

Sustainability Commission

February March 16th, 2010

4:00 p.m. to 5:30 p.m.

City of Franklin - Community Development Conference Room

4:00 p.m.	Call To Order	Ken Scalf
4:05 p.m. - 4:10 p.m.	*Approval of Meeting Minutes from 2/16/2010	Ken Scalf
4:10 p.m. – 4:40 p.m.	*Review LEED Resolution for new construction & major renovations of Govt. Buildings; --Talk about Incentives for Private Sector	Adam Ballash/AO
4:40 p.m.—4:55	Detailed Committee Updates: *Live Green Info (Public Education) Water	Libby Marley/AO Brian Miller
4:55 p.m. – 5:25 p.m.	Other Issues for Consideration MTEMC Incentives Energy Efficiency Loans & Pace Now *Arbor Day/Earth Day Process for Approving new Action Items	Chuck Barber LK Browning Andrew Orr
5:25 p.m. – 5:30 p.m.	Adjourn Next meeting to be April 20th @ 4:00pm	Ken Scalf

*Item has an attachment

MISSION STATEMENT: The Sustainability Commission provides **guidance** to the Board of Mayor and Aldermen and the Planning Commission, **direction** to the Sustainability Task Force, and **leadership** for the entire Franklin Community.

The City of Franklin has committed itself to developing an ongoing strategy of sustainability for the community. This initiative will be designed to achieve viable, fulfilling, and rewarding lifestyles for our residents and business partners through responsible and innovative stewardship of the environment.

*Item contains an attachment

MINUTES OF THE MEETING OF THE
FRANKLIN SUSTAINABILITY COMMISSION

February 16, 2010

The Franklin Sustainability Commission held a regular meeting on Tuesday, February 16, 2010, at 4:00 pm in the Community Development Conference Room.

Members Present: Ken Scalf, Chair Adam Ballach, Vice Chair
 LK Browning Ken Moore
 Lisa Smith Brian Miller
 John Saxton Chuck Barber
 Libby Marley

Commission Volunteer: Teresa Ashworth Harris

Staff Present: Mayor John Schroer Vernon Gerth
 Andrew Orr Milissa Reiersen

Visitors: Kevin Walters Chris Clark
 Jason Deal

The agenda read as follows:

CALL TO ORDER

Mr. Scalf: Called the meeting to order.

APPROVAL OF MINUTES

Mr. Scalf: Presented the minutes from previous meeting on January 19, 2010 for consideration.

Ms. Browning: Moved to approve.

Ms. Smith: Seconded the motion to approve.

Minutes were unanimously approved by the Commission.

Mr. Scalf: Introduction of visitors

WASTE REDDUCTION – CURBSIDE RECYCLING UPDATE

Dr. Moore: Gives an update from last meeting and presentation from Solid Waste employees, Debbie Baxter and Nate Ridley as follows; we had a work session with BOMA and most everyone had a very

positive feeling and would want to move forward and also the response from community has been very positive. One misconception that people have is they think there is a conditional fee that goes along with the recycling program, which there is not. We need to inform the community that there is no recycling fee, that the service fee that may be added is already with their solid waste fee and the recycling will be provided by the City at no cost to the homeowner. The verbiage is not clear on this and we need to make it clear.

General discussion on fees and if and when there will be an increase.

Mr. Gerth: To clarify cost and tipping fees, last year BOMA stated we were at \$9 per household for regular garbage pickup which was raised \$3 to \$12 and then again this year up \$3 to \$15, so the intent is to implement recycling and that there will not be an added cost to the resident if we didn't implement recycling, but the city's out of pocket cost for tipping charges will likely increase. And, some citizens will react to the fee being raised by \$3 as recycling but BOMA has already decided to raise it this year to \$15.

Dr. Moore: The blue bins being put out raised concern from citizens of them overflowing and animals getting in them. Some of the comments I've had is Dallas, Texas started with the blue bag program and educational process eventually caught on; Chicago, same thing.

General discussion on getting reimbursed for recycling.

Mr. Saxton: Are we going to get the funding for the trucks?

