

**RESOLUTION NO. 027-15-14366**

**A Resolution endorsing the Green Task Force letter regarding City Hall, establishing goals for the City regarding environmentally connected design of City Hall and other City facilities and authorizing the City Manager to take certain actions.**

**WHEREAS**, the City of South Miami Green Taskforce believes that the City must be ready for the significant challenges that lie ahead with regard to climate change; and

**WHEREAS**, South Miami should meet the environmental challenges of our time and become a model of a sustainability, resiliency, walkability, and diversity; and

**WHEREAS**, the City of South Miami Green Taskforce requested that the City Commission immediately begin work on the development of plans that meet these goals, and that a key part of these plans should be the investigation of the redevelopment of our City Hall into a civic building that reflects the environmental values and natural realities of the City; and

**WHEREAS**, this is an opportune time to investigate a redevelopment of City Hall; and

**WHEREAS**, the current City Hall is in extremely poor condition. There are problems with water leaks, requiring constant repair and continual piecemeal refurbishment of the facilities. The City staff is unhappy with the antiquated office spaces and the moldy condition of City Hall is creating health issues that are affecting the staff's work. These are all significant issues that need to be addressed in the immediate future; and

**WHEREAS**, additionally, the 2<sup>nd</sup> floor of the building is not ADA accessible, making it unavailable for public use; and

**WHEREAS**, the Green Task Force, believes that City Hall should be updated to become a benchmark for environmentally connected design for our region and the state and something of which our citizens can be proud; and

**WHEREAS**, the City should reduce its burden on the environment and add value to the redevelopment of City Hall by voluntarily seeking a Florida green designation by the Florida Green Building Coalition, Inc. (FGBC). By doing so, the City would set an example for our community to be earth-friendly, affordable to operate, and a pleasant place to live and work; and

**WHEREAS**, FGBC's Green Development Standard is a tool that can guide the City's design team through the process of selecting green features that benefit the environment while providing long-term value to the project. The standard has been developed so that it is achievable by everyone who is willing to make an effort yet stringent enough that it will be recognized as a statewide standard for the industry, as verified by an independent organization (FGBC); and

**WHEREAS**, the City is, and has long been, committed to addressing issues impacting energy, waste reduction, urban design, nature, transportation, environmental health, and water levels, quantity and quality; and

**WHEREAS**, to ensure a viable future, the City has a responsibility to set an example and should take a leadership role for its residents and community by addressing the impacts placed on the environment by urbanization and a growing populace. These impacts include air and water pollution, climate change, and habitat loss. A green and sustainable city is a community of residents, neighbors, workers, and visitors who strive together to balance ecological, economic, and social needs to ensure a clean, healthy and safe environment for all members of society and for generations to come; and

**WHEREAS**, a public-private partnership (PPP) is a government service or private business venture which is funded and operated through a partnership of government and one or more private sector companies; and

**WHEREAS**, some 25 states, including Florida, have enacted legislation that allows for public-private partnerships. The benefits of PPPs can be compelling. Public-private partnerships don't simply provide much-needed capital for projects; they can also serve as models of efficiency and reliability and be champions of high levels of accountability and transparency. PPPs can be cost-effective and time efficient. PPPs are suited for large, complex projects that have the capacity for meaningful risk allocation to the private sector as well as the potential for the private sector to earn a fair return on its investment. PPPs, when structured correctly, can produce situations that benefit both the public sector and the private sector through a combination of public-sector governance and private-sector capital and efficiency.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA:**

**Section 1:** The City Manager is hereby authorized to immediately execute a plan to realize the recommendations of the Green Task Force letter which are hereby embraced and endorsed by this Commission. The City Manager shall also investigate the feasibility of a public-private partnership to help the City realize these goals.

**Section 2:** It shall be the goal and policy of the City of South Miami that City Hall should be updated or replaced to become a benchmark for environmentally connected design for our region and the state of which our citizens can be proud. The plan for the redevelopment of City Hall should: (1) efficiently use energy, water, and other resources; (2) protect occupant health and improve employee productivity; and (3) reduce waste, pollution, and environmental degradation.

