

**RECEIVED**

**2023 JUN -2 PM 12: 10**

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

*1500 Marilla Street,  
Council Chambers, 6th Floor  
Dallas, Texas 75201*

**Public Notice**

**230512**

**POSTED** CITY SECRETARY  
DALLAS, TX



**Environment and Sustainability Committee**

**June 6, 2023**

**9:00 AM**

(For General Information and Rules of Courtesy, Please See Opposite Side.)  
(La Información General Y Reglas De Cortesía Que Deben Observarse  
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

## 2022 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	<b>ENVIRONMENT AND SUSTAINABILITY</b> Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
<b>PUBLIC SAFETY</b> McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	<b>WORKFORCE, EDUCATION, AND EQUITY</b> Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
<b>AD HOC JUDICIAL NOMINATING COMMITTEE</b> Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	<b>AD HOC LEGISLATIVE AFFAIRS</b> Atkins (C), McGough, Mendelsohn, Narvaez, Willis
<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> Johnson (C), Atkins, Bazaldua, Blackmon, Thomas	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING &amp; ETHICS</b> Mendelsohn (C), Atkins, Blackmon, McGough, Schultz
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Willis (C), McGough, Moreno, Schultz, West	

(C) – Chair, (VC) – Vice Chair

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

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## **Handgun Prohibition Notice for Meetings of Governmental Entities**

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"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

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*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*



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## Call to Order

## MINUTES

1. [23-1574](#) Approval of the May 1, 2023 Committee Minutes

**Attachments:** [Minutes](#)

## BRIEFING ITEMS

- A. [23-1565](#) Solar Switch Dallas - Solar United Neighbors Partnership  
[Rosaerlinda Cisneros, Climate Coordinator, Office of Environmental Quality & Sustainability; Hanna Mitchell, Solar United Neighbors; America Garcia, Solar United Neighbors; Fred Wu, iChoosr]

**Attachments:** [Presentation](#)

- B. [23-1567](#) Code Compliance Community Engagement Strategies  
[Kevin Mondy, Manager, Code Compliance Services]

**Attachments:** [Presentation](#)

- C. [23-1568](#) Environmental Commission Update  
[Kathryn Bazan, Chair, Environmental Commission]

## BRIEFING MEMOS

- D. [23-1569](#) 88th Legislature - Legislation Relating to Environment & Sustainability  
[Carrie Rogers, Director, Office of Government Affairs]

**Attachments:** [Memorandum](#)

- E. [23-1572](#) Update on Hensley Field Redevelopment and Remediation  
[Carl Simpson, Assistant City Manager]

**Attachments:** [Memorandum](#)

- F.     [23-1566](#)     Landscape Equipment Transition Update  
                            [Carl Simpson, Assistant City Manager]

**Attachments:**     [Memorandum](#)

- G.     [23-1570](#)     Follow Up to Questions on 2024 Bond Program Specifications Presentation  
                            [Carl Simpson, Assistant City Manager]

**Attachments:**     [Memorandum](#)

- H.     [23-1571](#)     Environmental Commission Recommendations on 2024 Bond Program  
                            Specifications  
                            [Kathryn Bazan, Chair, Environmental Commission]

**Attachments:**     [Memorandum](#)

- I.     [23-1573](#)     Environment & Sustainability Committee Progress Report  
                            [Carl Simpson, Assistant City Manager]

**Attachments:**     [Memorandum](#)

#### **UPCOMING AGENDA ITEMS**

- J.     [23-1575](#)     Procurement - June 14, 2023 - Authorize a one-year consultant contract for  
                            a solar siting study for the Office of Environmental Quality & Sustainability -  
                            Ameresco, Inc., most advantageous proposer of two - Not to exceed  
                            \$249,652 - Financing: General Fund (subject to annual appropriations)

- K.     [23-1576](#)     Sanitation - June 28, 2023 - Authorize an application for a Solid Waste  
                            Implementation Grant in the amount of \$175,000.00 from the North Central  
                            Texas Council of Governments for a Department of Sanitation Services  
                            composting facility technical study - Financing: This action has no cost  
                            consideration to the City (see Fiscal Information)

#### **ADJOURNMENT**

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-1574

**Item #:** 1.

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Approval of the May 1, 2023 Committee Minutes

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MAY 1, 2023

23-0016

ENVIRONMENT AND SUSTAINABILITY COMMITTEE  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER PAULA BLACKMON, PRESIDING

PRESENT: [7] Blackmon, Ridley, \*West (\*\*9:17 a.m.), Arnold (\*\*9:07 a.m.), \*Resendez,  
\*Bazaldua, Schultz

ABSENT: [0]

The meeting was called to order at 9:03 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 10:00 a.m.

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
City Secretary Staff

\_\_\_\_\_  
Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials are attached to the minutes of this meeting as EXHIBIT C.

**\*Note: Members of the Committee participated in this meeting by video conference.**

**\*\*Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MAY 1, 2023

EXHIBIT A

**RECEIVED**

**2023 APR 27 PM 5: 25**

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

*1500 Marilla Street,  
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**Public Notice**

**230386**

**POSTED** CITY SECRETARY  
DALLAS, TX



**Environment and Sustainability Committee**

**May 1, 2023**

**9:00 AM**

(For General Information and Rules of Courtesy, Please See Opposite Side.)

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<b>AD HOC JUDICIAL NOMINATING COMMITTEE</b> Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	<b>AD HOC LEGISLATIVE AFFAIRS</b> Atkins (C), McGough, Mendelsohn, Narvaez, Willis
<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> Johnson (C), Atkins, Bazaldua, Blackmon, Thomas	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING &amp; ETHICS</b> Mendelsohn (C), Atkins, Blackmon, McGough, Schultz
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## Call to Order

## MINUTES

1. [23-1207](#) Approval of the March 6, 2023 Committee Minutes

**Attachments:** [Minutes](#)

## BRIEFING ITEMS

- A. [23-1208](#) Updated CECAP Considerations for 2024 Bond Program  
[Susan Alvarez, PE, Assistant Director, Office of Environmental Quality & Sustainability]

**Attachments:** [Presentation](#)

- B. [23-1210](#) Environmental Commission Update  
[Kathryn Bazan, Chair, Environmental Commission]

## BRIEFING MEMOS

- C. [23-1212](#) 88th Legislature - Legislation relating to Environment & Sustainability  
[Carrie Rogers, Director, Office of Government Affairs]

**Attachments:** [Memorandum](#)

- D. [23-1213](#) Landscape Equipment Transition (LET) Implementation  
[M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager]

**Attachments:** [Memorandum](#)

- E. [23-1214](#) Lane Plating Superfund Site Update  
[M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager]

**Attachments:** [Memorandum](#)

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MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MAY 1, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 1, 2023

Item 1: Approval of the March 6, 2023 Committee Minutes

Councilmember Schultz moved to adopt the minutes as presented.

Motion seconded by Councilmember Ridley and unanimously adopted. (West, Arnold absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 1, 2023

BRIEFING ITEMS

Item A: Updated CECAP Considerations for 2024 Bond Program

The following individuals briefed the committee on the item:

- Susan Alvarez, PE, Assistant Director, Office of Environmental Quality & Sustainability;
- Julie Hiromoto, Board Member, Environmental Commission; and
- Cal Estee, Assistant City Attorney, City Attorney's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 1, 2023

BRIEFINGS ITEMS

Item B: Environmental Commission Update

The following individual briefed the committee on the item:

- Kathryn Bazan, Chair, Environmental Commission



OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 1, 2023

BRIEFING MEMOS

Item C: 88th Legislature - Legislation relating to Environment & Sustainability

Item D: Landscape Equipment Transition (LET) Implementation

Item E: Lane Plating Superfund Site Update

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MAY 1, 2023

EXHIBIT C



**City of Dallas**

# Updated CECAP Considerations for 2024 Bond Program

**Environment & Sustainability  
Committee  
May 1, 2023**

Susan Alvarez, PE, CFM  
Assistant Director  
Office of Environmental Quality & Sustainability

# Purpose



Updated recommendations provided in response to answer the staff and then ENVS Committee question:

*“How can we update the Technical Specifications supporting the 2024 Capital Bond Program to be consistent with the CECAP net zero goals moving forward?”*



Paris Smart City 2050, copyright [Vincent Callebaut Architectures](#)





# Goals



Integrate Dallas CECAP goals and actions into bond-funded projects in order to...

- Lead by example
- Pilot projects to demonstrate the value of green, healthy, resilient and equitable building investments
- Prepare the ground for future codes and standards to meet CECAP 2030 NZC goals with a coalition of local and industry leaders.



*Moody Performance Hall*

The performance criteria must be:

- Easy to explain
- Aspirational
- Achievable



Craig D. Erickson, FAIA

*Dallas Fire Station No. 6, LEED Platinum*



# Demonstrated interest and need



- Original Programmatic Request received from Convention Center Team in 2021
- Dallas AIA provided recommendations February 1, 2022
- ENVIS Briefed February 7, 2022
- EVC – Convened Strategic Partnerships Committee - July, 2022



Jack Evans Police Headquarters



# Overview

- Context
  - Existing “Green” Policy Precedents
  - Related CECAP Targets/Goals
- Recommendations
  - Baseline Requirements
  - Stretch Goals – Projects pick at least one
- EVC Process





# Bond and City Precedents

- Bond programs
  - 2003 - LEED Silver +
  - 2006 - LEED Gold +
  - 2012 - LEED Gold+
    - 30% water use reduction (WE c3.1)
    - 16% energy use reduction (EA c1, 3 pts)
  - 2017 - exemplar projects
    - Singing Hills Rec Center – LEED Gold BD+C/ Architecture 2030
    - Vickery Meadows Library - LEED Gold BD+C/ Architecture 2030
- 2013 Dallas Green Construction Code
  - LEED certifiable
  - 20% water use reduction
- CECAP (2020)
- Sustainable Procurement (2021)





# Existing “Green” Policies



- Environmental Policy (2005)
- ★ Green Building Policy (2003, 2008, 2012, 2016)
  - Cool Roof Policy (2012)
- Complete Streets (2016)
- Update to Tree & Landscape Ordinance (Article X), (2018)
- Green Energy Policy (2019)
- Updates to City Paving/ Drainage Criteria (2019).....

# CECAP Targets/Goals



## NET ZERO ENERGY NEW CONSTRUCTION

ENERGY USE IN EXISTING RESIDENTIAL BUILDINGS



SOLAR POWER GENERATED  
RENEWABLE ELECTRICITY PLANS



PUBLICLY AVAILABLE EV CHARGING

ELECTRIC FLEETS

SINGLE OCCUPANT VEHICLE TRAVEL MODE SHIFT



ORGANIC WASTE

PAPER WASTE

LANDFILL DIVERSION



WATER CONSUMPTION

WATER FOR INDIRECT REUSE

IMPAIRED WATERBODIES LISTED IN WATERSHED



CANOPY COVER CITYWIDE

URBAN HEAT ISLAND INDEX

PARK OR TRAIL ACCESS



HEALTHY, AFFORDABLE FOOD ACCESS

ACRES OF URBAN GARDENS

RESTAURANTS, FARM STANDS, OR MARKETS SOURCING FROM LOCAL PRODUCERS



GROUND LEVEL OZONE

AIR POLLUTANTS

GHG EMISSIONS FROM TREATMENT FACILITIES





# GOAL 1: DALLAS' BUILDINGS ARE ENERGY EFFICIENT AND CLIMATE RESILIENT.



## Objectives

- Increase energy efficiency of **existing buildings** or facilities.
- Ensure that **new buildings** are constructed sustainably and are carbon neutral.
- Increase **climate resilience** for new and existing buildings through structural and operational improvements.