Mr. Orr: At this point, my findings on grant funding for trucks for recycling are not promising. There are minimal grant opportunities purely for recycling and the available funding sources are either dry, don't meet our timeline for implementation, or are not applicable.

Mr. Saxton: Last meeting, the option of using same trucks came up but there would be a problem with contamination and I did some research and to my findings it should not be that big of a deal to alternate trucks each weekend.

Mr. Moore: We need to take that back to Becky and discuss with you and her on that issue.

General discussion on the use of trucks we already have and contamination.

COMMITTEE UPDATES

Finalize Live Green Partnership

Mr. Orr: We have 19 businesses signed up and have already given presentations about the program and we should not go back and update the criteria at this point. We've gotten a lot of feedback on the subject already. Milissa and I intend to update the program every six to twelve months modifying and adding different criteria and letting members know. Please submit your comments at this point for the next update.

Mr. Scalf: What about the achievement levels?

Mr. Orr: They were revised. Point levels were raised to make it more challenging, but easy enough to include most businesses.

Ms. Browning: On the 19 businesses do you have the levels of achievement for each one?

Mr. Orr: I have all of the data and there are several platinum members.

Ms. Browning: Do we have people in every category?

Ms. Reierson: I don't think we have them in every background. We've only talked to two groups, the Downtown Franklin Association and the Cool Springs Chamber. After one week we do have businesses on board and Andrew would like to issue a challenge to all of you.

General discussion on businesses on board, information on website pertaining to participating and levels they want to choose.

Mr. Orr: I want to challenge each one of you to sign up at least one business by next meeting. Everyone that is signed up by March 10 will be a charter member.

Ms. Ashworth Harris: Would you email the list so we do not ask those who are already on the list.

Mr. Orr: I can do that.

Ms. Browning: And can the businesses signed up put a link to the Live Green Franklin on their website.

Mr. Orr: I don't see a problem with that.

Mr. Scalf: Do we have the ability to count heads on the website?

Mr. Orr: We do, we were able to on the old website so I assume we can with the new one.

Ms. Browning: I move that we approve the green business partnership as it stands.

Ms. Marley: Seconded the motion.

Motion approved by Unanimous vote.

ICLEI GHG INVENTORY MUNICIPAL OPERATIONS

Mr. Orr: I am inserting information on power usage, fuel usage, commuting habits, etc. into the CACP software that ICLEI provides and this will produce the City's carbon footprint. The target date to have collated and converted the information into emissions is May 1 with a report to follow within 2-3 weeks. This should give us detailed information on how we use our energy.

General discussion on municipal operations, the ICLEI website tool and LEED certified buildings.

Mr. Scalf: And you got the Green Building Resolution next time?

Mr. Orr: Yes, we are working with the 2 staff liaisons and urban design committee on a municipal energy efficiency resolution that applies to new construction and renovation of government buildings.

Mr. Ballash: First step is to adopt the new international building codes 2009. There would be a 15% saving just on criteria 2009 versus 2006, let alone 2003 which the City is operating on. Second is adopt an ordinance that would mandate any new construction to go by LEED standards. Third is to incentivize the private sector to build more efficient buildings. The first and second we could achieve more easily with the third component with regard to the ordinance for private sector would take more of the course of 2010 to come up with a workable document.

General discussions on updating to 2009 ICC building codes and green codes.

Mr. Gerth: The 2009 codes will be coming to the BOMA in the next couple of months. The City of Franklin does not review residential plans. And to apply the International energy codes, that means a new process, a new requirement and that would mean new education for contractors that work in the City of Franklin.

General discussion on adopting or not adopting new codes, residential or commercial.

Mr. Scalf: When can we expect the draft Andrew?

Mr. Orr: Next meeting.

Mr. Gerth: Andrew, you may want to identify 4 or 5 other communities and see what they have adopted in comparison.

OTHER ISSUES FOR CONSIDERATION

CONTACT INFO ON WEBSITE

General discussion of what information should be put on website of committee members.

