

May 29, 2007

THE GREEN COUNTY INITIATIVE WORKSHOP

SPONSORED BY INDIAN RIVER COUNTY,

FLORIDA GREEN BUILDING COALITION &

AIA FORUM FOR A SUSTAINABLE FUTURE

MAY 29, 2007

The Board of County Commissioners of Indian River County, Florida, held a Public Workshop at the Richardson Center of the Indian River Community College Mueller Campus, 6155 College Lane, Vero Beach, Florida, on Tuesday, May 29, 2007, to discuss Green County Initiatives. Indian River County, Florida Green Building Coalition, and the AIA Forum for a Sustainable Future, sponsored the Workshop.

Present for the County were Vice Chair Sandra L. Bowden, Commissioners Joseph E. Flescher and Peter D. O'Bryan. Chairman Wheeler and Commissioner Davis were absent. Also present were County's Chief of Environmental Engineer Roland DeBlois, Planning Director Stan Boling, Public Works Director Jim Davis, Code Enforcement Chief Sasan Rohani, Utilities Environmental Engineer Himanshu Mehta, General Services Director Tom Frame, Interim Executive Aide Darcy Vasilas, and Recording Secretary Maureen Gelfo.

Present for the Indian River County School Board were Karen Disney-Brombach, Ann Reuter and Susan Olson.

Present for the City of Sebastian were Council Member Al Paternoster.

Present for the City of Vero Beach were Vice Mayor Sabin Abell and Council Member Kenneth Daige.

Present for the City of Fellsmere were Mayor Sara Savage and staff members Kenneth Hamilton and William H. "Bud" Roode.

Present for Indian River Shores were Council Member Fran Atchison and staff members Richard Jefferson and Bill Schauman.

1. WELCOME BY COMMISSIONER O'BRYAN

Commissioner O'Bryan spoke about the creation of the Indian River Sustainability Committee, which was formed to explore how Indian River County and the five municipalities could become "green governments". He also acknowledged Judy Orcutt for her assistance with the group's development.

Commissioner O'Bryan recognized other Committee members: Sabin Abell, City of Vero Beach; Barbara Brooks, Indian River Green Team; Himanshu Mehta, Environmental Chair of Indian River County Utilities Department; Nancy Offut, Treasure Coast Homebuilders Association; Susan Olson, Indian River County Schools; Judy Orcutt, Indian River Sustainability Committee; Fran Atchison, City of Indian River

Shores; Holly Dill, Director of the Environmental Learning Center; Amy Thoma, Tierra Verde Development Center; Jason Nunemaker, City Manager of Fellsmere; Deb Branwell, Clerk of the Town of Orchid; Kelly Brown, Habitat for Humanity; and David Ederer, Encore Development Group.

Commissioner O'Bryan stated that the purpose of today's workshop was to provide an awareness of what could be done to create a more sustainable community. He hoped to bring before the County Commissioners a resolution stating that Indian River County would like to achieve Green Government certification

2. WHAT IS GREEN AND WHY DOES IT MATTER?

PRESENTED BY AMY THOMA

Amy Thoma, Tierra Verde Builders, Designers and Consultants, who helped put this Workshop together, recognized the Florida Green Building Coalition, Inc.'s (FGBC) Executive Director Roy Bonnell, the Florida Department of Environmental Protection, the Energy Office, and the AIA Forum for a Sustainable Future as co-sponsors. She announced that the FGBC's Green Trends Conference would be held July 12 through July 14, 2007, at the Southeast Builder's Conference in Orlando, Florida. She explained, through a PowerPoint presentation (copy on file), "green" language and gave an overview of the shift that is occurring towards "green" building. Her presentation also included background information on the beginning of the environmental movement, and humanity's past and emerging worldviews. Ms. Thoma defined "sustainability" as the ability to provide for the needs of the world's current population without damaging the ability of future generations to provide for their needs. She talked about the steps taken by and the progress made towards sustainable living by Sarasota County, whose Commissioners adopted a Sustainability Resolution in 2002 (see the backup).