## Targets

### Net zero energy new construction

- 100% starting in 2030

### Energy use in existing residential buildings

- 10% of existing buildings reduce energy use 10% by 2030
- 10% of existing buildings reduce energy use 25% by 2030





# Sustainable Procurement Policy



*Trinity River Audubon Center*

- Resolution # 21-0908 adopted by Dallas City Council in May 26, 2021
- “Comprehensive Sustainable Procurement Policy to guide purchasing decisions to positively impact the City's social, economic, and environmental health”
- Implemented through a working group of affected departments that is charged with:
  - Maintaining environmentally preferred products lists (EPP);
  - Identifying sustainability labels/standards to use in writing specifications;
  - Analyzing citywide purchases for efficiency and waste reduction opportunities;
  - Recommending social, economic, and environmental contracting aspects under the City's Administrative Directive 4-05.



# Overview

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# Baseline Recommendation (Buildings)



*Vickery Park Branch Library, Architecture 2030/  
LEED Gold BD+C*

- Implement Technical Specification language
  - to require **LEED™ Gold certification (at current version)** with minimum performance criteria.
  - that results in a **significant reduction in Energy Use Intensity** based on National EPA Energy Star or comparable national benchmark. **Specify top 20% EnergyStar** rate for all appliances and equipment.
  - to require **embodied carbon disclosure (EPD)** for select materials at time of procurement
  - implement the use of **Green Button**, a free DOE tool that supports benchmarking and transparency. Performance data is a powerful tool.



# Pick One: Stretch Goal - Buildings



- **Consider pilot project opportunities for [LEED Zero Carbon](#).**
- **Implement Architecture 2030 framework** for promoting advanced efficiency and electrification, using [zero-code.org/resources](https://zero-code.org/resources), or similar resources;
- **Meet an established efficiency threshold** (Energy Star score or EUI threshold through a building performance standard).
- **Design smart, efficient buildings with distributed renewable energy that are grid-integrated** and play a critical role in electricity generation, peak load management and storage.
- **Consider piloting [International Living Future Institute \(ILFI\)](#) design principles or petal certification.** The Living Building Challenge (LBC) is a stretch goal that requires onsite energy, water treatment, healthy and transparent material selection.





# Baseline Recommendation (Infrastructure)



*Singing Hills Recreation Center, Architecture 2030*

- Implement Technical Specification language
  - to require **Envision** or **SITES certification** at the current version and **achieve selected site-related credits**
  - that results in a **significant reduction in Energy Use Intensity** based on National EPA Energy Star or comparable national benchmark. **Specify top 20% EnergyStar** rate for all appliances and equipment.
  - to require **embodied carbon disclosure (EPD)** for select materials at time of procurement
  - implement the use of **Green Button**, a free DOE tool that supports benchmarking and transparency. Performance data is a powerful tool.



# Envision Program



- Founded in 2010 collaboratively by the American Public Works Association, American Council of Engineering Companies and American Society of Civil Engineers (ASCE).
- Envision applies to infrastructure, as LEED does for habitable buildings.
- Guides project teams to more sustainable design and social impact of 'quality of life,' including collaboration and long-term economic impact and resilience.

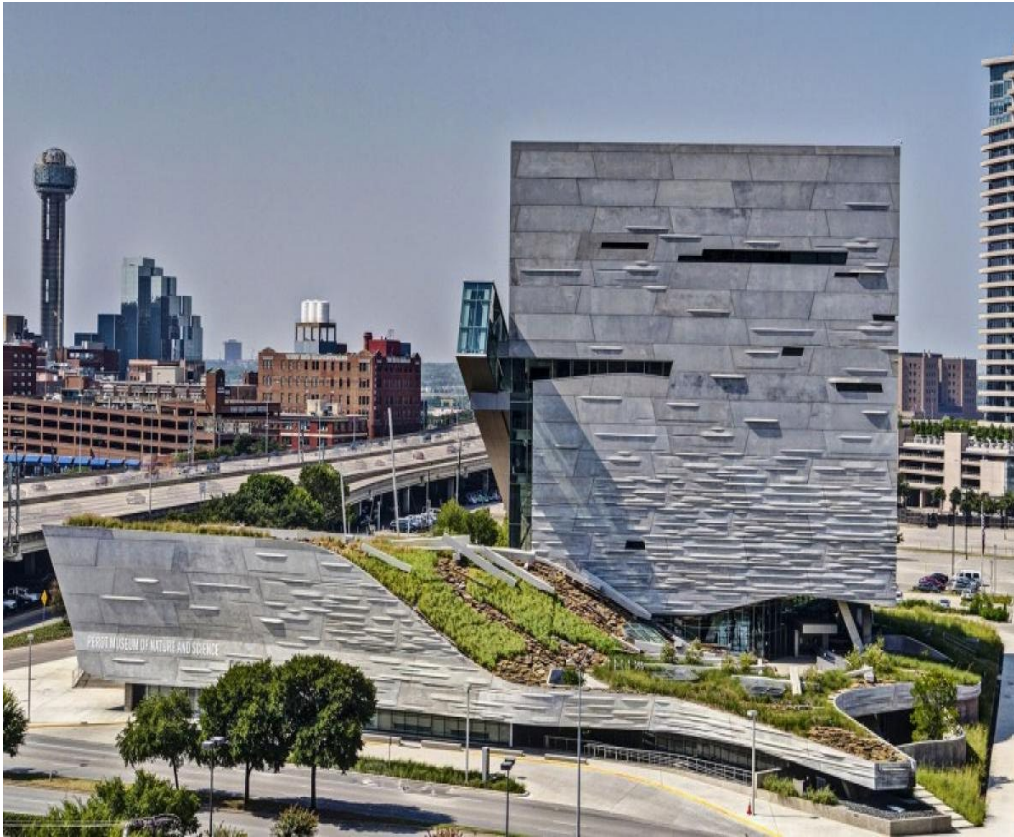


*TRWD/ DWU Integrated Pipeline Project*





# SITES Program



*Perot Museum of Nature & Science*

- SITES certification is for parks and other project sites with or without buildings.
- Framework for designing, developing and managing/ maintaining sustainable and resilient landscapes and supporting nature positive design.
- Complementary w/ City's LEED Gold requirement
- **Program Goals**
  - 1) Transform the market through design, development and O&M practices
  - 2) Create regenerative systems that foster resilience (flood control, urban heat island, community space, etc)
  - 3) Protect and ensure access to future resources & mitigate climate change (clean air/ water, open space, etc)
  - 4) Enhance human well-being and strengthens community.





# Pick One Stretch Goal - Sites/ Infrastructure



- Implement the **Climate Positive Design** challenge including tools such as **Pathfinder** tool for landscape design and related targets in performance specifications.
- Rethink surfaces holistically using the **Smart Surfaces** tool. Limit hard, impervious dark surfaces additions/replacements.
- Make parking more sustainable and higher performing by incorporating the principles of **Parksmart**.



*Forest Green Library, LEED Gold BD+C*



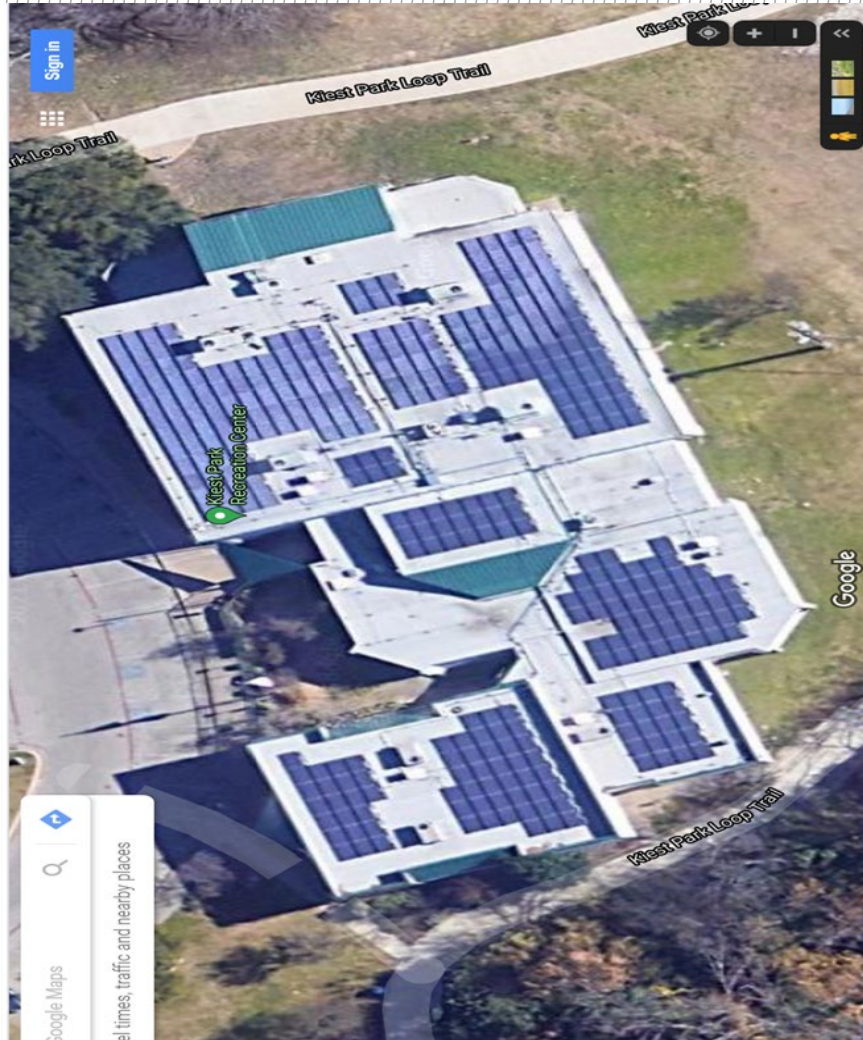
# Overview

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# EVC Strategic Partnerships Committee Efforts



*Kiest Park Community Center*

- Compiled foundational City Codes Policies & Ordinances
- Convened panel of national & international experts on energy efficiency, and sustainable design\*
- **SPI requested expert guidance for the Bond Program on recommended pathways to Net Zero Carbon that are easy to explain, achievable and aspirational.**
- Presented recommendations in two 90-minute workshops for Senior Staff in Departments developing Bond Program
  - March 3, 2023: Buildings & Facility Design
  - March 10, 2023: Parks & Infrastructure



# Next Steps



- Present to Environmental Commission – May 10, 2023
- Provide EVC recommendations to 2024 Bond Committees as part of Technical Specifications process May 11, 2023;
- Provide support as appropriate during Bond Program development and implementation
- Convene Stakeholder Working Group to explore related updates to City Policy







Questions?



