

Environmental Sustainability Committee

August 8, 2024 Meeting Minutes

Members Present: Rich Sampson (Co-Chair), Diana Truman, Dan Fogel, Dana Hicks, Mary Ann Sprung, Trisha Knight, Jeremy Shook

Members Absent: Leslie Kepler (Chair), Kerem Saral

Commissioners: Mayor Pro Tem Jennifer Hunt (board liaison)

Staff: Tracy Houk, Assistant Director – Parks and Recreation (staff liaison)

Co-Chair, Rich Sampson called the meeting to order (3:31 pm).

Approval of July Minutes – Approved unanimous vote

Public comments, presentations, or requests.

BUSINESS ITEMS:

- **Small Group Updates**

- See attached presentations

1. Greenhouse Gas Reduction (J.Shook K.Saral & M.Sprung)

- D.Fogel – Clarify, the ordinance will be for city equipment or equipment in general?
 - J.Shook – the ordinance could be either/or, that would be for us to decide, depending on municipal law. Maybe wrapped up in that would be the town purchasing requirements ie. Electric Mowers

2. Green Building Infrastructure (T.Knight, D.Hicks, J.Shook)

- D.Fogel – What was TBR? T – Town / B – Businesses / R - Residents
- J.Shook – Leed recommendation, why just limit to businesses, why not residential as well?
 - T.Knight - LEED has a rating system and certification for neighborhoods, not really an individual home. However, you can implement strategies from LEED on any building without pursuing a formal certification; so there are ways for just about everyone to be more energy-efficient and sustainable.

3. Community Engagement (R.Sampson, D.Truman)

- D.Truman – The survey will be a stand-alone initiative
- D.Hicks – There are many more places where we can be present with information and/or do a presentation
- D.Truman – Incentive for a public survey? It is important to reach all different communities and present items in not just English.
- J.Shook – Suggestion to add, do some research in what other towns are doing, especially for the Town Board presentation.

4. Natural Beauty Livability (D.Fogel, L.Kepler)

- Commissioner Hunt – As a Board, we can do a conditional rezoning, affordable housing has a task force working on some additional initiatives, based on the information you

shared today we could start with an ordinance review. I would suggest we bring in Brian Richards, Planning Director to our next meeting. The group could share some of your ideas with him and he can guide us on next steps, ie. Tree Canopy. It will also be good to get back into the community and reintroduce the ESC. Davidson did a “Plastic Free July”, we could look at some other initiatives like this to do in Huntersville to bring awareness.

- T.Knight – Great idea to bring in Brian to give us more guidance on issues we are excited about.
 - D.Hicks – that would be great for someone to give us a baseline on where we are, no need to reinvent something that is already being addressed. Our assignment as “mini-groups” was to come up with a single idea from each group. Is the intent to take the final 4 and present all at once to the board or based on order or prioritization?
 - Commissioner Hunt – Brian will help guide us on what would be a priority and the ones they are already looking at.
- D.Hicks– Circling back to Jeremy’s presentation we could maybe go into scope 2 or 3 and in future bids for garbage or recycling collection say preference would be given to those service providers that are using EV to collect trash and recycling.
- R.Sampson – All the things we talk about are ways to educate and things we can do, but nothing really drives change by itself like the proposal Mary Ann raised. It causes people to make a decision about what they do. It moves them to do it b/c the carbon sources become more expensive.
- M.Sprung – I meant to bring my climate clock to the meeting, as you all know we are inching towards 2030, if we can get Huntersville on the books for having sent a resolution to Congress, saying ‘we urge you to pass this resolution’ because time is running out to reduce emissions.
- Commissioner Hunt – What are everyone else’s thoughts?
 - J.Shook – What we are trying to do and where the Town of Huntersville is today? We are not Davidson, we need to recognize that.
We have to bring the town with us:
 1. Education about the environment, how can you make a difference? Give the community the tools to do that.
 2. Leading by example, with the new town facilities, doing a project to place solar panels on the new town hall, and EV charging stations.
 - D.Hicks – Incorporating LEED elements into the new Town Hall would be a good start. Time is of the essence with including things in this project.
 - D.Truman – Supportive of putting Mary Ann’s initiative in front of the Town Board.
 - T.Knight – It might be a good idea to tackle Mary Ann’s initiative down the line. I am super supportive of it, but educating them first might be the way to go, then moving forward with the initiative.
 - D.Fogel – I look at it as we are an advisor for you Jen. I count on you to choose them and we support you.

