Climate and Environment Policy Advisory Committee (CEPAC)

Draft Minutes

June 11, 2026, 5:00 – 7:00 PM

51 Winburn Way Ashland, OR 97520

1. **Call to Order**
   - **COMMITTEE MEMBERS-** Mark Morrison, Sharon Dohrmann, Sidney Brown, Ashleigh Cropper, Gary Shaff
   - **ABSENT:** May Baerg
   - **CITY COUNCIL:** Bob Kaplan
   - **STAFF:** Chad Woodward
2. **Consent Agenda.**
   - Minutes- Approved.
     - *Motion to approve by Brown, seconded by Morrison. Approved by Dormann, Baerg, Morrison, Brown. Passed 4-0. (Shaff arrived after the vote.)*
3. **Updates/Announcements**
   - **Council Update – Kaplan:**
     - Discussed recent presentations on wildfire protection efforts including weed abatement statistics and evacuation planning, as well as potential financing options for the Community Wildfire Protection Plan through bond issuance. This led to a committee discussion about possible bond measures, fire risk and property insurance.
   - **Staff Update – Woodward:**
     - Shared that he will be reviewing sites for a possible public DC fast EV charger. He is also working on integrating city natural gas usage data into the CEAP (Climate Energy Action Plan) update. Will continue outreach to property owners regarding heat pump installations, especially for motel/hotel style units, and follow up with owners about the ability to do installations in phases. Will be doing additional outreach and advertising (full-page ads, social media) to reach the goal of 200 completed Home Energy Scores by the grant deadline.
4. **Unfinished Business:**
   - **Review of Signed Avista Franchise Agreement and Committee Next Steps**
     - The committee debated how to formally address the City Council's decision to enter a 10-year franchise agreement with Avista without consulting CEPAC, ultimately deciding to focus on developing a clearer process for future collaboration rather than formally protesting the past

decision. The committee plans to review the City Code to better understand the roles and responsibilities of CEPAC.

5. **New Business:**
    - **Community Wildfire Protect Program Integration Discussion**
        - Determined it made sense to schedule and prepare for a focused study session or extended agenda time on the Community Wildfire Protection Plan (CWPP)
    - **City Building Electrification**
        - Morrison presented findings from a work study session on retrofitting city buildings with heat pumps, focusing on the Community Development building as an example (It could achieve 57% cost savings and reduce CO2 emissions equivalent to 96 homes annually by switching from natural gas to heat pumps). The analysis revealed that across 17 city facilities, approximately $4.35 million in HVAC work is needed over the next 10 years, with potential savings of $23,000 annually through heat pump installations that could reduce emissions by 155 metric tons per year. The analysis included calculations showing that when accounting for electric revenue and franchise fees, the net power cost would be like natural gas while providing significant environmental benefits. CEPAC will consider developing a recommendation or ordinance for the Council to require life cycle cost analysis and electrification prioritization for city facility equipment replacements, including clear exceptions and decision rules.
    - **Transportation System Plan Update**
        - A member of the Transportation Committee in attendance verified there is little new information about the Transportation Plan beyond the shared update about the contract being signed allowing the city to begin the planning process.
6. **Meeting Adjourned at 7:00.**

ASHLAND CLIMATE & ENVIRONMENT POLICY ADVISORY COMMITTEE

Electrify the Heat, Bank the Savings

What a single heat-pump retrofit of the Community Development building saves Ashland — in dollars and in carbon.

57%
lower heating bills

19.3 MT
CO_2 cut per year

96 homes
worth of carbon

OUR MEASURING STICK

One building, one honest number

The Community Development building is our test case — a typical municipal facility heated with natural gas.

It burns roughly **4,000 therms a year** for space heating alone. That single, measurable load lets us compare gas against a heat pump without hand-waving.
Whatever the switch does here, it scales across the rest of Ashland's gas-heated buildings.

ANNUAL SPACE-HEATING ENERGY

4,000 therms

= 117,200 kWh of energy

4,000 therms × 29.3 kWh/therm = 117,200 kWh of thermal energy delivered to the building each winter.