Mr. Scalf: Nissan will be making 4700 of the completely electric Leaf cars available soon. They have a 100 mile range.

Ms. Marley: They should be available in 2012.

Ms. Ashworth Harris: TVA & MTE are partnering on looking into charging stations for electric cars for the Middle Tennessee, the Knoxville area & Chattanooga.

General discussion on looking at the electrical codes and tax incentives for businesses that use electric vehicles.

GOALS AND VISION

Mr. Scalf: Mission statement we need to make sure we are advancing forward on action plans and on the urban nature, we had our initial meeting so that is moving forward.

Mr. Scalf: Anyone want to report on their committees progress.

Mr. Saxton: Transportation, we are working hard on getting green parking spaces, which are spaces for cars that have the EPA ratings.

General discussion on types of vehicles, parking spaces needed, and EPA ratings and enforcements of the spaces, and stickers needed for vehicles recognition. Mr. Gerth suggest we come up with the program first.

Mr. Miller: Water, Wastewater and Storm water met. This will be longer to get going because need to get started on a base line, explore private companies, get water consumptions within the companies. There are 4 or 5 utility districts serving Franklin. We need to get everyone's data to input into Franklin's system. Getting the procedures in place is what will take longer.

General discussion on issues with data and data needed for City monitoring. Mr. Gerth points out those measurements are peek in this type of monitoring of water consumption in this process. We need to have this to show our community how we are doing.

Mr Miller: Our biggest problem for measuring right now is stormwater side. What discharge is, how to measure it and how to get that plan in action.

Mr. Scalf: Any other committee reports?

Mr. Barber: Energy same situation. We are trying to get baseline information. The key is measurement and reaching goals.

Mr. Scalf: Dr. Moore, would you want to share that experience when you went to DC for the ICLEI STAR Community Index Meeting?

Mr. Moore: We approved the goals developed by the 9 technical advisory committees with some reservation based on some other actions being completed. They should be published within the next 30 – 60 days and be out for public comment. One of the things that came up was the challenge for smaller communities that may not have the resources to hire someone to do some of the documentations.

General discussion on gathering information for monitoring and measuring so action can be taken to begin a baseline start.

Mr. Miller: Is there a way we can encourage the state to help us with water measurements?

Mr. Gerth: I think if there were many cities needing this information, that would force the state to provide additional information to them, but only one City trying to push forward would be hard to get accomplished.

General discussion on all energy measurements and what the index will cover once all data are received.

Mr. Scalf: Any other members have an update.

Mr. Ballash: Concerned that meetings for the last couple of months with no actions to discuss is felt as time wasted. Can we develop action plans with sub-committees, come up with action plans, and then meet to discuss the action plans for better use of time.