- Commissioner Hunt – you are correct, as this group is an advisory to the Town Board. The ordinance reviews if you want to look at trees, buffers, cutting down extra trees, street trees, and planting the correct trees. These are things that do make a difference within the Town. Ordinance review will be a strong start, getting out into the community with an initiative to engage with people is a great start.
- Action Items: Bring in Brian Richards, Planning Director to the September meeting, talk about the path forward with ordinance review (regarding trees and landscaping), and do additional research on activities or initiatives to engage the community with.
- **Meeting Location Decision – Hybrid / In-Person / Virtual**
 - Staff – The previous board was against it. They wanted all advisory boards to be in person. Bobby Williams will discuss this with the current board.

OLD BUSINESS

- Emissions – Discussed in the small group updates
- Pollinator Garden – no update
- Community Engagement Opportunities - Discussed in the small group updates

Updates/Comments

- D.Hicks – The Catawba River Sweep is on October 5, Latta Nature Preserve is one of the main gathering points that would be a big statement if we had a large amount of Huntersville residents helping clean it up. www.catawbariversweep.org

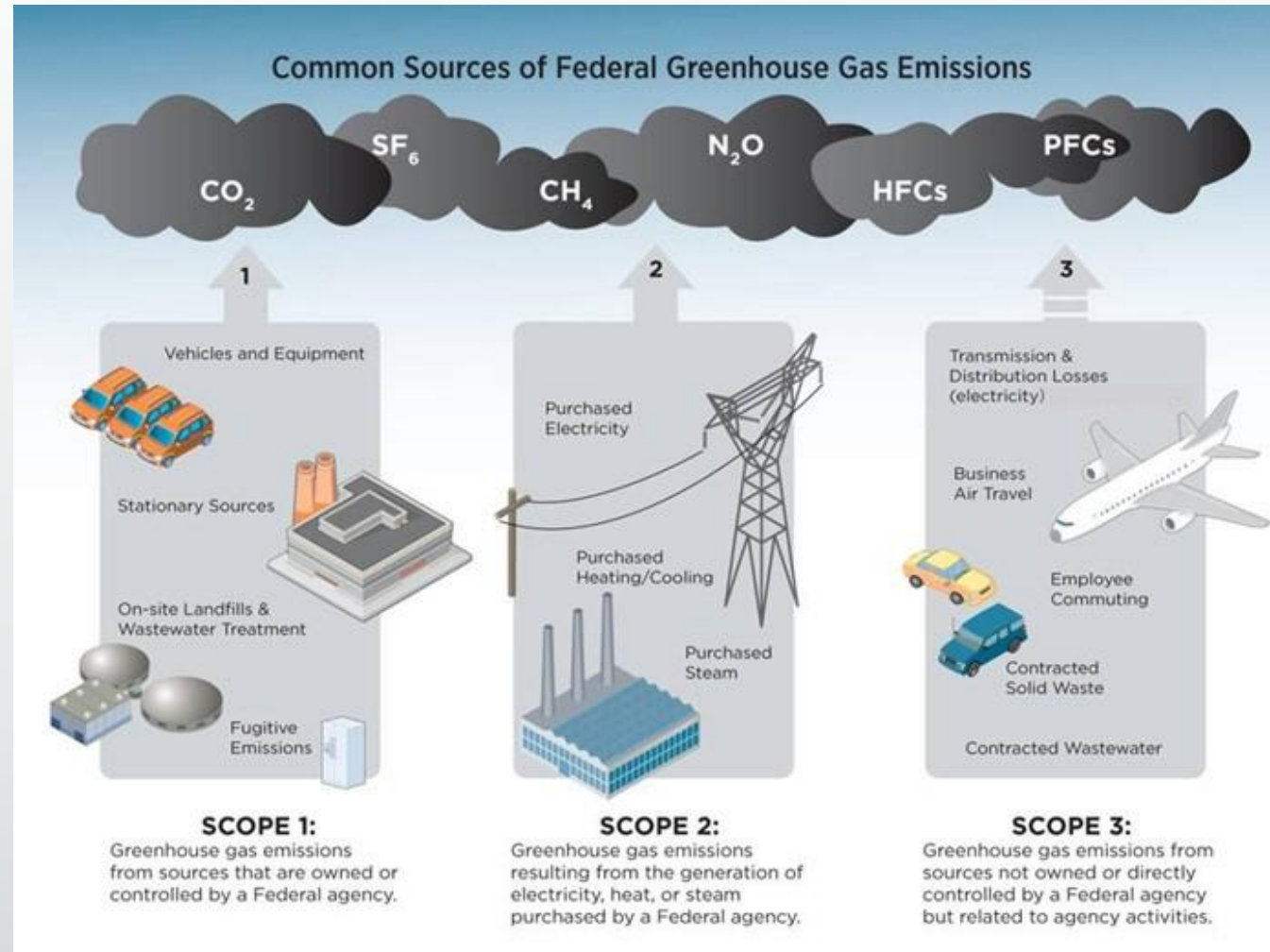
Meeting adjourned – 5:00 pm



Town of Huntersville

Greenhouse Gas Reduction Sub-Committee

Types of Greenhouse Gas (GHG) Emissions



Estimated Types of GHG Emissions

- Scope 1
 - Transportation
 - Landscaping
 - Heating
 - Cooling
 - Agriculture
 - Construction
 - Residential Appliances
- Scope 2
 - Electricity
- Scope 3
 - Not considered at this time

Recommend consultant perform GHG inventory for town to assess current state and define targets

Proposals to Help Reduce GHG Emissions

- Town to issue statement supporting national carbon tax legislation