THE ENERGY

The same heat, a fraction of the energy purchased

NATURAL GAS BURNED

117,200 kWh

energy content of 4,000 therms combusted

87% less

HEAT-PUMP ELECTRICITY

~15,800 kWh

electricity drawn to deliver the same heat

A heat pump doesn't make heat — it moves heat, so it delivers the same comfort while buying far less energy.

Heat-pump electricity derived from the model's annual cost; confirm against the COP assumption before presenting.

THE BOTTOM LINE

Cut the annual heating bill by 57%

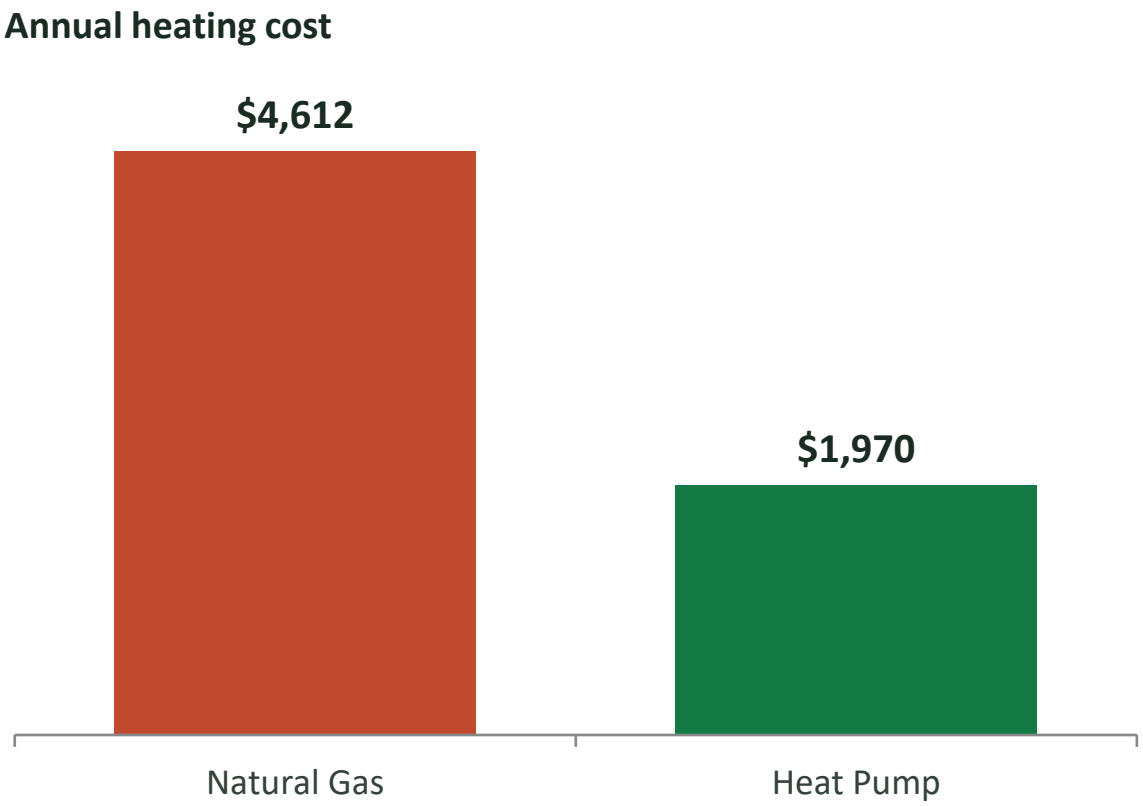
$

SAVED EVERY YEAR

$2,643

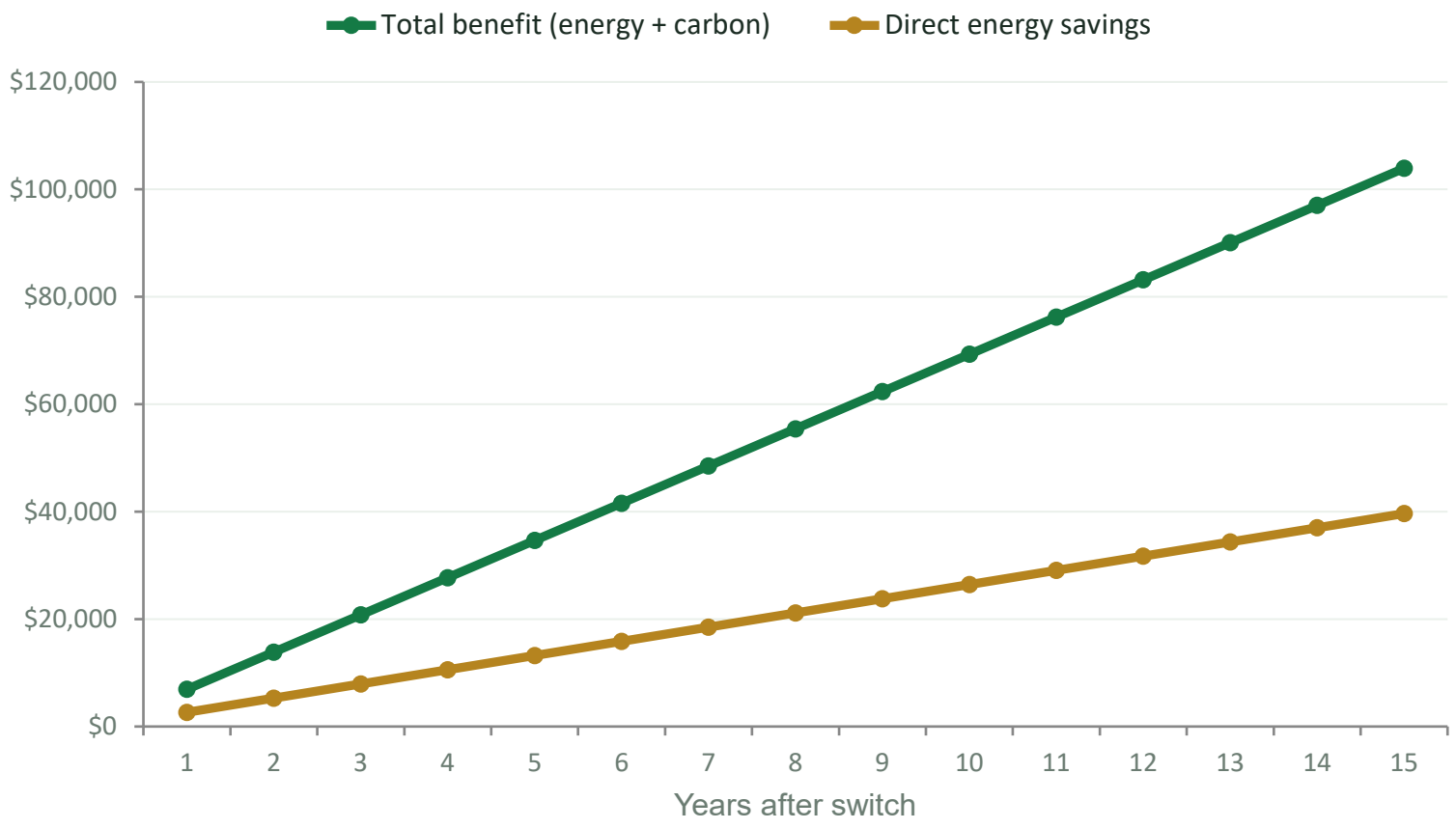
+ $264 in gas base charges avoided each year

