



# Springfield/Greene County Environmental Advisory Board



February 12, 2008

To: City Manager's Office and the City Council  
From: Springfield/Greene County Environmental Advisory Board  
Re: Council Bill No. 2007-315

To the Honorable Members of the Council,

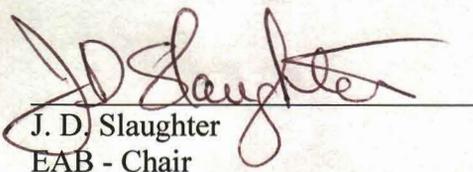
The Environmental Advisory Board (EAB) wishes to offer our thoughts regarding the above-numbered legislation. To begin, we applaud the Council's efforts in moving towards creating a standard for environmental efficiency and effectiveness for future municipal buildings projects. The City has the responsibility to display leadership for sustainability in our community and this legislation certainly goes far in fulfilling this obligation. The EAB understands that making the proposed changes is no small task and may be met with resistance by those seeking to maintain status quo. This change requires strong steps to make the needed impact, otherwise, no lesson will be set forth and the City's ability to affect the private sector's behavior will be minimized.

With that in mind, the EAB asks the City to reconsider and amend significant provisions, particularly Section Three. The language expressly and implicitly states that LEED certification will not be required; only that the specified buildings conform to those same standards. Secondly, the structure of this section can be concluded to amount to nothing more than an attempt at good intentions. Further, there are numerous provisions of this bill that set forth aggressive policies only to add the tagline "whenever feasible". In our view, "feasible" means "vague" and "unenforceable". Frankly, this language and the failure to require certification deprive the bill of any teeth.

In addition to concerns about language voiding the impact of this bill, the EAB believes expecting a return on investment of no more than five years under "Silver" certification sets this initiative up for failure. The EAB feels that fifteen years is more reasonable to expect investment results for implementing LEED certification.

In summary, The EAB encourages (1) certifying future municipal buildings, at silver level or higher, under the USGBC's LEED Standards, (2) increasing the amount of time allowable for "payback," and (3) strengthening vague language to ensure the outcome is more than just a good intention. The green building policy is not merely an environmental goal, but an economic and fiscally responsible goal, laying the foundation for a sustainable community.

Please let us know if we can be of any further assistance or counsel on this matter.

  
J. D. Slaughter  
EAB - Chair