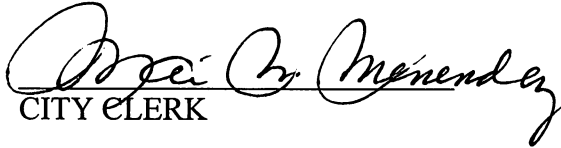
The plan should also follow stringent environmental standards related to renovation and construction processes in an attempt to connect with local natural systems and ecologies. The plan should attempt to meet measurable standards that include FGBC standards, the LEED Platinum standard developed by the US Green Building Council, and the Platinum standard as developed by the Sustainable Site Initiative.

**Section 3. Severability:** If any section, clause, sentence, or phrase of this resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, this holding shall not affect the validity of the remaining portions of this resolution.

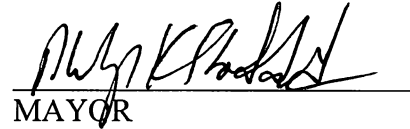
**Section 4:** This resolution shall take effect immediately upon approval.

PASSED AND APPROVED this 17th day of February, 2015.

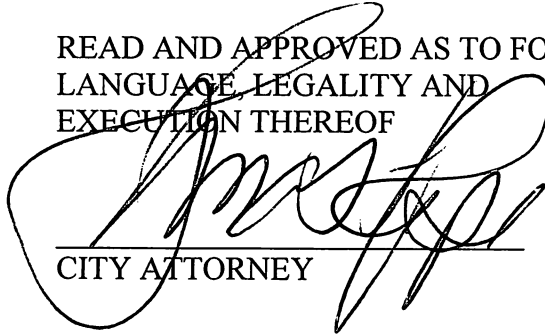
ATTEST:

  
CITY CLERK

APPROVED:

  
MAYOR

READ AND APPROVED AS TO FORM,  
LANGUAGE, LEGALITY AND  
EXECUTION THEREOF

  
CITY ATTORNEY

COMMISSION VOTE:	4-1
Mayor Stoddard:	Yea
Vice Mayor Harris:	Yea
Commissioner Edmund:	Nay
Commissioner Liebman:	Yea
Commissioner Welsh:	Yea



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MEMORANDUM

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**TO:** HONORABLE MAYOR AND CITY COMMISSIONERS  
**FROM:** DOUGLAS THOMPSON, GREEN TASK FORCE CHAIR  
**SUBJECT:** CITY HALL  
**DATE:** JANUARY 21, 2015  
**CC:** STEVEN J. ALEXANDER, CITY MANAGER  
JENNIFER KORTH, PLANNING AND SUSTAINABILITY ADMINISTRATOR

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We the City of South Miami Green Taskforce believe that our city must be ready for the significant challenges that lie ahead with regard to climate change. South Miami should meet the environmental challenges of our time and become a model of a sustainability, resiliency, walkability, and diversity. We are requesting that the city commission immediately begin work on the development of plans that meets these goals. A key part of these plans should be the investigation of the redevelopment of our city hall into a civic building that reflects the environmental values of our city.

This is an opportune time to investigate a redevelopment of city hall. The current city hall is in extremely poor condition. The building is not ADA accessible, making the 2<sup>nd</sup> floor illegal for public use. There are problems with water leaks, requiring constant repair and creating a need for continual piecemeal refurbishment of the facilities. The city staff is unhappy with the antiquated office spaces they have and the moldy conditions are creating health issues that are affecting the staff's work. These are all significant issues that need to be addressed in the immediate future.

We, the Green Task Force, believe that the South Miami City Hall should be updated to become a benchmark for environmentally connected design for our region and the state and something our citizens can be proud of. Our city hall should 1)Efficiently use energy, water, and other resources, 2)Protect occupant health and improve employee productivity, 3) Reduce waste, pollution, and environmental degradation, and 4) Connect with local natural systems and ecologies. Some measurable standards, the city hall should meet are the LEED Platinum standard developed by the US Green Building Council and the Platinum standard as developed by the Sustainable Site Initiative. The city should also follow stringent environmental standards related to renovation and construction processes.