≈ $2,907 back in the city budget annually



SAVINGS OVER TIME

Savings that compound for 15 years



10-YEAR TOTAL BENEFIT

$69,292

15-YEAR TOTAL BENEFIT

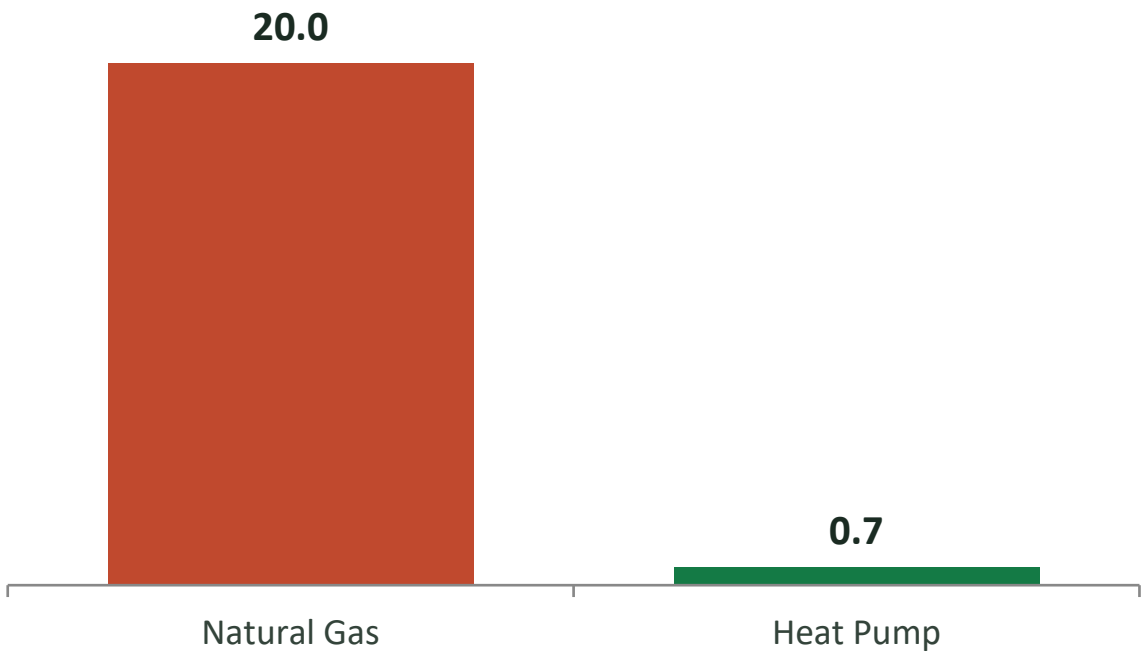
$103,937

Total benefit counts energy savings, avoided base charges, and the social cost of the carbon removed.

THE CARBON

From 20 tonnes a year to almost none

Annual CO_2 emissions (metric tonnes)



19.3 MT /yr

CO_2 removed every year by the switch

97% cleaner

Emissions fall ~30× — from 20.0 to 0.7 tonnes

Heat-pump emissions reflect the grid electricity it consumes; the gas figure is direct combustion.

THE FULL VALUE

Price the carbon, and the case gets bigger

The federal social cost of carbon puts a dollar value on each tonne of CO_2 avoided — the damage society dodges. Applied to this one building, that benefit dwarfs the utility bill.

SOCIAL COST OF CARBON

~$208

per tonne of CO_2

CARBON VALUE / YEAR

$4,022

19.3 MT × $208

TOTAL ANNUAL BENEFIT

$6,929

energy + base + carbon

Every year the city keeps gas running, it forgoes roughly $6,900 of combined budget and climate value.

THE BOTTOM LINE

Electrify one building. Win three ways.

$2,643 / yr

Direct heating-bill savings — a 57% cut — plus $264 in base charges avoided.

$103,937

Total benefit over 15 years once compounding and avoided carbon are counted.

19.3 MT / yr

CO_2 removed — 97% cleaner heat, and the carbon footprint of 96 homes.

Same comfort. Lower bills. Cleaner air. The Community Development building shows the path for every gas-heated facility in Ashland.

PUTTING IT IN PERSPECTIVE

One retrofit = the carbon of 96 homes

HOMES' WORTH OF CARBON

96

low-carbon Ashland homes (≈ 0.2 MT CO_2 each) fit inside the 19.3 MT this one switch removes.

19.3 MT CO_2 ÷ 0.2 MT per home ≈ 96 homes — the climate headroom one building retrofit creates.

PART TWO · SCALING IT UP

One building proved it.
Now scale it across all 17.

The Facility Condition Assessment projects $4.35 million of HVAC work across 17 city buildings over the next decade. The same retrofit logic — and a smarter way to staff it — can turn that bill into lasting savings.