- Educational effort
 - Develop website
 - Describe types of greenhouse gas emissions
 - Describe things residents can do to reduce GHG emissions
 - Provide links to national and state financial incentives
 - Provide links to local service providers
 - Lead community educational sessions
- Pass ordinances that limit or prevent use of equipment that produce GHG emissions

The background image shows a close-up of two people's hands working on a desk. One hand is pointing at a set of architectural blueprints, while the other hand holds a pen, ready to write. A laptop is visible in the background, and the scene is lit with warm, golden light, suggesting a late afternoon or early morning setting. The overall mood is professional and collaborative.

Green Building & Infrastructure

Subcommittee

Town of Huntersville
Environmental Sustainability Committee

What is “green building”?

“Green building is a resource-efficient method of construction that produces **healthier buildings which have less impact on the environment** and cost less to **maintain**. This sustainable approach to construction accounts for a building’s entire life cycle: siting, design, construction, operation, maintenance, renovation and demolition...”

<https://greenbuildingcanada.ca/green-building-guide/what-is-green-building/>

What is “infrastructure”?

“the basic structure of an organization or system which is necessary for its operation, esp. public water, energy, and systems for communication and transport”

https://dictionary.cambridge.org/us/dictionary/english/infrastructure#google_vignette



Integrative Process
Location & Transportation
Sustainable Sites
Water Efficiency
Energy & Atmosphere
Indoor Environmental Quality
Innovation
Regional Priority

INITIATIVES

T = Town of Huntersville
B = Business Owner/Builder
R = Residents

DREAM BIG IDEA... Introduce an **Environment and Sustainability Bond** on ballot to cover A, B, C, D, E...