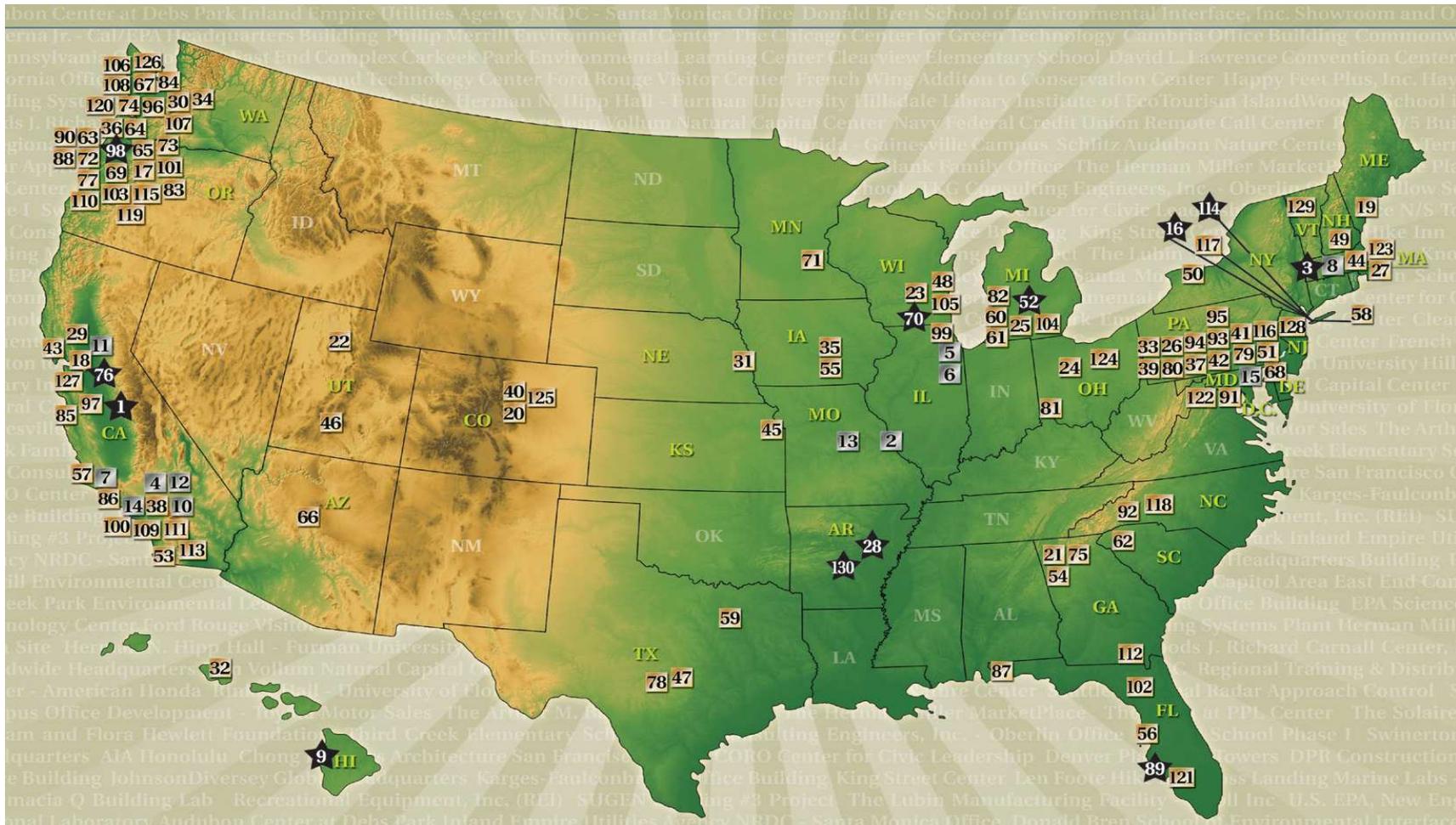
Ms. Marley: For example today, we had discussions which were very helpful for me.

General discussion of time used for committee meetings, implementing plans and actions, and goals to achieve.

ADJOURN

With no other discussions meeting adjourned at 5:30 p.m. Next meeting March 16, 2010 at 4:00 p.m.

LEED Buildings 2006



Source: M. Benkhatar 2009

Adopting LEED Standards for Municipal Building Construction and Renovation:

As of December 2009, approximately 200 Cities and Counties across America have adopted a LEED policy for municipal buildings. Some policies include incentives for the private sector while others focus entirely on municipal buildings and renovations.

The following Tennessee cities and institutions require LEED for the construction/renovation of buildings meeting a certain criteria.

City of Nashville: On June 5, 2007, Mayor Bill Purcell signed [Substitute Ordinance #BL2007-1374](#) into law, amending Title 16 of the Metropolitan Code regarding sustainable building design standards for new and renovated Metropolitan Government buildings and facilities. This bill requires all public and publicly-funded building projects of 5,000 ft² or greater (or exceeding \$2M in project costs) be designed and built to LEED Silver certification. The provisions of this ordinance also apply to renovations of equal size or cost, but do not apply to buildings that are mostly unoccupied or provide specialized functions. All city-funded construction projects are required to complete a LEED scorecard and are strongly encouraged to maximize use of sustainable design principles.