$4.35M
HVAC work, next 10 years

17
city facilities assessed

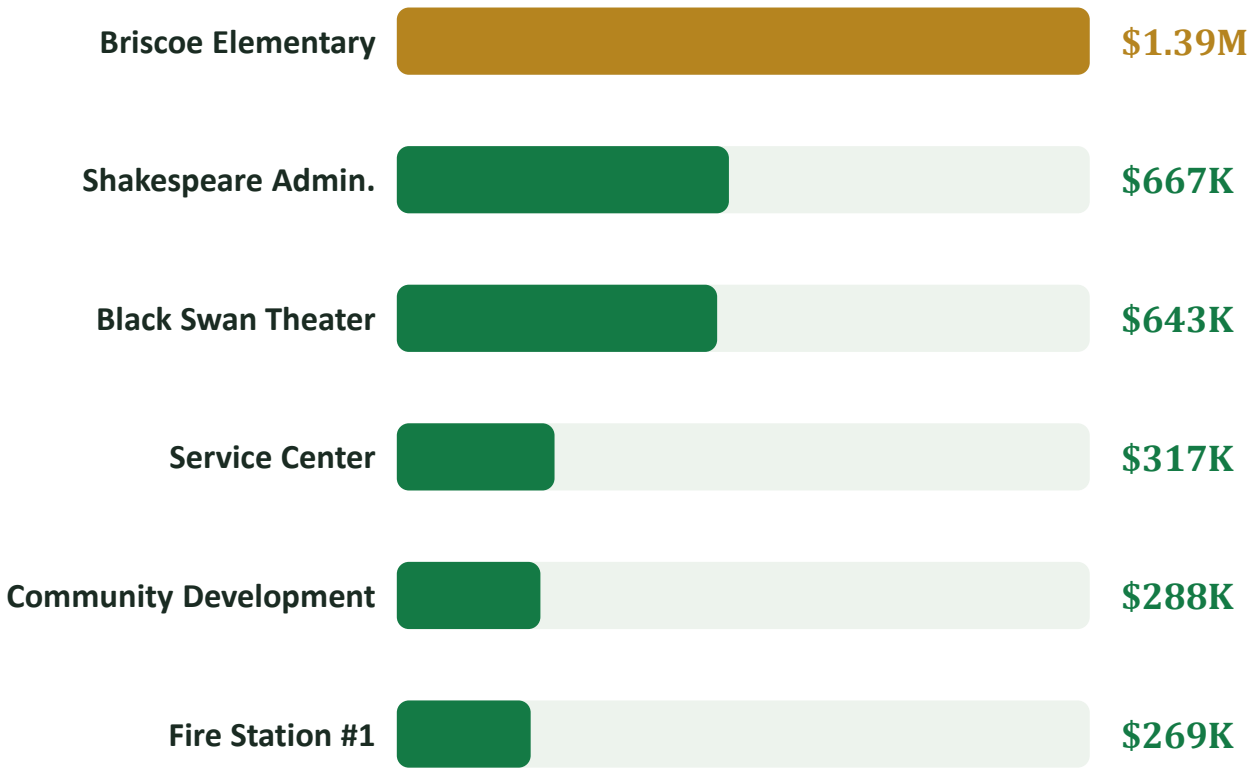
$11.5M
total 10-year capital need

WHERE THE MONEY GOES

Where the $4.35 million goes

HVAC is the single largest line in the city's facility backlog — 38% of all projected capital need.

And it is concentrated: just five buildings carry three-quarters of the spend. A single owner who knows those buildings changes how every dollar is planned.



Top six facilities by 10-year HVAC need (Uniformat D30). Source: CEPAC Public Works FCA Workbook.

SCALE THE SAVINGS

One retrofit’s payoff, repeated portfolio-wide

The Community Development retrofit returns about $2,900 a year to the budget and removes 19.3 tonnes of CO_2. Spend the coming upgrade dollars on heat pumps instead of like-for-like gas, and the same return repeats at every comparable gas-heated building.

PER BUILDING / YEAR

$2,907

returned to the budget, plus 19.3 MT of CO_2 avoided

ACROSS ~8 SITES

$23,000

off the city operating budget, every year

PORTFOLIO CARBON

~155 MT

CO_2 cut per year — about 775 homes’ worth

Illustrative, order-of-magnitude. Based on the measured load of one building; a site-by-site audit — exactly the work an in-house technician performs — is needed to confirm each facility’s figure.

