

**LODI CITY COUNCIL  
SHIRTSLEEVE SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, JULY 29, 2008**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, July 29, 2008, commencing at 7:02 a.m.

Present: Mayor Pro Tempore Hansen, Council Member Hitchcock, Council Member Johnson, and Mayor Mounce

Absent: Council Member Katzakian

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Receive Information Regarding Leadership in Energy and Environmental Design-Neighborhood Development (CD)

City Manager King briefly introduced the subject matter of the Leadership in Energy and Environmental Design Neighborhood Development (LEED-ND) program.

Planning Manager Peter Pirnejad provided a PowerPoint presentation regarding the LEED-ND. Specific topics of discussion included perception, reality, executive order, California legislation, United States Conference of Mayors, United States Green Building Council (USGBC) membership growth, green building in market, square footage in LEED buildings, new construction, estimated value for registered projects, federal and state government buildings, cities building with LEED, private corporations and LEED, USGBC, what is LEED, increased productivity, California study results, levels of ratings, LEED-ND projects, Reynolds Ranch project, Blue Shield project, housing and jobs proximity, open community, LEED certified green building, and infrastructure energy efficiency.

In response to Council Member Johnson, Mr. Pirnejad stated the numbers regarding increased square footage sales and early hospital releases are generally derived from statistics pertaining to indoor air quality requirements, which mandate use of certain materials along with natural light usage. He stated in addition there is increased monitoring of air pollutants that are generally not monitored.

Discussion ensued between Mayor Pro Tempore Hansen and Mr. King regarding previous studies, employee monitoring, productivity connections, trends to get LEED certified, and practical reasons for using LEED certification including land development.

In response to Council Member Hitchcock, Mr. King confirmed that there are different levels of LEED certification. Using Blue Shield as an example, Mr. King stated the Blue Shield building will be the first LEED certified building in the City and the underlying commitment in efforts to become certified is to have sustainable environmental practices.

In response to Council Member Johnson, Mr. Pirnejad stated there are silver, gold, and platinum LEED certifications and the main cost differences between the same is shown in the cost associated with the paperwork for each. He stated Blue Shield is seeking standard LEED certification and not a specific level.

In response to Council Member Hitchcock, Mr. Pirnejad stated Blue Shield would utilize these

practices regardless of the certification.

In response to Council Member Johnson, Public Works Director Wally Sandelin stated the City is not sure of what specific efforts are being made toward certification as the hospital plans are reviewed by the State and not the City. City Attorney Schwabauer indicated the literature reflects some of the practices.

In response to Myrna Wetzel, Mr. Prinejad stated there are several certifications that cover existing buildings, homes, hospitals, schools, and other structures. He stated testing a duct system would not be a part of LEED but would be a part of Title 24.

In response to Mayor Pro Tempore Hansen, Mr. Pirnejad stated Green Point Rated is the name of the non-profit third party organization that rates the greenness of homes.

In response to Council Member Johnson, Mr. Pirnejad stated Stockton received from Popular Science its own rating that was not connected with LEED. He stated he is not sure of any LEED projects in Stockton and specifically knows that there are no LEED-ND projects.

In response to Mayor Pro Tempore Hansen, Mr. Pirnejad stated there will be no mandates in policies or design standards as this is a completely voluntary program, about which staff has been approached by developers who wish to participate for cost effectiveness and to be responsible. He stated the goal is to encourage neighborhoods by examples of single projects in the area that voluntarily performed at no additional costs.

In response to Mayor Pro Tempore Hansen, Mr. King and Mr. Pirnejad confirmed that the City of Lodi is one of approximately 250 projects worldwide that are participating in this pilot program.

In response to Council Member Hitchcock, Mr. King confirmed that Reynolds Ranch voluntarily asked to participate in the subject pilot program providing the City with an opportunity to serve as a model.

In response to Council Member Johnson, citing the example of the multi-species habitat and conservation plan, Mr. King stated the program is voluntary and allows people to take credit for their environmental efforts.

Jane Wagner spoke in favor of the LEED-ND program, stating AB 2175, which is going through the Legislature now, calls for ten percent reduction of water usage and, while certain programs may be voluntary now, it is good to participate in the event that it is later mandated.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:53 a.m.

ATTEST:

Randi Johl  
City Clerk