City of Germantown: On August 13, 2007, the Board of Mayor and Aldermen adopted [Ordinance 2007-13](#), requiring all new municipal construction to earn LEED certification. The policy applies to municipal buildings in which at least 60% of the square footage is occupied space. The policy additionally provides a density bonus of one additional story for private construction in Smart Growth Zones T4, T5 and T6 with proof of LEED Certified.

City of Chattanooga does not have a stated policy, but their Mayor recently declared that every new building would be built to a LEED standard

Vanderbilt University has the largest collection of LEED Certified Buildings in the SE

University of Tennessee (Knoxville) adopted a policy to certify all buildings/renovations over \$5 million to a LEED standard

Source: <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1852>

Additional Costs for LEED over traditional methods of building and materials (probably a little generous):

Table 1 LEED Cost Premiums

LEED Rating -# of projects	Cost Premium
Certified – 8	0.6%
Silver – 16	2.11%
Gold – 6	1.82%
Platinum – 1	6.50%
Average -33	1.84%

Source: Greg Kats et al., October 2003.¹

RESOLUTION NO. _____

**A RESOLUTION ESTABLISHING AN ENERGY EFFICIENT BUILDING
POLICY FOR THE CITY OF FAYETTEVILLE**

WHEREAS, the City of Fayetteville, Arkansas desires to encourage new development to include sustainable design and building practices; and

WHEREAS, the City recognizes that energy efficient building complements existing policies related to development and natural resources conservation; including solid waste and recycling policies, City Plan 2025, and the Hillside/Hilltop Overlay District; and

WHEREAS, typical development and construction practices are significant contributors to the depletion of natural resources and a major cause of air and water pollution, solid waste, deforestation, and toxic wastes, which influences the overall quality of human life; and

WHEREAS, the United States Green Building Council has, in a national collaborative process, created Leadership in Energy and Environmental Design (LEED) standards that identify a range of actions that define energy efficient buildings and establish certification processes for new and existing buildings; and

WHEREAS, LEED-Silver Certification is recognized to provide estimated energy savings of 50 percent, carbon savings of 45 percent, water use savings of 40 percent and waste cost savings of 70 percent compared to typical building practices; and

WHEREAS, a variety of North American municipalities have implemented aggressive energy efficient building policies that match the proposed standard, including: Austin, Texas; Boulder, Colorado; Chapel Hill, North Carolina; and Dallas, Texas among others; and

WHEREAS, Fayetteville City Council supports sustainable economic development by encouraging the expansion of energy efficient building practices.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby requires all new, city-owned buildings in excess of 5,000 square feet to achieve a minimum certification of LEED-Silver as issued by the US Green Building Council and require all exempt building designs to include a LEED checklist with an emphasis on energy and water efficiency.

PASSED and APPROVED this 2nd day of October, 2007.

APPROVED:

ATTEST:

By: _____
DAN COODY, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

CITY OF GREENSBURG, KANSAS

**RESOLUTION NO. _____
PERTAINING TO LEED BUILDING STANDARDS**

WHEREAS, it is the goal of the City of Greensburg, Kansas, (“City”) to be a model community based on the principles of economic, environmental, and cultural sustainability; and

WHEREAS, the established “Vision” and “Goals,” as adopted by community groups and the City Council, promote green building best practices and planning for future generations; and

WHEREAS, the City wishes to lead by example and demonstrate green building best practices; and

WHEREAS, it is also the policy of the City to recognize the importance of the environment and to finance, plan, design, construct, manage, renovate and maintain its facilities and buildings to be sustainable by

- A. Designing new development to be durable, healthy, and efficient;
- B. Promoting a high level of efficiency in new construction;
- C. Treating each drop of water as a precious resource;
- D. Improving public awareness of new technologies that can improve the quality of life or building occupants; and

WHEREAS, the United States Green Building Council (USGBC), a non-profit, nationally recognized association with membership representing all segments of the building industry, including architects, manufacturers, government agencies, and environmentalists, has created LEED, a green building rating system that provides specific principles and practices, some mandatory but the majority discretionary, that may be applied during the design, construction, and operation phases, which enable the building to be awarded points from reaching preset standards of environmental efficiency so that it may achieve LEED certification from the USGBC as a "green" building; and