When	Costs			Focus Area	How?	Initiative	
	\$T	\$B	\$R				
Now	Low	None	None	Infrastructure (Energy)	Building Code, Board Approval	Streetlamps - Safe, Sustainable Streets <i>Are street lights LED? Solar? Goal: Solar</i>	
Now*	Medium	None	None	Green Building (Emissions, energy, water, and more.)	Building Code, Board Approval	Green Building Certifications (LEED) BD+C for New Builds; O+M for Existing <i>For all municipal buildings. (\$T) There are registration costs and potential, increased materials costs when pursuing LEED.</i>	*Now... per building code publish dates?
Now*	None	Medium**	None	Green Building (Emissions, energy, water, and more.)	Building Code, Board Approval	Green Building Certifications (LEED, WELL, Fitwell) <i>For all business - new builds and existing. (\$B) There are registration costs and potential, increased materials costs when pursuing green certifications. Perhaps financial assistance from town for businesses with less than \$1 million in revenue (or some threshold).</i>	*Now... per building code publish dates? **Perhaps lost business opportunities/revenue
By 2026	Medium	Low	Low	Infrastructure (Emissions)	Building Code, Board Approval	EV Chargers (for constituents) <i>Sensible ratio of EV chargers to parking spots in every parking lot with 20 or more parking spots.</i>	
By 2026	Medium	Medium	Medium	Infrastructure (Energy)	Building Code, Board Approval	Solar Panels <i>On all municipal buildings; incentives for business; are there incentive possibilities for home owners? Current rebates?</i>	
By 2028	Medium	None	None	Green Building (Water)	Building Code, Board Approval	Water Recapture and Use	
By 2028	Medium	Low*	Low**	Green Building & Infrastructure	Analysis, Building Code, Zoning Code, Board Approval	Wildlife Corridors - similar to and contribute to Vision Zero <i>We must consider and protect animals as well; we are displacing them at a rapid rate. Other ways to rationalize - loss of human life in collisions, and increased insurance premiums for consumers.</i>	*Depending on parcel, perhaps a zoning and building code requirement for developers to contribute financially to a corridor or crossing. **Perhaps small addition to property tax
By 2028*	High	Low**	Low**	Infrastructure (Emissions)	Building Code, Zoning Code, Board Approval	EV Fleet <i>Transition to a completely EV Town fleet by 2030*. City vehicles, buses, school buses, garbage trucks, police (some).</i>	*Sooner would be amazing. ** May come as an additional tax of some sort.

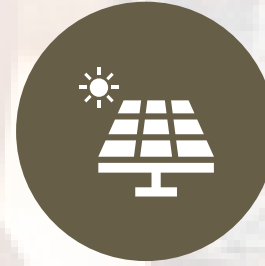
RECOMMENDATIONS

Opportunities for The Town,
Businesses, and Residents
to ALL be part of the solution.



LEED

For ALL Municipal Buildings*
AND
Encourage Businesses
(LEED has options for existing buildings)



SOLAR

For ALL Municipal Buildings
AND
Encourage Businesses
and Residents



EV

For Municipal Fleet
AND
Charging Stations for
Huntersville Residents

*The New Huntersville Town Hall
would be a great start and example.

Additional Action Items

Opportunities for The Town,
Businesses, and Residents
to ALL be part of the solution.

- **Hold Colonial Pipeline accountable for their massive fuel spill in the Oehler Nature Preserve off Asbury Chapel Hill Rd.** Require that the permitted onsite WWTP be built with the Best Available Technology (BAT) to remove all contaminants from polluted ground water, surface water, and soil removed from the spill site.
- **Place garbage cans and recycling receptacles (for plastic, glass, cans) in all parks, along all greenways, and at intersections of high traffic sidewalks.** Do periodic checks and provide labor to empty garbage & recyclables on a schedule to avoid overflow. Have recycling taken to North Meck County Recycling Center on Statesville Rd.
- **Develop educational program to proactively decrease use of single use plastic bottles.** Encourage usage of durable, refillable bottles for water & sports drinks. Prioritize schools and sports fields & venues.
- **Partner with Catawba Riverkeeper to educate and engage citizens to clean up our creeks, coves, and community ponds/lakes.** This is critical to preserving water quality in Mountain Island Lake & Lake Norman, which are sources of drinking water for Huntersville.
- **Work with Huntersville Transportation Planner to build bike lanes on any new roads or planned widenings or extensions of existing major roads.** i.e. Statesville Rd, Old Statesville Rd, Northcross Dr extension. Provide more ways to get people out of cars and off roads.
- **Work with LNRTA to educate citizens and encourage greater usage of CATS express bus service for commuters to/from Charlotte AND to educate citizens of benefits of light rail and advocate for construction of Red Line light rail from Charlotte to Huntersville and beyond.** This will help incentivize residential and commercial development along the rail corridor. South End and NoDa in Charlotte are positive examples of this.