3. GREEN LOCAL GOVERNMENT STANDARD PRESENTED BY ERIC MARTIN, FSEC
QUESTIONS AND ANSWERS

Eric Martin, Senior Research Engineer at the Florida Solar Energy Center (FSEC) presented background information on the Florida Green Building Coalition, Inc., a non-profit organization which has developed a certification standard for Florida City and County governments to help them “go green”. Through a PowerPoint presentation (on file) Mr. Martin discussed the general elements of “green” building and sustainability and gave an overview of the general categories in which local governments would be involved. He talked about the information that is available to help governments evolve and the steps governments must take towards receiving their “Certified Green Local Government” certification. Mr. Martin talked about what the City of St. Petersburg, FL has done and currently was doing to achieve and maintain their “Certified Green Local Government” designation. Mr. Martin then presented some examples of “green” Building Resolutions (see the backup), which had been passed by Sarasota County, Florida. In conclusion, Mr. Martin revealed two websites containing further information on “Green” living as follows:

www.FloridaGreenBuilding.org

www.fsec.ucf.edu

Mr. Martin responded to questions from the public relative to the cost factors of “green” building and whether the Certified Green Local Government designation was long term. To the first inquiry, Mr. Martin replied that although first costs are estimated to be from two to ten percent above traditional building costs, a life cycle analysis should

be taken. To the second question, Mr. Martin responded that the Certification was good for five years and governments were asked to re-apply at that point.

Commissioner O'Bryan interjected that increased worker productivity, resulting from better air quality and daylight, should be considered in the total cost factor. Mr. Martin concurred that there are a lot of intangibles that are hard to put a dollar amount on.

Nancy Wood, Vero Beach, requested that the Commission contemplate raising incentives for local businesses to become "greener".

Commissioner O'Bryan called for a break at 10:17 a.m., and reconvened the meeting at 10:40 a.m. with all members present.

4. SUSTAINABLE DEVELOPMENT ISSUES AND GREEN BUILDING PRACTICES PRESENTED BY JENNIFER LANGUELL, PH.D., TRIFECTA CONSTRUCTION

QUESTIONS AND ANSWERS

Jennifer Languell, Ph.D., Trifecta Construction Solutions, whose company worked with Habitat for Humanity on the development of their first "green" home, presented the Green Home Certification to Habitat's Management Director Kelly Brown.

Ms. Languell, through a PowerPoint presentation (on file), explained that the seven key concepts of green building are as follows:

- Energy Efficiency
- Indoor Air Quality

- Water Efficiency
- Passive Designs
- Selection Materials
- The Construction Process
- Site and Landscape

Ms. Languell talked about the various certifications available such as Energy Star, the Florida Green Building Coalition, and the US Green Building Council (LEED). She discussed many existing environmental issues, and demonstrated how “green” building could solve some of these problems. Ms. Languell pointed out that “green” buildings could resemble regular homes of any architecture and provided examples of “green” homes and communities.

Ms. Languell revealed many ways to create more energy efficient homes including the replacement of incandescent bulbs with compact fluorescent lights or Light Emitting Diodes (LEDs). She presented recommended actions for creating “green” communities and stated that further information was available at USGBC.org.

Ms. Languell reviewed the history of “green” building programs and of the US Green Building Council, both of which have seen tremendous growth, and noted that the “green” building movement continues to gain momentum.

Ms. Languell discussed poor indoor air quality and pointed out that better air filters, the use of low or no Volatile Organic Compound (VOC) materials, and eco-friendly flooring materials could be used to improve indoor air pollution.

Susan Olson, Indian River County Schools, was concerned about the mercury found in compact fluorescent lights (CFL). Ms. Languell responded that this is an issue that is being addressed, but substituting CFL's for fluorescents still saves energy.

Commissioner O'Bryan commented that it was very important to realize that residents did not have to sacrifice their lifestyles to embrace "green" living and building. He issued a challenge to local elected officials to move ahead with this program.

5. PANEL OF LOCAL LEADERS GOING GREEN

HIMANSHU MEHTA, P.E., IR COUNTY

SUSAN OLSON, IR COUNTY SCHOOLS

KELLY BROWN, HABITAT FOR HUMANITY

RICHARD BIALOSKY, AIA, MANDALA CLUB

QUESTIONS AND ANSWERS

Richard Bialosky, AIA, Mandala Development Group, through his PowerPoint Presentation (on file), discussed past and current "non-toxic" housing projects, including Mandala Club, a new "green" community being developed in Vero Beach, and made detailed observations regarding eco-friendly building materials and practices. Mr. Bialosky talked about thinking "green" and acting holistically in accordance with the laws of nature.

Continuing his presentation, Mr. Bialosky provided two important points relative to public policy: reducing dependence and designing energy efficient air conditioning units.

Mr. Bialosky talked about urban sprawl and stated that the question was not “should we build, it’s how we build.” He advocated creating compact walkable communities. Concluding, Mr. Bialosky divulged that solar photovoltaics in Florida are not more widely used due to the lack of net metering (when solar collectors generate power with the unused power being sold back to the utility at the original price).