# Appendices

# EVC-SPI & Expert Panel Members



**EVC SPI Committee:** Julie Hiromoto, FAIA, Living Future Accredited, WELL AP, LEED AP | Alan Hoffmann, CGB, CGP | David Marquis | Colleen Murray, DVM | Michael Martin | Dr. Barry Lachman

## Expert Panel Members

- Vincent Martinez and Erin McDade ([Architecture 2030](#))
- Meghan C. Lewis, Jordan Palmeri and Megan Kalsman ([Carbon Leadership Forum, EC3](#))
- Stacy Smedley and Don Davies (Building Transparency, [EC3 calculator](#))
- [Lindsay Baker \(International Living Future Institute\)](#)
- Liz Beardsley, Jennifer Gundy and Wes Sullens ([US Green Building Council, LEED](#))
- Anthony Kane (Institute for Sustainable Infrastructure, [Envision](#) rating system)
- [Vivian Loftness \(National Academy of Sciences and Carnegie Mellon University\)](#)
- [Greg Katz \(Smart Surfaces Coalition\)](#)
- Paul Wessel, Danielle Pieranuzi (USGBC/ GBCI, Parksmart and Sites)
- Pamela Conrad (Climate Positive Design, [Pathfinder tool](#))
- Jennifer Goupil, Michael Gryniuk, (Structural Engineering Institute, [SE 2050](#))



# Sustainable Procurement Policy



- Resolution # 21-0908 adopted by Dallas City Council in May 26, 2021
- Is a “comprehensive Sustainable Procurement Policy to guide procurement decisions to positively impact the City's social, economic, and environmental health”
- Implemented through a Sustainable Procurement Working Group of affected departments
- Sustainable Procurement Working Group is charged with maintaining environmentally preferred products lists, identifying sustainability labels and standards to use in writing specifications, analyzing citywide purchases for efficiency and waste reduction opportunities, and making other recommendations related to the social, economic, and environmental aspects of contracting; these recommendations shall be included in the City's Administrative Directive 4-05, as appropriate.



# Building Opportunities Moving Forward:



- LEED Net Zero (2020)
- International Green Building Construction Code (2021)
- Building Industry Design Challenges:
  - AIA Architecture 2030 Challenge (2006)
  - Structural Engineers 2040 Challenge (2020)
  - Mechanical-Electrical-Plumbing 2040 Challenge (2021)
- Institute of Living Building Initiatives (2020)
- WELL Building / Fitwel (2020) focused on indoor health
- Building Decarbonization Code(NBI/ US DOE – National Renewable Energy Laboratory) (2021)





# Other LEED™ Programs

- **LEED + Water Conservation and Energy Efficiency** – current version
- **LEED Retrofit or Existing Buildings** provides guidance for sustainable retrofit design
- **LEED for Operations and Maintenance (O+M)** offers existing buildings an opportunity to address building operations, by supporting buildings and interior spaces
- **LEED Zero Carbon** recognizes net zero carbon emissions from energy consumption through carbon emissions avoided or offset over a period of 12 months.
- **LEED Zero Energy** recognizes a source energy use balance of zero over a period of 12 months.
- **LEED Zero Water** recognizes a potable water use balance of zero over a period of 12 months.
- **LEED Zero Waste** recognizes buildings that achieve Green Business Certification Institute's TRUE certification at the Platinum level.



*Bank of America Plaza, Dallas*

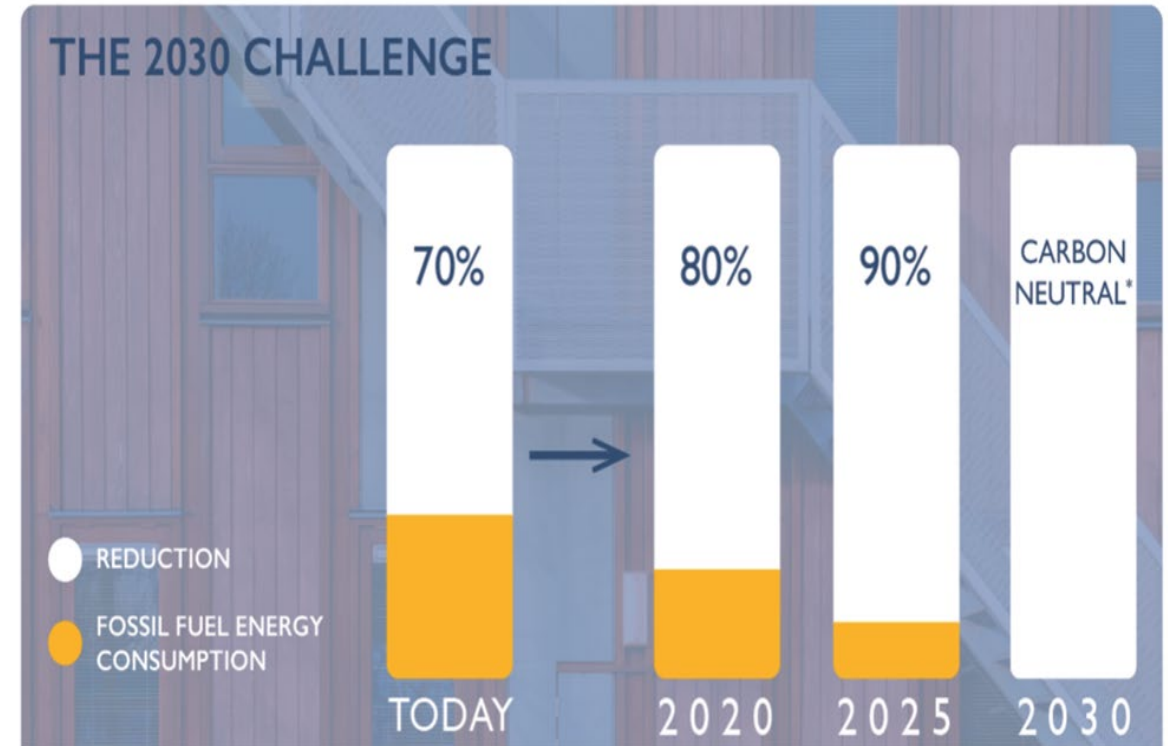


# AIA Architecture 2030 Challenge



The American Institute of Architects created the 2030 Commitment Program in 2006, basically challenging architects to holistically respond to the climate crisis. Over 400 A/E/P firms have adopted this Commitment.

- **Establishing an Energy Use Intensity (EUI)** baseline and target.
- **Applying low/no cost passive design strategies** to maximize energy efficiency
- **Integrating energy efficient technologies** and systems.
- **Incorporating on-site and/or off-site renewable energy** to meet the remaining energy demands.
- **Performing iterative energy modeling** throughout the design to assess progress towards meeting the EUI target.



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# International Green Building Construction Code (IgCC)(2021)



- Released by the International Code Council, the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), the U.S. Green Building Council (USGBC) and the Illuminating Engineering Society (IES)
- Provides communities with model code language to assist in achieving sustainability in building stock
- Includes ANSI/ASHRAE/USGBC/IES 189.1-2020 Standard the Design of High-Performance Green Buildings Except Low-Rise Residential Buildings
- Correlates with the International Energy Conservation Code, ASHRAE Standard 90.1 and other referenced standards.
- Streamlines code development and adoption saving the time and money needed to develop their own codes and creating uniformity among adopting jurisdictions.

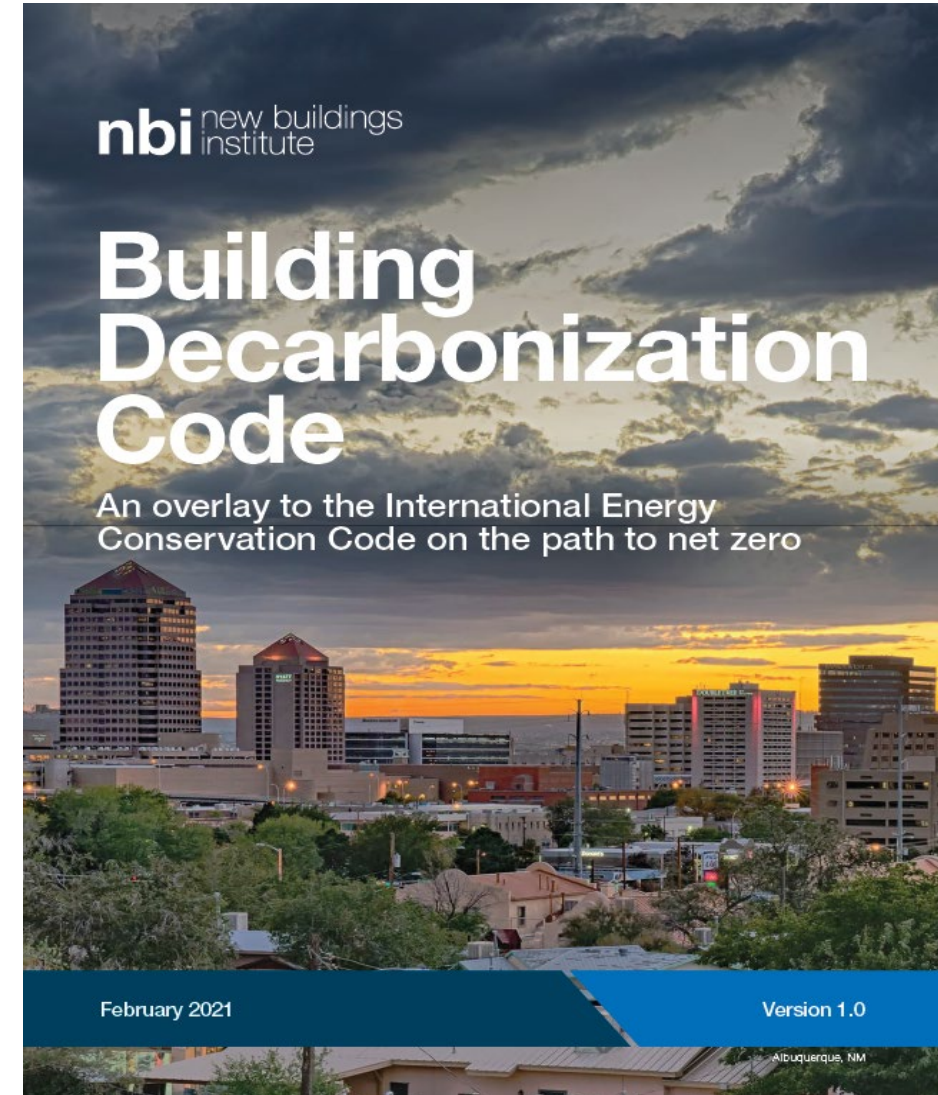




# Building Decarbonization Guide (NBI/RMI)



- Provides sample language to use as a Code Overlay to meet cities' goals for Net-Zero Emissions
- Based on International Code Council's 2021 International Energy Conservation Code
- Provides sample code amendments for commercial and residential buildings under all-electric and mixed-fuel energy
- Primary emphasis on solar energy, battery storage, electrical vehicles and demand-response systems
























# Institute of Living Building Initiatives: Living Building Challenge 4.0

## SUMMARY MATRIX

The Living Building Challenge is composed of 20 Imperatives grouped into seven petals. Some Imperatives are not required for all Typologies.