Community Engagement and Education

Diana Truman
Rich Sampson

August 8, 2023

Phase One: Introduce ESC to Huntersville

Objective

1. Define Sustainability
2. Listen & record citizen's perceptions
3. Communicate the image and purpose of ESC

Format: Table Display

- Survey redesign including potentially normative populations.
- Clipboard contact information
- Sustainable give-aways
- Define Sustainability: Video https://youtu.be/qQ8T4bJJ_kQ

Venues:

- Farmer's Market
- Meet & Greet the ESC
- Quest
- Raptor Center
- Birkdale Village

Phase Two: Inform Motivate Learn

...using what we learn in person and from the data gathered

- *Develop and deliver formal presentation*
 - Town Board Meeting
 - Service Clubs (Rotary, Lions, LKN Chamber, North Meck Women's Club, churches, PTA)
 - Events at local venues (Quest, Raptor Center, Birkdale Village, Garden Club)
- Learn, record and revise

Natural Beauty & Livability Small Group



LESLIE KEPLER

DAN FOGEL



Focus Areas

Trees

Affordable Housing

Built Environment





Trees

[Natural Beauty]

- Increased requirements to Zoning Article 7.4
- Enhanced requirements for tree replacement
- Develop an Urban Forest Plan

Affordable Housing

[Livability]

- Define affordable housing
- Assess inventory and identify need
- Develop requirements for new developments