WHEREAS, LEED is recognized nationwide by public and private sectors alike as a credible and viable guide for realizing the goal of a sustainable, energy efficient building that achieves significant cost savings over its lifespan; and

WHEREAS, LEED is a system which can assist Greensburg in achieving its green building best practices goals.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREENSBURG:

From and after the date of this Resolution, it shall be the policy of the City that the design, construction, and operations of new facilities and renovations with 4,000 square feet of

occupied area, unless exempted by the City Council, for which a request for proposals for design services is issued, shall be designed to conform to the Platinum rating of the USGBC LEED Green Building Rating System in effect on the date of any such request for proposal; and

BE IT FURTHER RESOLVED, that each contract for the design, construction, remodeling or renovation of a City owned or operated building or facility shall contain provisions determined by the City Administrator to be sufficient to require the designer and constructor to comply with the applicable LEED Platinum Standard; and

BE IT FURTHER RESOLVED, that Projects achieve all ten optimize energy performance points according to the LEED rating system. This equates to a 42% reduction in energy consumption over a standard building; and

BE IT FURTHER RESOLVED, that Projects in Process with sites acquired and design underway prior to the adoption of this Resolution, and programs with funding authorized before December 17, 2007 shall comply with the applicable LEED Platinum Standard to the extent possible without compromising necessary programmatic components of the project, and the current schedule for project completion; and

BE IT FURTHER RESOLVED, that with respect to any project, the City Administrator, with the consent of the City Council, shall select the most appropriate version of LEED and apply the Platinum Standard, or require compliance with select credits, or set a lifecycle cost/benefit ratio for budget increases related to green building costs, or exempt a construction project from any LEED compliance requirements, it being the intent and desire by the City that the LEED standards be applied principally to facilities used and occupied on a fulltime basis by City employees to fulfill City administrative and public service functions; and

BE IT FURTHER RESOLVED, the City Administrator shall promulgate rules and regulations to be approved by the City Council to facilitate the implementation of this Resolution and the City Council's review and determination process.

This Resolution is approved and adopted this 17th day of December, 2007.

JOHN JANSSEN, Mayor

ATTEST:

STEVE HEWITT, City Clerk/Administrator

RESOLUTION NO. 06-21

REQUIREMENT THAT NEW CONSTRUCTION AND MAJOR RENOVATION OF CITY BUILDINGS IN EXCESS OF 5,000 SQUARE FEET MEET LEED CERTIFICATION AT THE SILVER LEVEL AS SPECIFIED.

WHEREAS, the City desires to encourage new development to include sustainable design and building practices and;

WHEREAS, the City desires to support the standards for construction of buildings that are environmentally responsible, energy efficient, and healthy places to work and will attract business to the City in that regard.

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen of the City of Clayton hereby agrees to the following:

Section 1. All new construction and major renovation projects to be owned, occupied or funded by the City of Clayton that are 5,000 square feet of floor area or greater shall be certified to the U.S. Green Building Council's LEED Silver level.

Section 2. The requirements of LEED certification may be waived in an emergency situation, or under documented circumstances that compliance with this requirement would be cost prohibitive and/or create an unreasonable burden on the construction project or City; have a negative impact on a historic structure; or, if due to specific circumstances, would defeat the intent of LEED Certification. Any request for a LEED Certification waiver must be accompanied by specific reasons for the waiver and be approved by the Board of Aldermen by motion. Under these circumstances, a reasonable effort will still be made by the City to maximize the number of LEED points attainable.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen.

Passed this 26th day of September, 2006.

DRAFT RESOLUTION 2010-XXXX

**RESOLUTION AUTHORIZING THE ADOPTION OF A SUSTAINABLE
BUILDING POLICY FOR THE CITY OF FRANKLIN**

WHEREAS, It is a goal of this community to become a leader in sustainability through the implementation of the actions articulated in the Sustainable Community Action Plan and Municipal Services Action Plan, which were endorsed in 2009; and

WHEREAS, The Franklin Tomorrow Growth and Development Task Force identified high- performance, sustainable, energy-efficient building practices, commonly known as “Green Building” practices, as being desirable for the citizens of Franklin and the environment in a 2006 report.