			TYPOLOGY			
PETAL	IMPERATIVE		New Building	Existing Building	Interior	Landscape + Infrastructure
PLACE		1 Ecology of Place				
		2 Urban Agriculture				
		3 Habitat Exchange				
		4 Human Scaled Living				
WATER		5 Responsible Water Use 				
		6 Net Positive Water 				
ENERGY		7 Energy + Carbon Reduction				
		8 Net Positive Energy				
HEALTH + HAPPINESS		9 Healthy Interior Environment				
		10 Healthy Interior Performance				
		11 Access to Nature				
MATERIALS		12 Responsible Materials				
		13 Red List				
		14 Responsible Sourcing				
		15 Living Economy Sourcing				
		16 Net Positive Waste				
EQUITY		17 Universal Access				
		18 Inclusion				
BEAUTY		19 Beauty + Biophilia				
		20 Education + Inspiration				

	CORE IMPERATIVE
	SCALE JUMPING ALLOWED
	HANDPRINTING IMPERATIVE
	IMPERATIVE REQUIRED FOR TYPOLOGY
	REQUIREMENT DEPENDENT ON SCOPE
	NOT REQUIRED FOR TYPOLOGY



# International WELL Building Standard



- People-first approach to buildings, organizations and communities.
- WELL Building Standard (WELL): a roadmap for creating/ certifying spaces that advance human health and well-being.
- Aligned with UN Sustainable Development Goals (SDGs)
- “Sets pathways for accomplishing health-first factors that help us to do our best work and be our best selves by supporting our physical and mental health across 10 core concepts”



# Fitwell Standards



The Fitwel Scorecards include 55+ evidence-based design and operational strategies that enhance buildings by addressing a broad range of health behaviors and risks:

- Impacts Surrounding Community Health
- Reduces Morbidity and Absenteeism
- Supports Social Equity for Vulnerable Population
- Instills Feelings of Well-Being
- Enhances Access to Healthy Foods
- Promotes Occupant Safety
- Increases Physical Activity







**City of Dallas**

# Updated CECAP Considerations for 2024 Bond Program

**Environment & Sustainability  
Committee  
May 1, 2023**

Susan Alvarez, PE, CFM  
Assistant Director  
Office of Environmental Quality & Sustainability

# Memorandum



CITY OF DALLAS

DATE May 1, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **88<sup>th</sup> Texas Legislature – Legislation relating to Environment and Sustainability**

On October 26, 2022, the Dallas City Council adopted the 88<sup>th</sup> Texas Session Legislative Program (Resolution 22-1637). The legislative priorities include supporting legislation that focuses on resource sustainability, conservation, climate change, and environmental equity to build a more resilient city.

The purpose of this memorandum is to provide the Environment and Sustainability Committee with a high-level overview of proposed state legislation that may have an impact on the City. This list includes bill updates through Thursday, April 27, 2023. Prior bill summaries that have been briefed to the committee via memorandum can be found [here](#).

**Environment-related bills include, but are not limited to the following:**

**H.J.R. 27 (Craddick) – Grow Texas Fund:** would amend the Texas Constitution to, among other things: (1) create the Grow Texas Fund (Fund) within the state treasury; (2) authorize the legislature to appropriate money from the Fund for use in areas of the state from which oil and gas are produced and then only to address infrastructure needs in areas of the state determined by the legislature to be significantly affected by oil and gas production; and (3) authorize the grant of money from the Fund to state agencies and other political subdivisions for an authorized purpose. **Committee report sent to calendars on April 25, 2023.**

**H.B. 1158 (Darby) – Clean Energy Projects:** would: (1) remove the requirement that an application for a permit for an advanced clean energy project under the Clean Air Act had to be received by the commission before January 1, 2020; (2) add to the list of programs that may be considered for a new technology implementation grant: (a) the installation of a system to reduce or eliminate carbon dioxide emissions; and (b) projects that utilize technology to capture, use, reuse, store, or sequester carbon dioxide emissions for the principal purpose of preventing carbon dioxide from entering the atmosphere and are constructed integral or adjacent to a petrochemical plant or an electric generation facility, including a facility powered by coal, natural gas, hydrogen, or ammonia; and (3) exempt from the sales tax components of tangible personal property used in connection with the capture, use, reuse, storage, or sequestration of carbon dioxide emissions for the principal purpose of preventing carbon dioxide from entering the atmosphere. **Passed the House on April 26, 2023.**

- Companion: **S.B. 2243** (Johnson)

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**H.B. 26 (Ordaz Perez) – Medical Waste Facilities:** would require applicants for a facility to store, process, or dispose of medical waste to provide notice of the application to state, county, city, and tribal government officials. **Passed out of House; referred to Senate committee on April 24, 2023.**

- Companion: **S.B. 173** (Blanco)

**S.B. 471 (Springer) – Complaint Fees:** Would impose fees on citizens who file more than 3 complaints before TCEQ in a calendar year, charging them a fee for filing any additional complaints. **Voted out of committee; placed on Senate calendar on April 27, 2023.**

### **Concrete Plant & Related Environmental Permitting Bills:**

**H.B. 1505 (Bell) – TCEQ Sunset Bill with Concrete Considerations:** would create additional mandates for TCEQ concrete plant permits, public meetings for permit applications, and electronic postings of permit applications. Creates an enforcement diversion program for small businesses and local governments. **Heard in committee on March 23, 2023.**

- Companion: **S.B. 1397** (Schwertner) **Passed Senate and referred to House committee on April 21, 2023.**

### **Climate Bills:**

**H.B. 2211 (Landgraf) – Greenhouse Gasses:** would disallow cities from creating an ordinance that directly regulates greenhouse gas emissions. **Passed committee on April 14, 2023.**

- Companion: **S.B. 784** (Birdwell) **Passed the Senate on April 11, 2023.**

**S.B. 179 (Miles) – Emissions Permitting:** would mandate TCEQ to consider the cumulative effects of contaminant emissions when determining whether and under which conditions a preconstruction permit should be renewed. **Left pending in committee on April 26, 2023.**

**H.B. 2374 (Landgraf) – Restricting a Fuel Source:** would disallow cities from creating an ordinance or regulation that limits access to an energy source. This includes a wholesaler, retailer, energy producer, or even a service station. A city may not adopt an ordinance or regulation that restricts the use, sale, or lease of an engine based on a fuel source. **Committee substitute issued on April 24, 2023.**

- Companion: **S.B. 1017** (Birdwell) **Passed the Senate on April 5, 2023, passed the House on April 25, 2023.**

**S.B. 1114 (Hancock) – Restricting a Fuel Source:** would disallow cities from passing an ordinance or regulation that restricts the use of a fuel source to aid in the reduction of greenhouse gases or conservation of natural resources. This includes entering into a contract that would directly or indirectly the use or sale of a product otherwise permitted

by law. **Passed the Senate on April 6, 2023; referred to House committee on April 12, 2023.**

**Urban Agriculture Bill + Solar / Wind (Local Control) Bills:**

**H.B. 92 (Landgraf) – Residential Food Production:** would, among other things, (1) prohibit a municipality and a property owners' association from adopting or enforcing an ordinance or restrictive covenant that prohibits any of the following activities on a residence homestead property: (a) the growing of fruits and vegetables; (b) the raising or keeping of: (i) six or fewer domestic fowl; or (ii) six or fewer adult rabbits; or (c) installing for on-site use: (i) a solar or wind- powered energy device; (ii) an underground shelter; (iii) rain barrels or a rainwater harvesting system; or (iv) a standby electric generator; (2) allow a municipality and a property owners' association to impose: (a) reasonable regulations on the growing of fruits and vegetables on a residence homestead that do not have the effect of prohibiting growing those plants, including a requirement that the growing area be maintained in good condition if visible from the street or adjoining property and for the trimming or removal of a tree for the maintenance of a utility easement; and (b) reasonable regulations on the raising and keeping of rabbits and fowl on a residence homestead to control odor, noise, safety, or sanitary conditions that do not have the effect of prohibiting the raising or keeping of these animals, including: (i) limitations on the number of animals that is more than the minimum number allowed by this law or a total combined number of eight fowl and rabbits; (ii) a prohibition on raising or keeping of a rooster; (iii) defining the minimum distance between an animal shelter and a residential structure; (iv) requiring fencing or shelter sufficient to contain the animals; (v) defining the minimum requirements for combined housing and outdoor space as provided by this law; (vi) adopting requirements to address sanitary conditions to prevent offensive odors or pests; or (vii) requiring that the animals be kept in the side or rear yard; and (3) provide that an adopted ordinance or restrictive covenant that violates this law is void. Enabling legislation for HJR 9. **Passed the House on April 18, 2023, referred to Senate committee on April 20, 2023.**

**H.B. 692 (Rogers) – Land Applications:** would mandate the Texas Commission on Environmental Quality to issue an authorization by rule for land application of dairy waste and to allow the disposal of dairy waste from a concentrated animal feeding operation into a control or retention facility. **Passed House committee on April 14, 2023; placed on House calendar on April 28, 2023.**

- Companion: **S.B. 872 (Springer)** **Left pending in committee on April 13, 2023.**

**Wildland-Urban Interface Bills:**

**H.B. 260 (Murr) – Appraisal of Open Space Land:** would require the chief appraiser to take into consideration the effect that the presence of a disease or pest, or the designation of an area as a wildlife or livestock disease or pest area, has on the net income from the land when calculating net to land of open-space land located in or adjacent to an area



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SUBJECT **88th Texas Legislature – Legislation relating to Environment and Sustainability**

designated as a wildlife or livestock disease or pest area. **Passed out of the House on April 14, 2023; referred to Senate committee on April 19, 2023.**

### **Waste:**

**H.B. 1503 (M. Gonzalez) – Scrap Tires:** would create a scrap tire remediation grant program for the elimination of unsightly scrap tires for both inland and along coastal areas and public rights-of-ways. **Passed out of committee on April 19, 2023; placed on House calendars on April 28, 2023.**

### **Disaster Related Bills:**

**H.B. 558 (Raymond) – Executive Orders:** would provide that an executive order, proclamation, or regulation issued by the governor during a declared state of disaster that restricts the operation of or the hours of operation for a business that sells alcoholic beverages may not include a federal tax-exempt organization that benefits veterans of the United States armed forces. **Passed out of House committee and sent to House calendars on April 25, 2023.**

**H.B. 911 (Harrison) – Disaster Orders:** would, among other things, provide that: (1) a state or local official may issue recommendations and nonbinding guidelines to assist with a state of disaster and may coordinate public and private resources to prevent or respond to the disaster; (2) notwithstanding any other law, an order issued by the governor or a state or local official that regulates or infringes on the rights of any private person must be: (a) narrowly tailored to serve a compelling public health or safety purpose; and (b) limited in duration, applicability, and scope to reduce any infringement on individual liberty; (3) district and appellate courts have jurisdiction to hear cases challenging a state or local disaster order and shall expedite hearings for the cases; (4) a court may invalidate or enjoin a disaster order or the application of a disaster order that is not narrowly tailored to serve a compelling public health or safety purpose because of the order's inequality in application to or impact on groups, situations, or circumstances; (5) only the governor may issue an order that infringes on a protected constitutional right in a non-trivial manner, including but not limited to: (a) the rights to travel, work, assemble, and speak; (b) the freedom of religious exercise; (c) the right to contract without state interference; (d) property rights; (e) the freedom from unreasonable searches and seizures; and (f) the freedom to purchase lawfully acquired firearms and ammunition; (6) an order in (5), above, expires on the 30th day after the date the governor issues the order unless the governor or legislature terminates the order on an earlier date or the legislature extends the order on or before the expiration date; and (7) the governor may only suspend state agency orders and rules (not statutory requirements) during a state of disaster.

**H.B. 1023 (Harrison) – Disaster Declarations:** would provide that during a federally declared public health emergency, a clinical laboratory is considered a state agency for purposes of regulation by the United States Food and Drug Administration when the laboratory is performing a laboratory developed test on a pathogen or agent that is the basis for the emergency declaration.