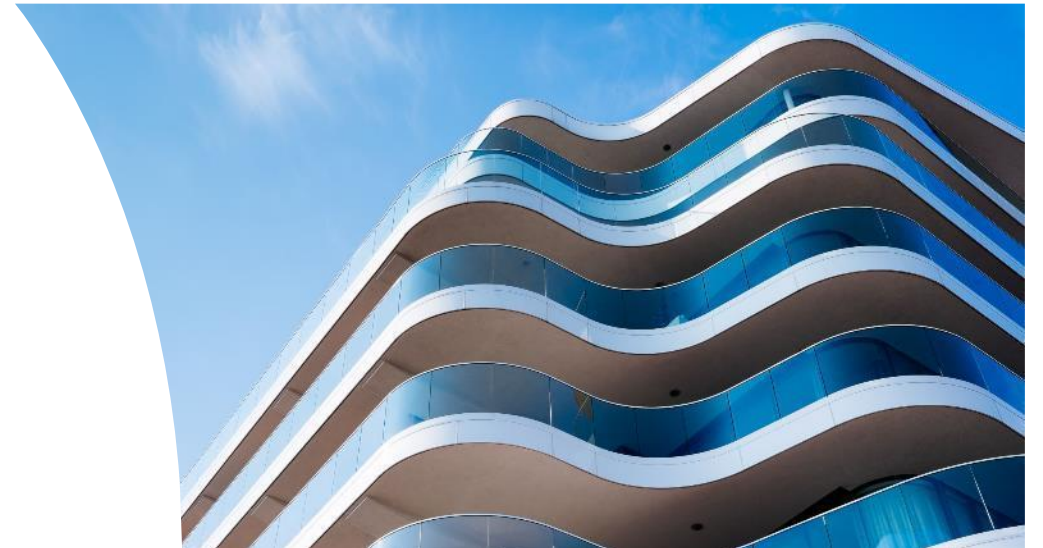


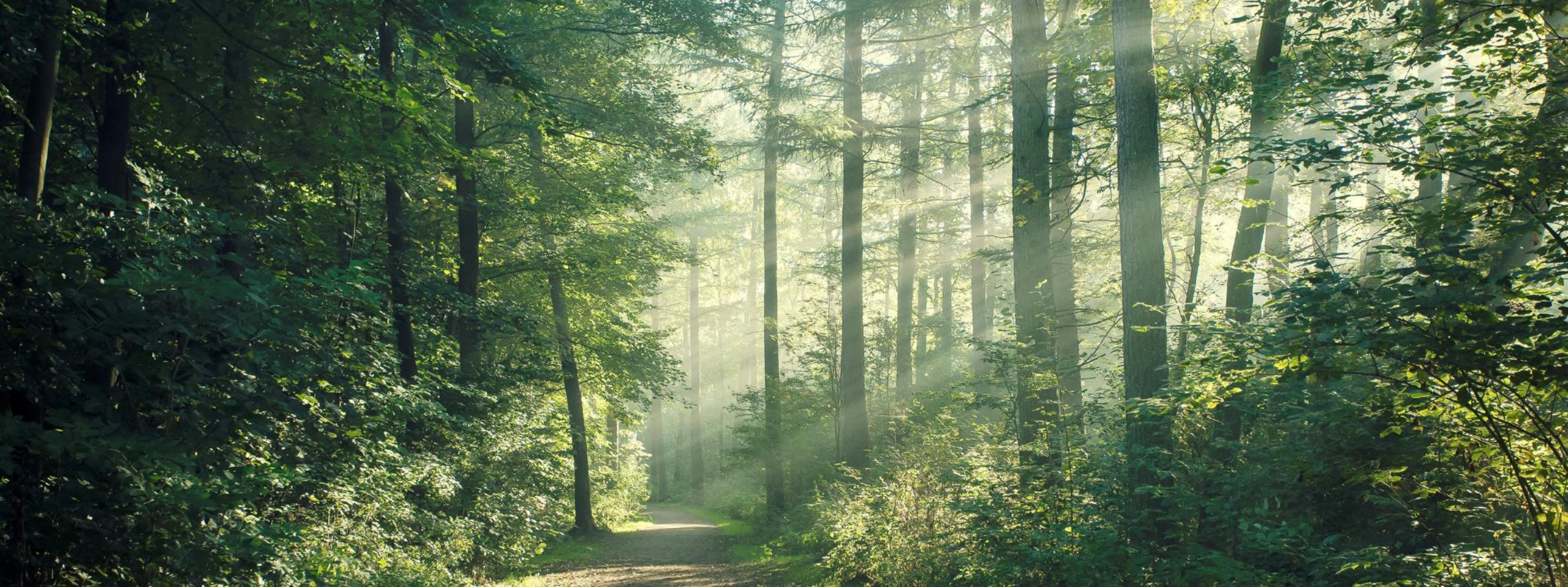


Built Environment Aesthetic [Natural Beauty]



Architectural design standards –
what's possible?





Natural Beauty & Livability

Define more
clearly

Potential focus areas proposed for presentation to the Town Board:

1. Trees [Natural Beauty]
 - a. Increased requirements related to development [Article 7.4 of the Zoning Ordinance](#) (for example: design choices that prioritize open space and maintaining more than the minimum required tree saving percentage)
 - b. Enhanced requirements for native tree replacement ([Approved trees and shrubs](#))
 - c. Develop a Huntersville Urban Forest Plan to preserve tree canopy (possibly modeled after Charlotte's [Urban Forest Master Plan](#))
2. Affordable Housing [Livability]
 - a. Define affordable housing ([Charlotte's metric – residents spend 30% or less of their income on housing](#))
 - b. Assess Huntersville's current affordable housing inventory and identify need
 - c. Develop policies/requirements for affordable housing for new developments (single family or multi-family)
3. Built Environment Aesthetic [Natural Beauty]
 - a. Review architectural design standards if they exist
 - b. If there are not standards, propose a process for developing architectural design standards

Natural Beauty and Livability Definition note:

To establish a common understanding of what Natural Beauty and Livability mean to the committee, we propose bringing clarifying definitions to the committee at the September or October meetings. One recommended change is to revise Livability to Quality of Life. The Urban Institute of UNC Charlotte is a recommended resource [for defining Quality of Life using 4 dimensions](#): social, physical, economic and crime.

We are including the built environment as part of natural beauty because the built environment contributes to a community's look and feel. Therefore, what buildings look like and the materials they are made of contribute to the big picture of Huntersville's natural beauty.