

City Council Agenda Memo

From: Jacob Meshke, Assistant City Manager

Council Meeting: January 25, 2022

Subject: Green Building Practices Policy

Presenter: Jacob Meshke, Assistant City Manager

Summary:

The City adopted a Green Building Practices Policy through Resolution 16-016 in February 2016. Ensuing changes in state law have shifted focus to using green building practices without meeting certified rating requirements. Based on staff review, consultation with building professionals, and a recommendation from the Sustainability Council, the Resolution before City Council would amend Resolution 16-016 to the effect that new facilities funded with City funds would be designed to meet the intent of high-performance green building standards.

Background:

Resolution 16-016, adopted in February 2016, required any new construction projects using City funds to meet or exceed high-performance building standard as defined in South Dakota Codified Law.

Senate Bill 134, which was adopted as part of the 2021 legislative session, changed the requirement for state building projects to meet or exceed the high performance green building standards to instead be designed, in good faith, with the intention of meeting or exceeding the high-performance green building standards.

Through discussion at the December 2021 Sustainability Council meeting, it was noted as a better practice to utilize green building practices, but forego certified ratings due to the associated costs. Around the same time, the architect for the new food insecurity facility (which is being funded by a Community Development Block Grant with match provided by the United Way and City) provided that meeting current City policy and achieving a LEED Silver Certification rating would increase the project cost between \$250,000 to \$300,000.

After reviewing Resolution 16-016 and current South Dakota Codified Law, the Sustainability Council passed a recommendation to amend Resolution 16-016 to the effect that new construction be designed to meet the intent of high performance green building standards at their January 2022 meeting.

Item Details:

Based on staff review, consultation with building professionals, and the Sustainability Council recommendation, the resolution before City Council would amend Resolution 16-016 to the effect that new facilities funded with City funds would be designed to meet the intent of high performance green building standards.

The intention with the amendment to Resolution 16-016 would be to continue to design and construct facilities using green building practices to take advantage of efficiencies, resulting costs savings, and promote environmental sustainability in a manner that is financially-feasible and in good stewardship of taxpayer dollars.

Legal Consideration:

City Attorney Steve Britzman has drafted the Resolution.

Strategic Plan Consideration:

Fiscal Responsibility – Green building practices would be utilized for efficiency cost-savings.

Sustainability – Green building practices would be utilized to construct energy-efficient buildings and promote environmental sustainability.

Financial Consideration:

Foregoing certified ratings can save significant project cost while still utilizing green building practices for efficiency cost-savings.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a Study Session
5. Discuss / take no action / table

Staff recommends approval of the resolution as presented.

Supporting Documentation:

Resolution – Clean

Resolution – Marked

Resolution 16-016

Senate Bill 134

Sustainability Council Minutes 12/2021