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**H.B. 1078 (Martinez) – Disaster Identification System:** would, among other things, provide that: (1) the Texas Division of Emergency Management may include in its state emergency plan provisions for the use of a disaster identification system; (2) in an area subject to a state of disaster declaration, a person may elect to participate in a disaster identification system activated for that area; (3) the disaster identification system shall authorize the use of a device that is capable of displaying a flashing light and continuous light in either the color white or the colors blue, green, red, and yellow to communicate with disaster relief personnel; and (4) an executive order or proclamation declaring a state of disaster activates for the area subject to the declaration the disaster identification system described above. **Left pending in committee on April 25, 2023.**

**Power/Electrical Grid Bills:**

**H.B. 2502 (Reynolds) – Energy Efficiency:** would allow for the creation of a fund administered by SECO to issue loans for energy audits, upgrades or retrofits, etc. for commercial and residential buildings to make them more energy efficient. **Left pending in committee on April 13, 2023.**

**H.B. 2263 (Darby) – Energy Conservation:** would give the Texas Railroad Commission exclusive jurisdiction over any energy conservation program and would disallow preventing a customer from participating in such a program based on the type of energy used. **Passed House committee on April 24, 2023.**

- Companion: **S.B. 1050 (Hughes) Passed the Senate on April 26, 2023.**

**S.B. 114 (Menendez) – Electricity:** would, among other things: (1) provide that a retail electric customer is entitled to: (a) participate in demand response programs through retail electric providers and demand response providers; and (b) receive notice from the retail electric provider that serves the customer: (i) when the independent organization for the ERCOT power region issues an emergency energy alert about low operating reserves to providers of generation in the power region; or (ii) of planned outages and the length of time the outages are expected to last; and (2) require the Public Utility Commission to adopt rules that require each retail electric provider in the ERCOT power region to create a residential demand response program to reduce the average total residential load by at least: (a) one percent of peak summer and winter demand by December 31, 2024; (b) two percent of peak summer and winter demand by December 31, 2025; (c) three percent of peak summer and winter demand by December 31, 2026; and (d) five percent of peak summer and winter demand by December 31, 2027. **Vote taken in committee on April 25, 2023.**

**S.B. 330 (Hall) – Electric Grid Resilience:** would, among other things: (1) prohibit a city from enacting or enforcing an ordinance or other measure that bans, limits, or otherwise regulates inside the boundaries of the extraterritorial jurisdiction of the city a micro-grid that is certified by the Texas Grid Security Commission; and (2) require the Texas Grid Security Commission to establish resilience standards for cities. **Passed the Senate on April 25, 2023.**

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- Companion: [H.B. 1412](#) (Schaefer)

### **Transportation & EV-Related Bills:**

[H.B. 2214](#) (Johnson) – **Electric Vehicle Funding**: would increase funds allocated from the Texas Emissions Reduction Plan for battery storage related to renewables and clean fleets while decreasing the allocation of funds toward natural gas vehicles. **Left pending in committee on March 30, 2023.**

[H.B. 108](#) (Cortez) – **Classroom Teachers Park Free**: would: (1) require the Texas Department of Transportation to issue specialty license plates to: (a) classroom teachers with at least 15 years of service teaching public school students; and (b) retired classroom teachers with at least 20 years of service teaching public school students; and (2) prohibit a governmental authority from collecting a parking fee through a parking meter for a vehicle displaying these licensees. **Passed House committee and sent to calendars on April 25, 2023.**

[H.B. 167](#) (Cortez) – **Red Light Cameras**: would provide that photographic traffic signal enforcement contracts, including those executed before May 17, 2019, are void.

- Companion: [S.B. 446](#) (Menendez), **Left pending in committee on March 29, 2023.**
- [H.B. 177](#) (Cortez)

[H.B. 820](#) (King) – **Additional Hybrid Vehicle Registration Fee**: provides that applicants for registration or renewal of registration for a hybrid or electric vehicle shall pay an additional fee of \$200 if the vehicle is an electric vehicle and \$100 if the vehicle is a hybrid vehicle with 90% of the fees to be deposited into the state highway fund and 10% to be deposited into a new electric vehicle battery disposal account administered by the Texas Commission on Environmental Quality. **Left pending in committee on April 5, 2023.**

[H.B. 1156](#) (Rogers) – **Surplus Traffic Safety Equipment**: would provide, among other things, that the Texas Department of Transportation and Texas Department of Public Safety may directly donate or sell at a discounted rate surplus traffic and roadwork safety equipment to Texas cities. **Left pending in committee on March 22, 2023.**

[H.B. 820](#) (King) – **Additional Hybrid Vehicle Registration Fee**: provides that applicants for registration or renewal of registration for a hybrid or electric vehicle shall pay an additional fee of \$200 if the vehicle is an electric vehicle and \$100 if the vehicle is a hybrid vehicle with 90% of the fees to be deposited into the state highway fund and 10% to be deposited into a new electric vehicle battery disposal account administered by the Texas Commission on Environmental Quality. **Left pending in committee on April 5, 2023.**

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**S.B. 1001 (Schwertner) – EV Charging Vendors:** would establish a framework for the licensing of EV charging and supply equipment. **Voted out of the Senate on March 29, 2023. House committee substitute reported favorably on April 24, 2023.**

- Companion: **H.B. 3343 (K. King) Reported favorably without amendments on March 29, 2023.**

#### **Water Related Bills:**

**H.B. 40 (Zwiener) – Property Tax Exemption:** would exempt property taxes the portion of appraised value of a person's property that is attributable to the installation in or on the property of a rainwater harvesting or graywater system. Enabling legislation for HJR 25. **Left pending in committee on April 10, 2023.**

**H.J.R. 25 (Zwiener) – Property Tax Exemption:** would amend the Texas Constitution to authorize the legislature to exempt from property taxation the portion of the appraised value of a person's property that is attributable to the installation in or on the property of a rainwater harvesting or graywater system. Enabling legislation is HB 40. **Left pending in committee on April 10, 2023.**

**H.B. 640 (Julie Johnson) – Street Maintenance Sales Tax:** would, among other things, provide that: (1) for a city in which a majority of the voters voting in each of the last two consecutive elections concerning the adoption or reauthorization of the street maintenance sales tax favored adoption or reauthorization and in which the tax has not expired since the first of those two consecutive elections, the city may call an election to reauthorize the tax for a period of eight or ten years, instead of four years; and (2) revenue from the street maintenance sales tax may be used to maintain and repair: (a) a city street or sidewalk; and (b) a city water, wastewater, or stormwater system located in the width of a way of a city street. **Left pending in committee on March 27, 2023.**

- Companion: **S.B. 612 (Johnson) Passed out of Senate on April 12, 2023. Referred to House committee on April 14, 2023.**

**H.B. 583 (Raymond) – Drinking Water Report:** would require the Texas Commission on Environmental Quality to produce an annual report on public drinking water supply systems in Texas and deliver the report to the legislature not later than September 1 of each year. **Left pending in committee on April 18, 2023.**

- Companion: **S.B. 382 (Zaffirini)**

**H.B. 585 (Raymond) – Water Treatment Facilities Reporting:** would: (1) require the Texas Commission on Environmental Quality (TCEQ) to create a plan to protect water treatment facilities from: (a) electrical outages; (b) catastrophic weather events; (c) terrorist attacks; (d) the projected effects of climate change; and (e) other potential disruptions to providing water service; and (2) require TCEQ to submit the plan to the governor and the legislature by September 1, 2024. **Committee substitute reported favorably on April 19, 2023.**

May 1, 2023

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**H.B. 874 (Bowers) – Water Rights:** would provide that a water right is not cancelled for nonuse if the nonuse resulted from an executed temporary or permanent forbearance agreement that: (1) promotes restoration, preservation, or enhancement of instream flows; (2) was entered into by the holder of the permit, certified filing, or certificate of adjudication; and (3) was filed with the Texas Commission on Environmental Quality not later than the 180th day after the date the agreement was executed. **Left pending in committee on April 18, 2023.**

- Companion: **S.B. 894** (Zaffirini)

**S.B. 40 (Zaffirini) – Water Utilities:** would require the Texas Commission on Environmental Quality to develop and implement an alert system that must include the ability to provide notifications through electronic instant messaging to be activated in the event of a boil water notice and any related information, including any rescission or expiration of the boil water notice.

**S.B. 53 (Zaffirini) – Texas Water Development Board Financing:** would provide that: (1) a political subdivision may use financial assistance from the Texas Water Development Board (TWDB) to pay for the installation, maintenance, operation, and fueling of a backup power generator for a facility of a public water supply and sanitary sewer system; (2) assistance under the bill shall only be provided to political subdivisions that demonstrate an inability to pay for the installation, maintenance, operation, and fueling of a backup power generator described by (1), above, in accordance with TWDB rules; (3) if the TWDB determines that a political subdivision to which assistance has been provided under (1), above, is ineligible to receive the assistance, the TWDB may seek reimbursement from the political subdivision; and (4) the TWDB shall adopt rules to implement the bill.

**S.B. 223 (Campbell) – Wastewater Permitting:** would require the Texas Commission on Environmental Quality to hold at least one public meeting on an application for an initial permit for a wastewater treatment facility in the county in which the facility is proposed to be located.

**S.B. 382 (Zaffirini) – Drinking Water Report:** would require the Texas Commission on Environmental Quality to produce an annual report on public drinking water supply systems in Texas and deliver the report to the legislature not later than September 1 of each year.

- Companion: **H.B. 583** (Raymond) **Left pending in committee on April 18, 2023.**

**S.B. 469 (Springer) – Water Infrastructure:** would: (1) for purposes of the Texas Water Assistance Program and other funding initiatives by the Texas Water Development Board (TWDB), define “rural political subdivision” as: (a) a nonprofit water supply or sewer service corporation, district, or municipality that has a service area with a population of 10,000 or less no part of which is located in an urban area as defined by the United States Bureau of the Census or otherwise qualifies for funding from a federal agency; or (b) a



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SUBJECT **88th Texas Legislature – Legislation relating to Environment and Sustainability**

county in which no urban area has a population of more than 50,000; and (2) provide that the TWDB may direct the comptroller to transfer amounts from the financial assistance account to the rural water assistance fund to provide financial assistance to rural political subdivisions for the purpose of providing low-interest loans for water or water-related projects. **Passed Senate and received from the house on April 27, 2023.**

#### **Local Regulation of Commercial Activity:**

**S.B. 149 (Springer) – Restricting Commercial Activity:** would disallow a city to adopt or enforce an ordinance that imposes a restriction, regulation, or condition on commercial activity. This would apply to the proposed gas-powered landscape equipment and concrete batch plant ordinance of Dallas and perhaps other commercial activity affected by climate plan measures. **Left pending in committee on March 14, 2023.**

**S.B. 814 (Creighton) – Restricting Commercial Activity:** is a preemption bill that would allow a taxpayer to take action against a municipality or county if adversely affected by an ordinance or regulation. Specific state administrative codes applicable to this bill include agriculture, finance, insurance, labor, occupational, and the natural resource code. A claimant is entitled to declaratory and injunctive relief plus attorney fees. Again, this could apply to the gas-powered landscape ordinance of Dallas, perhaps the concrete ordinance, and more. **Left pending in committee on March 4, 2023.**

- **Companion: H.B. 2127 (Burrows) Passed House on April 19, 2023. Received from the Senate on April 20, 2023.**

**S.B. 1860 (Hughes) – Relating to the adoption of a climate policy in a municipal charter:** Would require that city climate plans be voted on by city constituents and would require approval by the appropriate state agency. **Left pending in committee on April 24, 2023.**

- **Companion: H.B. 4930 (Craddick) Left pending in committee on April 19, 2023.**

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SUBJECT **88th Texas Legislature – Legislation relating to Environment and Sustainability**

Should you have any questions, please contact me or Clifford Sparks, State Legislative Director, at [Clifford.Sparks@dallas.gov](mailto:Clifford.Sparks@dallas.gov).