THE PROPOSAL

Hire the expertise. Stop renting it.

TODAY — CONTRACTED OUT

$4.35M

to outside contractors over 10 years

- ~75% labor, overhead, permits, subbed-out work — ~$3.26M
- ~25% equipment and parts — ~$1.09M as billed
- Parts marked up ~1.75x over wholesale ($1,000 part billed at $1,750)
- No standing knowledge of city buildings, codes, or climate policy
- Most of the spend leaves the Ashland economy

PROPOSED — IN-HOUSE TECH

~$2.4M

one technician + parts at true cost over 10 years

- $1.38M — one tech: $80K salary + $40K benefits & PERS = $120K loaded, escalated 3%/yr
- +$0.62M — same parts at wholesale, no markup
- +~$0.40M — licensed specialty and emergency surge work still contracted
- Knows every building; specs every job to city standards
- Works alongside the city's electric and facilities crews
- Spending and expertise stay local

Net savings: ~$1.95M over 10 years — about 45% — and the expertise stays in Ashland.

THE VALUE STACK

Five returns a contract can’t buy

1

Labor and markup, captured

Outside crews bill labor, overhead, permits, and markup on every job. ~75% of the $4.35M program — ~$3.26M — is soft cost that disappears when you bring the expertise in-house.

2

Smarter, longer-view purchasing

One owner planning replacements buys the right equipment at the right time — bulk, off-season, full lifecycle — instead of rushed, reactive contractor specs.

3

In-house electric & facilities leverage

The heat-pump era is an electrical project. Pairing the tech with the city’s own electric and facilities crews strips out a layer of contractor mobilization.

4

Control, code, and city policy

An in-house expert recommends options that fit Ashland’s climate goals and codes — not whatever a contractor happens to stock.

5

Spare capacity goes to residents

Time between city jobs can support in-home upgrades for qualifying residents — advancing the climate plan and keeping dollars in the community.

THE PORTFOLIO BOTTOM LINE

Own the work. Keep the savings in Ashland.

1	$4.35M	HVAC work coming over the next 10 years — at full contractor rates, with markup.
2	~$2.4M	All-in in-house cost: one tech + wholesale parts + specialty contracts over 10 years.
3	~$1.95M	Net savings over 10 years (~45%) — recurring budget relief, local expertise, and a faster path to Ashland's climate goals.

Same buildings. Lower lifetime cost. Local expertise, local jobs, local dollars — and a faster path to Ashland's climate goals.

Natural Gas vs. Heat Pump — Space Heating

Read-only dashboard — figures link to the 'No City Tax' model. Edit inputs there.

ASSUMPTIONS	
Annual therms used	4,000
Appliance efficiency	84%
NG price ($/therm)	$1.19
Electric price ($/kWh)	$0.125
Heat pump COP	2.5x

ANNUAL COMPARISON	
Natural gas — annual net cost	$4,612
Heat pump — annual cost	$1,970
Annual cost savings	**$2,643**
Gas base charge avoided (annual)	$264

EMISSIONS & LONG-TERM	
CO_2 reduction (MT/yr)	**19.3 MT**
Total annual benefit (energy + base + SCC)	$6,929
10-year total benefit	$69,292
15-year total benefit	**$103,937**

Annual Cost ($)	
Natural Gas	4612.44
Heat Pump	1969.632
Annual Emissions (MT CO_2)	
Natural Gas	20
Heat Pump	0.661796

Year	Cumulative energy savings	Cumulative total benefit
1	$2,643	$6,929
2	$5,286	$13,858
3	$7,928	$20,787
4	$10,571	$27,717
5	$13,214	$34,646
6	$15,857	$41,575
7	$18,500	$48,504
8	$21,142	$55,433
9	$23,785	$62,362
10	$26,428	$69,292
11	$29,071	$76,221
12	$31,714	$83,150
13	$34,357	$90,079
14	$36,999	$97,008
15	$39,642	$103,937