

GREEN BUILDING TASK FORCE (GBTF)
April 17, 2013 – Meeting #7
Greene County Archives/Election Center
1126 Boonville Avenue

PRESENT: ***Task Force Members:***
Jason Hainline, Ronda Headland, Sam Bradley, Zach Miller, Michael Nesbitt, Jared Rasmussen, Jeff Barber, Melissa Cox, Brad Kielhofner, Neil Brady, Lisa Drew-Alton, Joel Thomas

Technical Resources:
Barbara Lucks, Jason Bekebrede, Vanessa Brandon, Matt O'Reilly, Chris Coulter, Cara Shaefer, Chris Straw,

EXCUSED: ***Task Force Members:***
Emily Fox, King Coltrin

Technical Resources:
Paula Brookshire, Errin Kemper, Ralph Rognstad

ABSENT:

GUESTS: Mike Ross, HBA; David Jenkins, Evangel Student

STAFF: Fred Marty, Deputy City Manager, Sara Garretson, Kimberly White -- City of Springfield; Kevin Barnes, Tim Smith – Greene County

Welcome and Introductions

Barbara Lucks, Facilitator, opened the meeting at 1:40 p.m. in the Greene County Archives/Election Center – 1126 Boonville Avenue, Springfield, Missouri, welcoming task force and community members in attendance. Self introductions were given by all attendees.

Approval of Minutes

The minutes of the Green Building Task Force Meeting #6, held March 13, 2013, were approved as distributed following a motion by Jared Rasmussen and a second by Jeff Barber.

Follow-up to questions from previous meetings

Cara Shaefer, City Utilities, Jeff Barber, Ozarks Green Building Council, and Matt O'Reilly, Dynamic Earth Equipment Company, presented information on the PACE program and discussion followed. The topic was referred to the Process/Policy Work Group for inclusion in their deliberations.

Sam Bradley requested further information concerning the certification qualifications of City and County staff.

Discussion in Small Groups

The Task Force separated into the pre-determined small groups for discussions for the remainder of the meeting.

Meeting was adjourned at 3:30 p.m.

Next/final meeting date:

Wednesday, May 15 – 1:30 p.m. to 3:30 p.m. in the Greene County Public Safety Center.

Reference Information

Small Group Discussion held at the December 12, 2012, meeting (revised to reflect member changes 3/20/13)

Issues for small group discussion that were identified in previous meetings included: Process, Energy, Stormwater, Codes and Residential. These were reviewed by the task force and it was agreed that the issue of “codes” should be included in the discussions of all groups, rather than as one separate group topic.

Task Force members, technical resources and staff members formed the following four groups for discussion and research relating to green building, according to their expertise on the subject. (*denotes technical resource/staff).

Process/Policy

Ronda Headland
Lisa Drew-Alton
*Matt O’Reilly
Emily Fox
Jeff Barber
*Jonathon Gano
Sam Bradley

Structure

Jason Hainline
*Cara Shaefer
Brad Kielhofner
Joel Thomas
*Chris Straw

Site/Stormwater

Neil Brady
Melissa Cox
*Carrie Lamb
Jared Rasmussen
King Coltrin
*Kevin Barnes

Residential

Jason Bekebrede
Zach Miller
Michael Nesbitt
*Chris Coulter
*Vanessa Brandon

The groups were given three categories to discuss and research per issue – change, instruction, and benchmarks.

Attendees re-grouped for further discussion of issues, per group, at approximately 3:20 p.m. Items included in these preliminary discussions included:

Structure

Energy Code

- Update the code
- How to go beyond the code
- Define “beyond the code”

Baseline standards = Minimum Standards

- Incentives to encourage going beyond minimum
- Impact on developers and enforcement

Policy/Process

- Establish Guiding Principles
- Minimize City/County resources required
- Acknowledge Third Party Rating Systems
- Incentives/Trade-offs
- Process Tools
 - Check lists, etc.
 - Path for innovators
- Consider local needs for Green Building Community
- Encourage recognized innovation
- Policy can include low hanging fruit
- Identify obstacles
- Identify sustainability officer for community
- Encourage renewable energy
- Position Springfield (with CU) as leader
- PACE
- Legislative process
- Tax incentives
 - Personal Property Tax abatement
 - Enhanced energy zones

Site/Stormwater

- Identifying issues to study
 - Complete Design Standards – include incentives
 - Keep track of Stormwater Task Force progress
 - Hard to show Return on Investment
- Will look at other desired requirements, such as habitat preservation, etc.

Residential

- Funding needed for City/County staff training
- NAHB Certified Green Professional training
- Incentives might include tax abatements, etc.
- Current process working well
- Work with lenders, appraisers – offer education/training

Overall – from group when they reconvened

- Enforcement of existing codes needed before new codes are adopted
- Make this (enforcement) a disincentive for bad behavior
- Review fines/fees as a method of funding enforcement efforts

Reference Information

Preliminary Recommendations from discussion at January 16, 2013, meeting

- Homeowners Education
 - Benefits of green building features
 - How to maximize the benefits of the green building features (how to operate them)
- Education for appraisers and lenders regarding the financial value of green features
- Affordability and cost/benefit analysis are essential
- Education of City/County staff regarding new products/practices
- Must maintain competitiveness with other areas
- Triple bottom line (social, economic, environmental)
- Codes are the minimum standard – LEED and others are not minimum
- Acknowledge current efforts
- Collect, maintain for reference and distribute information on existing resources, practices, etc. – Environmental Resource Center function, perhaps
- Include indoor features (ex.: indoor air – smoking ban)
- The Task Force does not intend to recommend the use of any identified third-party standard (ex.: LEED), but rather will focus on the various practices, processes, results
- Building Code – City on 3 year cycle; County on 6 year adoption cycle
- Consumer choice and budget factor
- Value of quality of life
- Ongoing sharing of information/efforts and results – ex: Partnership for Sustainability
- Identify and remove barriers to green building efforts
- Encourage green building efforts
- Because the overall Building Code is on an ongoing review cycle, the Task Force recommends supporting an annual review of the progress, particularly of items that may not be up to the most current code requirements, utilizing a work group made up of staff and community experts to identify those areas and recommend strategies to keep these efforts moving forward