Sincerely,



Carrie Rogers  
Director  
Office of Government Affairs

c: Members of the Ad Hoc Legislative Committee  
T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors  
Clifford Sparks, State Legislative Director

# Memorandum



CITY OF DALLAS

DATE May 1, 2023

TO Honorable Chair Blackmon and Members of the Environment & Sustainability Committee

SUBJECT **Landscape Equipment Transition (LET) Implementation**

The Office of Environmental Quality & Sustainability (OEQS) briefed the Environmental Commission (EVC) on April 12th, 2023, and the Environment & Sustainability Committee (ENVS) on April 3rd, 2023, respectively, providing status updates on the plan for landscape equipment transition (LET) implementation. OEQS plans to brief the ENVS Committee and the full Council next month. The following provides a summary of steps taken over the previous month towards advancing this City Council goal:

## **Technical Support Contract:**

Contract with Modern Geosciences continues for technical support services including but not limited to; research of other communities' implementation, including related codes and ordinances; creation of the community survey; and development of the detailed internal and external transition plans. A draft plan has been developed and under review. Staff continue to meet with the technical consultant on a bi-weekly basis to coordinate efforts towards this project. Residential and Commercial Surveys are in circulation and distribution to public. Surveys continue to be distributed at events in the month of April.

## **Stakeholder Engagement Efforts:**

Staff have continued internal and external stakeholder meetings.

- Internal: OEQS continues to hold bi-monthly meetings with City departments that use landscape equipment to attain feedback on meeting City transition goals. Departments have started working towards the conversion goals. Vendor equipment allowed for trial use to monitor battery life in use.
- External: OEQS continues to engage members of the public, including homeowners, landscape companies, landscape associations, the Dallas Independent School District (DISD), and Dallas County Community Colleges (DCCC). At EarthX and other Earth Day events in communities, staff have distributed surveys of equipment use to gauge awareness and inventory.
- The technical consultant has developed a community survey that has been deployed for community feedback on the program (available in English and Spanish). This survey has been provided to the public in several different ways, including through the OEQS media campaign, other departments (e.g., DWU bill inserts), Council and EVC newsletters, libraries and community centers, and other entities.

## **Physical Equipment Inventory:**

Staff developed and distributed a template for use by departments when identifying equipment inventory. These were compiled into a comprehensive inventory of the City's current equipment. Inventory has been compiled into a centralized list and each department is working towards the 2023 incremental goal for transition.

DATE May 1, 2023  
SUBJECT **Landscape Equipment Transition (LET) Implementation**  
PAGE 2 of 2

**Program Media Campaign:**

OEQS has implemented the LET media campaign with multi-lingual outreach and continued engagement to reach affected business and residents.

**Regulatory Engagement:**

Staff continues to monitor and engage regulatory bodies on the status of state bills and are coordinating with the City Attorney's Office to clarify the legal implications of those bills. Staff are also facilitating letters of support for NCTCOG initiatives to reduce ground level ozone in the city and region.

Should you have any questions, please reach out to Carlos Evans, Director, Office of Environmental Quality & Sustainability at 469-617-1925 or [carlos.evans@dallas.gov](mailto:carlos.evans@dallas.gov).



M. Elizabeth (Liz) Cedillo-Pereira  
Assistant City Manager

C: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
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Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors



# Memorandum



CITY OF DALLAS

DATE May 1, 2023

TO Honorable Chair Blackmon and Members of the Environment & Sustainability Committee

SUBJECT **Lane Plating Superfund Site Update**

This memorandum will serve as a status update on Lane Plating, U.S. Environmental Protection Agency (EPA) Superfund Site.

## **Lane Plating, U.S. Environmental Protection Agency (EPA) Superfund Site**

Lane Plating Works, Inc. is the site of a former electroplating facility located in south Dallas that operated for more than 90 years. Due to violations, investigations, and a bankruptcy filing, the facility shut down in 2015 and large volumes of liquid plating wastes were left at the site. Since the site was added to the National Priorities List (NPL) in 2018, EPA has removed 66,000 pounds of asbestos containing material and 715,000 pounds of scrap metal during the associated removal action.

The EPA is conducting a removal action that involves the demolition of the former electroplating facility and excavation of contaminated soil from the Lane Plating Works Inc. Superfund site. On February 13, 2023, EPA completed demolition of the electroplating facility and is now moving into the excavation phase. The EPA will remove the building foundation so that soils can be accessed and excavated. Following excavation, EPA will backfill the excavated area with clean fill and finish the removal action phase by planting native seed. The EPA will dispose of the contaminated soil and building material at an appropriate landfill.

Anticipated completion of the removal action is July 2023. After the removal action is complete, the EPA will continue the long-term site remediation process.

The EPA continues to work with the Lane Plating Community Advisory Group (LP CAG), community leaders, and the City of Dallas to keep the community near the Lane Plating site informed about issues related to the site

## **Contacts**

If you have questions or need additional information, please contact OEQS staff:

Carlos Evans, Director, 214-670-1642

Paul White II, Superintendent – Air, Soil, and Groundwater Division, 214- 948-4189

Lori Frauli Trulson, Senior Environmental Coordinator, 214-671-8967

DATE May 1, 2023  
SUBJECT **Lane Plating Superfund Site Update**  
PAGE **2 of 2**



**M. Elizabeth (Liz) Cedillo-Pereira**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
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Directors and Assistant Directors



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-1565

**Item #:** A.

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Solar Switch Dallas - Solar United Neighbors Partnership

[Rosaerlinda Cisneros, Climate Coordinator, Office of Environmental Quality & Sustainability; Hanna Mitchell, Solar United Neighbors; America Garcia, Solar United Neighbors; Fred Wu, iChoosr]



**City of Dallas**

# **Solar Switch Dallas- Solar United Neighbors Partnership**

Environment & Sustainability  
Committee  
June 6, 2023

Rosaerlinda Cisneros, Climate Coordinator,  
Office of Environmental Quality & Sustainability

Hanna Mitchell, Solar United Neighbors  
America Garcia, Solar United Neighbors

Fred Wu, iChoosr



# Presentation Overview



- Program Purpose
  - CECAP Implementation
- Benefits of Solar Energy
- Solar Switch Dallas
- How it Works for Residents
- Success Metrics
- Next Steps



# Program Purpose: CECAP Implementation



**02** | Dallas generates and uses renewable, reliable, and affordable energy.

E3: Continue partnership with public utility companies on an intensive program on renewable energy options.		
E3	OEQS	Implement a Whole Home Weatherization Program resource HUB to connect residents with existing services
E9: Extend partnership with organizations like PACE and other Public Utility Companies to provide further incentives for renewable energy.		
E9	OEQS	Explore feasibility of implementing City program to incentivize solar installation for commercial and residential buildings

# Benefits of Solar Energy



- Solar energy is sustainable, renewable and plentiful.
- Generating solar power can lead to less reliance on our power grid.
- Solar panels have become more popular and affordable.
  - *As more homeowners choose to install solar power systems and more companies join the market, it can be difficult for residents to determine which option and installer best fits their needs.*



# Solar Switch Dallas



- Solar Switch is a group buying program for solar installations.
- This program offers a hassle-free way to install rooftop solar panels and battery storage.
- Dallas residents can come together to secure a discounted price on a rooftop solar installation for their homeowners or small business.



**WHOLE HOME  
DALLAS**

In partnership with City of Dallas





# Solar Switch Dallas - Organizers



- 501 (c3) non-profit
- 375+ co-ops with 700+ partners in 13 states since 2007
- Advocate for interests of solar owners in local, state, federal policy
- 385K members nationwide
- Opened office in TX in 2018



- Helping residents go solar with 100+ community partners in EU and Japan since 2012
- Started operations in TX in 2017; Austin and Houston offices
- Work with 20+ TX cities on TX Power Switch for electricity aggregation and purchasing



# How it Works for Residents



**1. Register**



**2. Auction**



**3. Personal  
Recommendation**



**4. Decision**



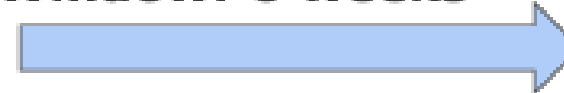
**5. Install**

**Campaign: 4 months**

*Residents can register right up until the decision deadline*



**Decision Window: 6 weeks**



**Installation Window: 6 months**



# How it Works: Registration



- Register at [SolarSwitch.com/Dallas](http://SolarSwitch.com/Dallas)
- Marketing:
  - Social Media
  - Direct Mailer
  - Flyers
  - Registration Website



# How it Works: Auction



- iChoosr identifies and vets solar installers for:
  - Licensing/insurance
  - Experience
  - Customer ratings
  - Financial Strength
- iChoosr manages installer auction & selection process through:
  - A reverse auction, typically yielding a 15-25% group discount
  - Two auctions per year to allow installers to scale





# How it Works: Personal Recommendation



## Your personal offer, test test

Based on the roof size and electricity usage provided, a system size of **5.5 kW (15 panels)** is recommended. **Note:** You can revisit your offer at any time via the link in your personal offer email.

- 15 + solar panels

Annual Production ⓘ 7,391.25 kWh

Coverage of your annual usage: 86%

**Good to know:** This is a personal estimation. If you proceed, the installer will conduct a site survey to validate the optimal amount of panels.

**What you pay:** **\$13,092**  
(incl. sales tax)

**Possible tax refund:** ⓘ \$3,404

**Final cost:** **\$9,688**

- Personal offer will include:
  - Proposed system size and cost
  - Winning installer
  - Financing options available.
  - Customer deposit
  - Call to Action



# How it Works: Residents Review and Decide



- No obligation to proceed
- Solar Switch will offer virtual information sessions and a customer service center.
- Residents that accept are connected with the winning installer.



# How it Works: Installation



- Residents will receive a welcome email & call from installer.
- Installer completes and shares remote site assessment results and design.
- Installations completed by January.

# Success Metrics



## Awareness

- Webpage visits
- Time spent on website



## Engagement

- Onsite events
- Virtual presentations
- Zip code tracking



## Sharing

- Social media
- Mentions
- Likes



## Action

- Click through rates
- Email inquiries
- Registrations

## Anticipated Outcomes:

- Share joint promotional and co-branded materials throughout the annual Solar Switch Dallas program.
- Personal offer will yield participants a discounted rate for solar installation.





# Next Steps



**Oct 2022 –  
May 2023**

SUN &  
Whole  
Home Dallas  
partnership  
through  
MOU

**June 2023**

-Program  
Launch &  
Ongoing  
Community  
Outreach

-Press  
Release

**July 5, 2023**

Personal  
offer emails  
will be sent.

Provide an  
update on  
the City's  
first Solar  
Switch  
Dallas  
program to  
ENVS

**May 2023**

Soft launch  
through  
Whole  
Home Dallas  
resource list

**June 6, 2023**

ENVS  
Briefing

**August 9,  
2023**

Decision  
Deadline &  
Last Day to  
Register for  
2023 Solar  
Switch  
Program

SUN and City  
of Dallas will  
continue to  
offer at least  
one Solar  
Switch  
Program  
each  
calendar  
year.





**City of Dallas**

# **Solar Switch Dallas- Solar United Neighbors Partnership**

Environment & Sustainability  
Committee  
June 6, 2023

Rosaerlinda Cisneros, Climate Coordinator,  
Office of Environmental Quality & Sustainability

Hanna Mitchell, Solar United Neighbors  
America Garcia, Solar United Neighbors

Fred Wu, iChoosr



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-1567

**Item #:** B.

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Code Compliance Community Engagement Strategies  
[Kevin Mondy, Manager, Code Compliance Services]



**City of Dallas**

**Code Compliance Services  
Community Engagement Strategies**

**Environment & Sustainability Committee  
June 6, 2023**

Kevin Mondy M.A., Manager  
Code Compliance  
City of Dallas



# Presentation Overview



- North Texas Community Clean Up Challenge
- Community Volunteerism
- Keep Dallas Beautiful



# NORTH TEXAS



# COMMUNITY CLEANUP CHALLENGE

[LEADERBOARD](#)[LOG CLEANUP](#)[FIND EVENTS](#)[DFW TO THE GULF](#)[TOOLBOX ▾](#)

## Leaderboard

Live dashboard of the current state of all participating communities.