Commissioner O’Bryan noted that the City of Vero Beach now uses a net metering program.

Kelly Brown, Habitat for Humanity, through a PowerPoint presentation (on file) explained how her organization operates and what their goals are. She conveyed that the group had received an Energy Star rating on the newly constructed first “green” Habitat for Humanity Home in the State of Florida. Ms. Brown discussed the materials and environmentally friendly practices and ideas that were used to attain the Energy Star rating (some of which had already been in practice) and displayed a cost differential for old and new construction methods.

Ms. Brown talked about the Green Team, a volunteer group formed to strategize building techniques, waste reduction, and recycling. She discussed the materials and scrap items that are sold at Habitat for Humanity’s Home Center Store, and the revenues that are generated from them. In conclusion, Ms. Brown announced that Habitat for Humanity would be evaluating the features from their Energy Star home to see what items would be incorporated in building future “green” homes.

Susan Olson, Indian River County School Board, began her presentation by commenting that being “green” is the new patriotism. She detailed, through a PowerPoint presentation (on file), the necessary and desirable components for facilitating creation of the new “green” middle school and spoke about the importance of making

“green” design part of the educational experience. Ms. Olson discussed the energy and water conservation resulting from Thermal Energy Storage, Xeriscaping, and from the new fuel-saving North County Bus Compound.

Ms. Olson discussed the cost factors, possible State grants, and savings that could result from building “green”. She talked about recycling unwanted school system items and about switching to environmentally friendly flooring in classrooms. In conclusion, Ms. Olson emphasized the importance of involving and educating young people in “green” living and building.

Himanshu Mehta, P.E., Environmental Engineer Indian River County, through a PowerPoint presentation (on file), examined the Green Government Certification standards as they relate to the Solid Waste Disposal and Utilities Departments. He mentioned that the Excel Spreadsheet, supplied by the FGBC to governments who apply for Certification, was an excellent management tool. Mr. Mehta touched upon the point system used by the FGBC to qualify governments, noting that some existing practices already qualify. He detailed the seven categories that the Solid Waste Disposal District and the Department of Utility Services would need to address for Certification.

Mr. Mehta spoke about the various levels, and benefits of attaining Green Certification. In conclusion, Mr. Mehta recommended the creation of a community sustainable website to communicate and document the Green Certification process.

6. CLOSING, COMMISSIONER O’BRYAN

Commissioner O’Bryan invited questions and comments from the audience.

Christine Purinton, Indian River Estates, asked if the County could institute a magazine recycling program.

Billy Wagner, Vero Beach, wanted to know if builders could incorporate any type of substance into window glass to deter bird deaths. She asked Mr. Mehta to consider instituting an annual electronic recycling day.

Nancy Wood, Vero Beach, talked about the Re-Use Exchange Center that is located in the Sebastian Municipality Building.

Barbara Brooks, Indian River Green Team (The Green Team), suggested that recycling areas be set up at community events, and related that The Green Team is researching biodegradable disposal products.

Commissioner O'Bryan appreciated the wonderful input from the audience, and encouraged them to contact elected officials with their thoughts and ideas.

Roy Bonnell, FGBC Executive Director, thanked all the sponsors of the Green Initiative Workshop, declaring that today's meeting was an important step towards sustainability. He suggested that the City and County follow Sarasota County's model in establishing an "Office of Sustainability".

Nancy Offutt, Treasure Coast Builders Association, remarked that the Florida Home Builders Association, in partnership with the Florida Green Building Coalition, is establishing the Treasure Coast Green Building Council to encourage its diverse members to continue using and exploring "green" techniques.

Suzie Senko, Vero Beach, mentioned the importance of using biodegradable non-toxic cleaning products.

Commissioner O'Bryan reminded the Panel and elected officials that the FGBC Certification Standards and sustainability information on Sarasota County (on file) could be reviewed on the DVD provided to them by the FGBC. He asked audience members to fill out the comment cards with their feedback. Commissioner O'Bryan thanked the elected officials and Panelists for attending, and applauded Amy Thoma, Judy Orcutt, and Darcy Vasilas for putting today's workshop together. He praised the ideas and excitement generated at today's Green County Initiative Workshop and reiterated his challenge to the municipalities and the County to "move forward and become a 'green community'."

9. ADJOURNMENT

There being no further business, on Motion duly made, seconded and carried, the Board adjourned at 12:30 p.m.

ATTEST:

Jeffrey K. Barton, Clerk

Gary C. Wheeler, Chairman

Minutes Approved: _____

BCC/MG/2007Minutes