

Montpelier Energy Disclosure Ordinance Working Group

Conference Call Meeting
802-434-6250,,254244 PIN
January 22, 2020
12:30 – 2:00 p.m.

Draft Agenda

1. Attendees
 - a. Anne Watson
 - b. Chris Gordon
 - c. Sam Caputo
 - d. Richard Faesy
 - e. Donna Casey
 - f. Veronique Bugnion, Clearly Energy
 - g. Susan Buchan, E4 the Future
 - h. Diana Chase
 - i. Kate Stephenson
 - j. Lauren Hierl
2. Public Comments
 - a. Jhasmine Lamb is new staff at the City
 - b. Anne will check to make sure that notes and agendas are filed appropriately
3. Approval of 1/9/20 meeting minutes
 - a. Anne moved
 - b. Kate seconded
 - c. Minutes approved unanimously
4. Updates
 - a. Netherlands Model for Montpelier to Follow
 - i. Brian at NEEP provided the report
 - ii. They sent a draft label out to everyone at the outset
 - iii. Decided to provide a generic announcement on the Ordinance with a link to claim your home bundled with property tax bill next summer
 1. Provide an overview with a generic announcement for customers to follow
 2. Property tax bill goes out during summer mid-July
 - iv. Takes the pressure off Realtors if we send out to everyone
 - v. Timing seems right
 - vi. Sam has been putting together implementation timeline and will add to the list
 1. Share this plan with City Council and Realtors
 - b. NEREN MLS Status Update
 - i. No updates at this point
 - ii. Sam hopes to see NEREN staff at a NH event next week
 - iii. Once the ordinance passes, it seems like the green fields will become prioritized and we would have more sway to ask them to turn them on
 - c. Energy Estimator beta testing update
 - i. EVT is reviewing a new version
 - ii. Profile changes are being considered

- iii. Feb. 12 City Council meeting
 - 1. Can do a demo similar to what was done for the Vermont Building Energy Labeling Working Group last week
 - 2. Would be nice to have an address in mind going in to the meeting
 - 3. Kate has volunteered her address for a demo
 - 4. There will be updates that will come from the Statewide Working Group later, but it will be ready for a demo on 2/12
 - 5. Message is the we are in beta testing mode still and waiting for Statewide Working Group to finish up their recommendations
 - iv. Timeline
 - 1. EVT will get feedback to Veronique by 1/31 and she will turn around shortly for testing
 - 2. State Working Group timing
 - a. Finalize by spring/summer so this should be a reasonable goal if announcement goes out in mid-summer
 - v. Scope of buildings
 - 1. Veronique will review building data to let us know if there are any constraints
 - 2. For larger buildings with individual units that are individually owned, there may be some issues, so we may want to limit the Ordinance scope
 - vi. City Council
 - 1. Chris will make some slides
 - 2. There is WIFI that is reliable for a presentation
- 5. ACEEE Paper
 - a. Abstract was accepted for ACEEE Summer Study on Montpelier's efforts
 - b. First draft due 3/16
- 6. Review of Documents
 - a. Ordinance language
 - i. 21-3 C. Enforcement mechanism should be spot checks with listings and may not need a form submitted at closing.
 - 1. Some don't think we need this at closing; it may be too late in the process to impact any decisions
 - a. OK to no require it at closing
 - b. Consumer protection would be more worthwhile happening before closing
 - 2. What are we losing by not having a disclosure?
 - 3. Are we going to be able to track compliance if we don't require something to the City?
 - 4. Geoff Fitzgerald on MEAC was concerned about not providing the document since it would add to the list of things required at closing and might get in the way
 - 5. By having this time of closing piece may take away from the time of listing focus
 - 6. Ask Realtors for a better method for compliance if they want to get rid of this
 - 7. Decision was to keep this section in and if there is pushback, ask for a compliance alternative and consider trading this away
 - 8. Richard and Sam to think about how compliance will mechanically work

- ii. 21-4 – Keep as is.
 - iii. 21-5 – Hardship section
 - 1. Who would get warning and fine?
 - 2. If we left this in, the minimum requirements could be met.
 - iv. Reporting
 - 1. We should include totals for tracking
 - 2. It's not clear who is responsible for the Net Zero Energy goal, but they would likely want to track the results of the Ordinance
 - v. Penalty amount
 - 1. Is .1% fair?
 - 2. \$200 or \$300 is good as a starting place
 - b. Seller's Guide (including FAQ)
 - i. Heating costs are still an issue.
 - 1. Primary heating is default for asset rating.
 - 2. Will include a check box for secondary system, but it may not impact the score
 - ii. Include screen shot of Profile at end of piece
 - iii. This is a work in progress
 - iv. Should be the "property owner" and not the "utility account holder";
 - ClearlyEnergy will make sure the language works
 - 1. Sam will update it in the Seller's Guide to make consistent
 - v. Send any additional comments back to Sam
 - c. Implementation Guide (from 10/17/19) – what should we do with this?
 - i. Include mention of it as part of background for City Council but don't provide it
 - ii. Richard and Anne to work on off-line
 - iii. Sam will include in roll-out plan timeline
 - 1. Needs to be ready this summer
7. City Council Plans
- a. Preparations
 - i. Ordinance Language
 - 1. Anne will send to the City's lawyer for review
 - ii. Seller's Guide
 - iii. Energy Estimator modeling tool
 - b. Realtor meeting plans
 - i. Share Ordinance, Seller's Guide and EE with them
 - ii. Ask for their input: "We heard you say this and we did..."
 - iii. Better if it were Diana, Kate and Anne, not Anne alone
 - iv. Multiple people would be best
 - c. RF send out email to organize a meeting with the Realtors
 - d. Presentation and plans for 2/12 meeting
 - i. Finalize plans on 2/4 meeting
 - 1. Seller's Guide
 - 2. Ordinance language response from lawyer
 - ii. Meet together on 2/12 late afternoon
 - 1. Richard send out invitation
 - iii. City Council Meeting starts at 6:30
 - e. Coordination with Chris Gordon
 - i. Agenda will be approx.. 40 minutes total for discussion on ordinance, etc.

- ii. Could take an hour if there is a lot of testimony
 - iii. Aim for presentation for 15 minutes
 - 1. 5 minutes language
 - 2. 10 minutes for demo
- 8. Next meetings
 - a. February 4 in-person meeting at Montpelier High School
 - i. Combine with Realtors meeting?
 - b. February 12 meet before City Council meeting
 - i. Richard send out appointment