Cleanup efforts must be logged between March 1, 2023 and May 31, 2023 and have taken place within a participating community.



Rank	Community	Events	Volunteers	Bags of Litter	Score
1	Mansfield	19	870	801	358.7456
2	Burleson	5	453	19	194.9196
3	Dallas	26	1697	3160	49.3609
4	Carrollton	32	79	237	35.2608
5	Grand Prairie	2	18	12	2.7757

# Community Volunteerism

Partnerships



VOLUNTEERS

FY23 - 2,603

FY22 - 1,444

Time



HOURS

FY23 - 9,045

FY22 - 5,802

Contribution



VALUE

FY23 - \$270,912

FY22 - \$168,985



Code Compliance  
Services

April 18, 2022 , the latest value of a volunteer hour is estimated to be \$29.95

# Dallas Beautiful Affiliation



- In 2019 The Department of Code Compliance begin working with Keep Dallas Beautiful (KDB) on several community initiatives.
- In 2020 KDB leadership decided it was time to transition the organization operations to the City of Dallas and Code Compliance would be the proper place.
- Throughout 2020 Code Compliance met with Keep America Beautiful (KAB) the National program office and Keep Texas Beautiful (KTB) the statewide program affiliate office to discuss the transition.
- December of 2020 the Department of Code Compliance received the official acceptance letter from KAB to facilitate Keep Dallas Beautiful as apart of Code Compliance





# Dallas Beautiful Affiliation cont.



1010 Washington Blvd., Stamford, CT 06901  
T: 203.659.3000 F: 203.659.3001  
[info@kab.org](mailto:info@kab.org) / [www.kab.org](http://www.kab.org)

December 16, 2020

Carl:

Keep America Beautiful is pleased to accept the City of Dallas Department of Code Compliance's application to revive Keep Dallas Beautiful in the City of Dallas. Keep Dallas Beautiful will soon rejoin Keep America Beautiful's family of over 600 national affiliates.

We recognize that the collective effort of Keep America Beautiful affiliates to End Littering, Improve Recycling, and Beautify America's Communities may be challenging and will require time, resources and hard work. The results our affiliates have achieved over the years — lasting, positive economic, environmental, and social impact — have demonstrated that amazing outcomes will take place by putting to work the Keep America Beautiful behavior change system and strategies, in addition to the best practices that will be shared during your affiliation process.

Keep America Beautiful national staff and trainers are available to work with you in your journey to become a certified Keep America Beautiful affiliate. Your primary point of contact at Keep America Beautiful is Jason Smith the Affiliate Operations Regional Director — West, his contact information is below:

Jason Smith  
Keep America Beautiful  
Director, Western Region  
1010 Washington Blvd., Stamford, CT 06901  
Office: 475.298.1705  
Email: [jsmith@kab.org](mailto:jsmith@kab.org)

We look forward to working with you to help keep Dallas beautiful and welcoming you as an official affiliate of the Keep America Beautiful Network. Thank you for helping Keep America Beautiful fulfill our vision of creating a country where every community is a clean, green and beautiful place to live. We look forward to our partnership together and great things to come for your community and our beautiful country!

Sincerely,

Helen Lowman  
President & CEO  
Keep America Beautiful

## Affiliation Acceptance Letter

# KEEP DALLAS



## KEEP AMERICA BEAUTIFUL AFFILIATE



# Keep Dallas Beautiful cont.



## Key Updates

- Received Silver Star Recognition Status with Keep Texas Beautiful.
- Implemented our Waste In Place Curriculum with 10 Dallas ISD.
- Currently working with our Comms department on some rebranding concepts for KDB.
- Developing a strategic marketing campaign to officially roll-out KDB.
- Creating a City-Wide litter campaign that will compliment our programing efforts with KDB.





**City of Dallas**

**Code Compliance Services  
Community Engagement Strategies**

**Environment & Sustainability Committee  
June 6, 2023**

Kevin Mondy M.A., Manager  
Code Compliance  
City of Dallas



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

---

**File #:** 23-1568

**Item #:** C.

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Environmental Commission Update  
[Kathryn Bazan, Chair, Environmental Commission]





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-1569

**Item #:** D.

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88th Legislature - Legislation Relating to Environment & Sustainability  
[Carrie Rogers, Director, Office of Government Affairs]

# Memorandum



CITY OF DALLAS

DATE June 6, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **88<sup>th</sup> Texas Legislature – Legislation relating to Environment and Sustainability**

On October 26, 2022, the Dallas City Council adopted the 88<sup>th</sup> Texas Session Legislative Program (Resolution 22-1637). The legislative priorities include supporting legislation that focuses on resource sustainability, conservation, climate change, and environmental equity to build a more resilient city.

The purpose of this memorandum is to provide the Environment and Sustainability Committee with a high-level overview of proposed state legislation that may have an impact on the City. This list includes bill updates through Monday, May 29, 2023, which was also Sine Die. Bill summaries that have been briefed to the committee via memorandum can be found [here](#).

## **Environment-related bills include, but are not limited to the following:**

**H.J.R. 27 (Craddick) – Grow Texas Fund**: would have amended the Texas Constitution to, among other things: (1) create the Grow Texas Fund (Fund) within the state treasury; (2) authorize the legislature to appropriate money from the Fund for use in areas of the state from which oil and gas are produced and then only to address infrastructure needs in areas of the state determined by the legislature to be significantly affected by oil and gas production; and (3) authorize the grant of money from the Fund to state agencies and other political subdivisions for an authorized purpose. **Did not pass.**

**H.B. 1158 (Darby) – Clean Energy Projects**: would have: (1) removed the requirement that an application for a permit for an advanced clean energy project under the Clean Air Act had to be received by the commission before January 1, 2020; (2) added to the list of programs that may be considered for a new technology implementation grant: (a) the installation of a system to reduce or eliminate carbon dioxide emissions; and (b) projects that utilize technology to capture, use, reuse, store, or sequester carbon dioxide emissions for the principal purpose of preventing carbon dioxide from entering the atmosphere and are constructed integral or adjacent to a petrochemical plant or an electric generation facility, including a facility powered by coal, natural gas, hydrogen, or ammonia; and (3) exempted from the sales tax components of tangible personal property used in connection with the capture, use, reuse, storage, or sequestration of carbon dioxide emissions for the principal purpose of preventing carbon dioxide from entering the atmosphere. **Did not pass.**

- **Companion: S.B. 2243 (Johnson). **Did not pass.****

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**H.B. 26 (Ordaz Perez) – Medical Waste Facilities:** would have required applicants for a facility to store, process, or dispose of medical waste to provide notice of the application to state, county, city, and tribal government officials. **Did not pass.**

- Companion: **S.B. 173 (Blanco)** **Did not pass.**

**S.B. 471 (Springer) – Complaint Fees:** Would impose fees on citizens who file more than 3 complaints before TCEQ in a calendar year, charging them a fee for filing any additional complaints. **Sent to the governor for signature.**

#### **Concrete Plant & Related Environmental Permitting Bills:**

**H.B. 1505 (Bell) – TCEQ Sunset Bill with Concrete Considerations:** would have created additional mandates for TCEQ concrete plant permits, public meetings for permit applications, and electronic postings of permit applications. Would have created an enforcement diversion program for small businesses and local governments. **Did not pass.**

- Companion: **S.B. 1397 (Schwertner)** **Sent to the governor for signature.**

#### **Climate Bills:**

**H.B. 2211 (Landgraf) – Greenhouse Gasses:** would have disallowed cities from creating an ordinance that directly regulates greenhouse gas emissions. **Did not pass.**

- Companion: **S.B. 784 (Birdwell)** **Passed; effective on 9/1/23.**

**S.B. 179 (Miles) – Emissions Permitting:** would have mandated TCEQ to consider the cumulative effects of contaminant emissions when determining whether and under which conditions a preconstruction permit should be renewed. **Did not pass.**

**H.B. 2374 (Landgraf) – Restricting a Fuel Source:** would have disallowed cities from creating an ordinance or regulation that limits access to an energy source. This includes a wholesaler, retailer, energy producer, or even a service station. A city may not adopt an ordinance or regulation that restricts the use, sale, or lease of an engine based on a fuel source. **Did not pass.**

- Companion: **S.B. 1017 (Birdwell)** **Passed; effective on 9/1/23.**

**S.B. 1114 (Hancock) – Restricting a Fuel Source:** would have disallowed cities from passing an ordinance or regulation that restricts the use of a fuel source to aid in the reduction of greenhouse gases or conservation of natural resources. This includes entering into a contract that would directly or indirectly the use or sale of a product otherwise permitted by law. **Did not pass.**

#### **Urban Agriculture Bill + Solar / Wind (Local Control) Bills:**

**H.B. 92 (Landgraf) – Residential Food Production:** would have, among other things, (1) prohibited a municipality and a property owners' association from adopting or

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enforcing an ordinance or restrictive covenant that prohibits any of the following activities on a residence homestead property: (a) the growing of fruits and vegetables; (b) the raising or keeping of: (i) six or fewer domestic fowl; or (ii) six or fewer adult rabbits; or (c) installing for on-site use: (i) a solar or wind- powered energy device; (ii) an underground shelter; (iii) rain barrels or a rainwater harvesting system; or (iv) a standby electric generator; (2) allowed a municipality and a property owners' association to impose: (a) reasonable regulations on the growing of fruits and vegetables on a residence homestead that do not have the effect of prohibiting growing those plants, including a requirement that the growing area be maintained in good condition if visible from the street or adjoining property and for the trimming or removal of a tree for the maintenance of a utility easement; and (b) reasonable regulations on the raising and keeping of rabbits and fowl on a residence homestead to control odor, noise, safety, or sanitary conditions that do not have the effect of prohibiting the raising or keeping of these animals, including: (i) limitations on the number of animals that is more than the minimum number allowed by this law or a total combined number of eight fowl and rabbits; (ii) a prohibition on raising or keeping of a rooster; (iii) defining the minimum distance between an animal shelter and a residential structure; (iv) requiring fencing or shelter sufficient to contain the animals; (v) defining the minimum requirements for combined housing and outdoor space as provided by this law; (vi) adopting requirements to address sanitary conditions to prevent offensive odors or pests; or (vii) requiring that the animals be kept in the side or rear yard; and (3) provided that an adopted ordinance or restrictive covenant that violates this law is void. Enabling legislation for HJR 9. **Did not pass.**

**H.B. 692 (Rogers) – Land Applications:** would mandate the Texas Commission on Environmental Quality to issue an authorization by rule for land application of dairy waste and to allow the disposal of dairy waste from a concentrated animal feeding operation into a control or retention facility. **Passed; effective on 9/1/23.**

- **Companion: S.B. 872 (Springer) **Did not pass.****

### **Wildland-Urban Interface Bills:**

**H.B. 260 (Murr) – Appraisal of Open Space Land:** would require the chief appraiser to take into consideration the effect that the presence of a disease or pest, or the designation of an area as a wildlife or livestock disease or pest area, has on the net income from the land when calculating net to land of open-space land located in or adjacent to an area designated as a wildlife or livestock disease or pest area. **Sent to the governor for signature.**

