coming in and you have the cookie cutter buildings being put up, and they're right next to the line and they just refuse to consider it, what do we do? Say okay – we just want you here so bad that we're going to allow it to take place?

Mr. Rice: You're right.

Mr. Nelson: You going to pay taxes?

Mr. Rabb: Well, I think it's bigger than that – you don't have the right to say to them you have to use this or get out...I'm hardly Mr. Free Enterprise, but businesses have a right to choose under the current laws what heat they want to use and we can tell them how wonderful district heating is and they ought to do it, but they have the right to say "thank you but we don't want to do it." And we don't have the right to say "well then – get out of town." I mean, this is America. Maybe some things have to change, but I feel very awkward arguing the free enterprise argument.

Mr. Nelson: If you reduce the amount of demand for electricity – you reduce also then the amount of hot water available for the district heat?

Mr. Champ: No. It's a whole separate system actually. You could run the plant without electric power down there just using the large boilers that they have. It's a thermal delivery system is what it is – it's not electrically driven – even though we tap up – they tap into part of the turbines into what they call a electric very high, hot water heat exchanger inside the plant. There's ways that that system can operate without a ....all you need is a boiler plant. You don't have to have electric at all. The problem that I'm trying to show is that the electric side of using the electric use has a high cost associated with it. A lot of people aren't aware of what they don't see. And we're faced with the biggest project the City of Jamestown has ever seen because the necessity is out there to have to build another power plant- not only because of the problems associated with the environmental side, but the fact that the capacity --- it's a winter driven utility. Why is that? It's because people are heating their homes with electricity. And whether or not you can argue if the BPU has done a good enough job on demand site management which is selling off the concept of lowering the cost of energy in individual family homes by not having resistance heating and going to halogen lights and a few other things that could be integral parts of that. I don't know – that's their job – they should be doing that.

Mr. Nelson: We worked with Niagara Mohawk several years ago in different buildings in just trying to - you know, they were recommending you try to change some of your lighting – new type fluorescent tubes and all these kinds of things...I think what amazed me the most was how

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much it was reducing our consumption once you started getting these things in. The first LED lights that we started putting in emergency lighting – my gosh, immediately you see a drop in your house meter and you've got a lot of stuff on the house meter, but you start seeing it right away. It's amazing the technology...

Mr. Champ: You're going to see a situation in the next ten years or maybe a little longer, that incandescent lighting will not be available.

Mr. Nelson: They were just talking about that on TV the other day. Doing away with it...

Mr. Champ: Exactly. Everybody will have to go to the halogen – the halogen lighting that's coming out now is really remarkable.

Mr. Lehman: People are turning to it now – you've seen a huge increase this past year.

Mr. Champ: Well, that's good. I would hope that that would happen. But when the uses come into play, the cost will come down for that product too.

Mr. Nelson: We've got one light – the first one we did for the fluorescent retro-fit. It's an exterior light - lighting a porch on an apartment house. We were running it on a time clock which would come on as soon as it started getting dark at night, would go off pretty much 4-5:00 in the morning. That bulb lasted out there – the first one – over ten years and it was burning every day probably 8 or ten hours. It's amazing. We've got all these other bulbs in the hallway- those things are blowing out every week.

Mr. Rice: Some of this is really an educational thing. Maybe that's the end you really push on. ...I tend to agree with you it's a much bigger issue in my mind unless you really evaluate different energy sources and what's the best for the humanity. You've got to be very careful.

Mr. Rabb: Well, and just to go back to if the Commission could play a role, I think we still need to talk with the Corporation Counsel to see to what extent if we can make energy considerations part of our approval process. Because we may get the answer that we can't do it, but I think we need...so I suggest that we go to the Corporation Counsel and ask for her opinion.

Ms. Zenns: You could always go the other direction if it was really deemed important, start getting tax credits if they do use that kind of energy over theirs, but that certainly would reduce tax revenue for a period of time, and I'm not suggesting that but that's another way of being punitive to give incentives.

Mr. Champ: I don't know Jeff, you could speak to this, is the BPU in the rebate business now?

Mr. Lehman: Not at all.

Mr. Champ: I think that's an issue in itself that they really haven't strongly gone after. One of the biggest consumptions of electrical power in a home is a refrigerator. Any refrigerator that's 7 or 8 years old is actually an old refrigerator and you should be going to a much more efficient energy star refrigerator that is out there – there have been dramatic changes in those because they are a huge consumer in the way the mechanical setup is in refrigeration using cooling, dissipating hot and all this stuff, and I don't know that that's ever been marketed very well. There could be rebates on this – not for us to do, but I mean BPU should be doing it.

Mr. Rabb: Well, again, I think there's a lot of things that we can't do...and we need to find out if there's anything we can do like talking to the Corporation Counsel.

Mr. Champ: Well, thank you for allowing me to have you sit here for longer than the meeting was ever supposed to be.

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Ms. Zenns: Well, it's important because if we don't do things on an individual basis – things aren't going to get done, but it really does take concerted effort on somebody at each level.

Mr. Champ: Well, you know, you spend a lot of time looking at how this City runs and how it works – and if this is one way of making it stronger and part of the development process that comes in front of us that we feel good about that aspect, then I think it's an important goal.

Mr. Nelson: ...great marketing tool in itself...just talking about these things. The City that's on the ball looking for change!

There being no further business, the meeting was adjourned.

James N. Olson  
Director of Financial Services/City Clerk