WHEREAS, Leadership in Energy and Environmental Design (LEED) was developed by the *United States Green Building Council (USGBC)* to establish a standard for measurement and a design guideline to raise awareness and to establish a recognizable national brand; and

WHEREAS, The Sustainability Commission recommends the City to lead by example by requiring the construction of LEED Certified buildings for municipal building projects; and

WHEREAS, LEED Silver Certification is recognized to provide significant energy savings and deliver a 10-15 year payback through decreased operating costs.

NOW, THEREFORE, BE IT RESOLVED, From this date forward, the City shall construct and/or renovate facilities in excess of 5,000 square feet to LEED Silver Certification, or higher, with an emphasis on recycling construction materials and energy and water efficiency; and

BE IT FURTHER RESOLVED, The Board of Mayor and Aldermen will require buildings less than 5,000 square feet to incorporate energy and water efficiency measures and will decide on a case-by-case basis whether or not to construct or renovate buildings less than 5,000 square feet to a LEED standard; and

BE IT FURTHER RESOLVED, If the requirements for LEED Silver Certification for projects covered by the resolution present an unreasonable burden on the City, has a negative impact on a historic structure or would defeat the intent of a sustainable building the Board may approve a waiver to the LEED Silver Certification requirement accompanied by project specific reasons explaining the difficulties involved in obtaining LEED Silver Certification; and

BE IT FURTHER RESOLVED, that a waiver of LEED Silver Certification will require applicable new construction meet the base LEED Certification level and renovation projects incorporate conservation and energy efficient practices to the extent practicable.

This resolution shall become effective on XXXX, 2010.

Approved this ___ day of _____, 20 ____

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
City Recorder/Administrator

BY: _____
JOHN C. SCHROER
Mayor

Live Green Partnership Statistics

As of March 10th 2010:

- 111 members total
- 53 Platinum; 24 Gold; 25 Silver; 8 Bronze; 1 Partner

Most Popular Items selected on the Assessment Form:

104	5 Turning all lights and appliances off when not in use or using occupancy sensors
102	5 Fixing all leaks or not having any leaks
98	10 Toner Cartridges
94	5 Sign up for "Green Tips" on http://www.franklintn.gov/livegreen/
92	5 Commitment to go digital and only print when necessary
90	10 Mixed Paper
89	5 Encourage employees to suggest new conservation and cost-saving ideas
87	10 Designation of an employee who oversees environmental efforts
85	10 Cardboard
81	10 Plastic
81	5 Double Sided Print
75	10 Buy goods made of recycled materials

Platinum Members with Highest Point Totals:

- **5 Points Health Benefits**
- **VerdeGoh! General Store**
- **Whole Foods Market**
- **Nissan**
- **Hilton Garden Inn**
- **Spectrum Properties/Patrick Emery**
- **Franklin Marriott Cool Springs**
- **Gray Public Relations**
- **Pinegar Domingue Financial**
- **Rare Prints Gallery of Franklin**
- **Jake Todhunter Starbucks**
- **The Kyani Well**

*****It is vitally important to maintain a certain momentum and meaning behind the partnership. Please volunteer any ideas that will continue to help make this a successful program. The idea is to hold regular quarterly networking events at a different Live Green Partner restaurant.**

Arbor Day/Earth Day

April 17th @ Pinkerton Park

Earth Day Activities:

- Keep Williamson Beautiful will give away about 300 trees
- Rain Barrel Display
- Blue Bag Recycling Demo
- Compost Barrel for food waste
- Interpretative guided hike to Fort Granger via Save the Franklin Battlefield
- Canoeing/Kayaking on the Harpeth (Tentative)

Arbor Day activities will be similar to previous years including the tree zip line and MTEMC's annual tree giveaway

Questions for Sustainability Commission to Consider:

1. How does the Sustainability Commission want to be involved?
2. Additional Ideas for Event?