### **Waste:**

**H.B. 1503 (M. Gonzalez) – Scrap Tires:** would have created a scrap tire remediation grant program for the elimination of unsightly scrap tires for both inland and along coastal areas and public rights-of-ways. **Did not pass.**



**Disaster Related Bills:**

**H.B. 558 (Raymond) – Executive Orders:** would have provided that an executive order, proclamation, or regulation issued by the governor during a declared state of disaster that restricts the operation of or the hours of operation for a business that sells alcoholic beverages may not include a federal tax-exempt organization that benefits veterans of the United States armed forces. **Did not pass.**

**H.B. 911 (Harrison) – Disaster Orders:** would have, among other things, provided that: (1) a state or local official may issue recommendations and nonbinding guidelines to assist with a state of disaster and may coordinate public and private resources to prevent or respond to the disaster; (2) notwithstanding any other law, an order issued by the governor or a state or local official that regulates or infringes on the rights of any private person must be: (a) narrowly tailored to serve a compelling public health or safety purpose; and (b) limited in duration, applicability, and scope to reduce any infringement on individual liberty; (3) district and appellate courts have jurisdiction to hear cases challenging a state or local disaster order and shall expedite hearings for the cases; (4) a court may invalidate or enjoin a disaster order or the application of a disaster order that is not narrowly tailored to serve a compelling public health or safety purpose because of the order's inequality in application to or impact on groups, situations, or circumstances; (5) only the governor may issue an order that infringes on a protected constitutional right in a non-trivial manner, including but not limited to: (a) the rights to travel, work, assemble, and speak; (b) the freedom of religious exercise; (c) the right to contract without state interference; (d) property rights; (e) the freedom from unreasonable searches and seizures; and (f) the freedom to purchase lawfully acquired firearms and ammunition; (6) an order in (5), above, expires on the 30th day after the date the governor issues the order unless the governor or legislature terminates the order on an earlier date or the legislature extends the order on or before the expiration date; and (7) the governor may only suspend state agency orders and rules (not statutory requirements) during a state of disaster. **Did not pass.**

**H.B. 1023 (Harrison) – Disaster Declarations:** would have provided that during a federally declared public health emergency, a clinical laboratory is considered a state agency for purposes of regulation by the United States Food and Drug Administration when the laboratory is performing a laboratory developed test on a pathogen or agent that is the basis for the emergency declaration. **Did not pass.**

**H.B. 1078 (Martinez) – Disaster Identification System:** would have, among other things, provide that: (1) the Texas Division of Emergency Management may include in its state emergency plan provisions for the use of a disaster identification system; (2) in an area subject to a state of disaster declaration, a person may elect to participate in a disaster identification system activated for that area; (3) the disaster identification system shall authorize the use of a device that is capable of displaying a flashing light and continuous light in either the color white or the colors blue, green, red, and yellow to communicate with disaster relief personnel; and (4) an executive order or proclamation

declaring a state of disaster activates for the area subject to the declaration the disaster identification system described above. **Did not pass.**

**Power/Electrical Grid Bills:**

**H.B. 2502 (Reynolds) – Energy Efficiency:** would have allowed for the creation of a fund administered by SECO to issue loans for energy audits, upgrades or retrofits, etc. for commercial and residential buildings to make them more energy efficient. **Did not pass.**

**H.B. 2263 (Darby) – Energy Conservation:** would give the Texas Railroad Commission exclusive jurisdiction over any energy conservation program and would disallow preventing a customer from participating in such a program based on the type of energy used. **Sent to the governor for signature.**

- Companion: **S.B. 1050** (Hughes) **Did not pass.**

**S.B. 114 (Menendez) – Electricity:** would have, among other things: (1) provided that a retail electric customer is entitled to: (a) participate in demand response programs through retail electric providers and demand response providers; and (b) receive notice from the retail electric provider that serves the customer: (i) when the independent organization for the ERCOT power region issues an emergency energy alert about low operating reserves to providers of generation in the power region; or (ii) of planned outages and the length of time the outages are expected to last; and (2) required the Public Utility Commission to adopt rules that require each retail electric provider in the ERCOT power region to create a residential demand response program to reduce the average total residential load by at least: (a) one percent of peak summer and winter demand by December 31, 2024; (b) two percent of peak summer and winter demand by December 31, 2025; (c) three percent of peak summer and winter demand by December 31, 2026; and (d) five percent of peak summer and winter demand by December 31, 2027. **Did not pass.**

**S.B. 330 (Hall) – Electric Grid Resilience:** would have, among other things: (1) prohibited a city from enacting or enforcing an ordinance or other measure that bans, limits, or otherwise regulates inside the boundaries of the extraterritorial jurisdiction of the city a micro-grid that is certified by the Texas Grid Security Commission; and (2) required the Texas Grid Security Commission to establish resilience standards for cities. **Did not pass.**

- Companion: **H.B. 1412** (Schaefer) **Did not pass.**

**Transportation & EV-Related Bills:**

**H.B. 2214 (Johnson) – Electric Vehicle Funding:** would increase funds allocated from the Texas Emissions Reduction Plan for battery storage related to renewables and clean fleets while decreasing the allocation of funds toward natural gas vehicles. **Did not pass.**

**H.B. 108 (Cortez) – Classroom Teachers Park Free:** would: (1) require the Texas Department of Transportation to issue specialty license plates to: (a) classroom teachers

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with at least 15 years of service teaching public school students; and (b) retired classroom teachers with at least 20 years of service teaching public school students; and (2) prohibit a governmental authority from collecting a parking fee through a parking meter for a vehicle displaying these licensees. **Sent to the governor for signature.**

**H.B. 167 (Cortez) – Red Light Cameras:** would have provided that photographic traffic signal enforcement contracts, including those executed before May 17, 2019, are void. **Did not pass.**

- Companion: **S.B. 446 (Menendez) Did not pass.**
- **H.B. 177 (Cortez) Did not pass.**

**H.B. 820 (King) – Additional Hybrid Vehicle Registration Fee:** would have provided that applicants for registration or renewal of registration for a hybrid or electric vehicle shall pay an additional fee of \$200 if the vehicle is an electric vehicle and \$100 if the vehicle is a hybrid vehicle with 90% of the fees to be deposited into the state highway fund and 10% to be deposited into a new electric vehicle battery disposal account administered by the Texas Commission on Environmental Quality. **Did not pass.**

**H.B. 1156 (Rogers) – Surplus Traffic Safety Equipment:** would have provided, among other things, that the Texas Department of Transportation and Texas Department of Public Safety may directly donate or sell at a discounted rate surplus traffic and roadwork safety equipment to Texas cities. **Did not pass.**

**H.B. 820 (King) – Additional Hybrid Vehicle Registration Fee:** provides that applicants for registration or renewal of registration for a hybrid or electric vehicle shall pay an additional fee of \$200 if the vehicle is an electric vehicle and \$100 if the vehicle is a hybrid vehicle with 90% of the fees to be deposited into the state highway fund and 10% to be deposited into a new electric vehicle battery disposal account administered by the Texas Commission on Environmental Quality. **Did not pass.**

**S.B. 1001 (Schwertner) – EV Charging Vendors:** would establish a framework for the licensing of EV charging and supply equipment. **Sent to the governor for signature.**

- Companion: **H.B. 3343 (K. King) Did not pass.**

### **Water Related Bills:**

**H.B. 40 (Zwiener) – Property Tax Exemption:** would have exempted property taxes the portion of appraised value of a person's property that is attributable to the installation in or on the property of a rainwater harvesting or graywater system. Enabling legislation for HJR 25. **Did not pass.**

**H.J.R. 25 (Zwiener) – Property Tax Exemption:** would have amended the Texas Constitution to authorize the legislature to exempt from property taxation the portion of the appraised value of a person's property that is attributable to the installation in or on

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the property of a rainwater harvesting or graywater system. Enabling legislation is HB 40. **Did not pass.**

**H.B. 640 (Julie Johnson) – Street Maintenance Sales Tax:** would have, among other things, provided that: (1) for a city in which a majority of the voters voting in each of the last two consecutive elections concerning the adoption or reauthorization of the street maintenance sales tax favored adoption or reauthorization and in which the tax has not expired since the first of those two consecutive elections, the city may call an election to reauthorize the tax for a period of eight or ten years, instead of four years; and (2) revenue from the street maintenance sales tax may be used to maintain and repair: (a) a city street or sidewalk; and (b) a city water, wastewater, or stormwater system located in the width of a way of a city street. **Did not pass.**

- Companion: **S.B. 612 (Johnson)** **Did not pass.**

**H.B. 583 (Raymond) – Drinking Water Report:** would have required the Texas Commission on Environmental Quality to produce an annual report on public drinking water supply systems in Texas and deliver the report to the legislature not later than September 1 of each year. **Did not pass.**

- Companion: **S.B. 382 (Zaffirini)** **Did not pass.**

**H.B. 585 (Raymond) – Water Treatment Facilities Reporting:** would have: (1) required the Texas Commission on Environmental Quality (TCEQ) to create a plan to protect water treatment facilities from: (a) electrical outages; (b) catastrophic weather events; (c) terrorist attacks; (d) the projected effects of climate change; and (e) other potential disruptions to providing water service; and (2) required TCEQ to submit the plan to the governor and the legislature by September 1, 2024. **Did not pass.**

**H.B. 874 (Bowers) – Water Rights:** would have provided that a water right is not cancelled for nonuse if the nonuse resulted from an executed temporary or permanent forbearance agreement that: (1) promotes restoration, preservation, or enhancement of instream flows; (2) was entered into by the holder of the permit, certified filing, or certificate of adjudication; and (3) was filed with the Texas Commission on Environmental Quality not later than the 180th day after the date the agreement was executed. **Did not pass.**

- Companion: **S.B. 894 (Zaffirini)** **Did not pass.**

**S.B. 40 (Zaffirini) – Water Utilities:** would have required the Texas Commission on Environmental Quality to develop and implement an alert system that must include the ability to provide notifications through electronic instant messaging to be activated in the event of a boil water notice and any related information, including any rescission or expiration of the boil water notice. **Did not pass.**

**S.B. 53 (Zaffirini) – Texas Water Development Board Financing:** would have provided that: (1) a political subdivision may use financial assistance from the Texas Water Development Board (TWDB) to pay for the installation, maintenance, operation, and



fueling of a backup power generator for a facility of a public water supply and sanitary sewer system; (2) assistance under the bill shall only be provided to political subdivisions that demonstrate an inability to pay for the installation, maintenance, operation, and fueling of a backup power generator described by (1), above, in accordance with TWDB rules; (3) if the TWDB determines that a political subdivision to which assistance has been provided under (1), above, is ineligible to receive the assistance, the TWDB may seek reimbursement from the political subdivision; and (4) the TWDB shall adopt rules to implement the bill. **Did not pass.**

**S.B. 223 (Campbell) – Wastewater Permitting:** would have required the Texas Commission on Environmental Quality to hold at least one public meeting on an application for an initial permit for a wastewater treatment facility in the county in which the facility is proposed to be located. **Did not pass.**

**S.B. 382 (Zaffirini) – Drinking Water Report:** would have required the Texas Commission on Environmental Quality to produce an annual report on public drinking water supply systems in Texas and deliver the report to the legislature not later than September 1 of each year. **Did not pass.**

- **Companion:** **H.B. 583 (Raymond)** **Did not pass.**

**S.B. 469 (Springer) – Water Infrastructure:** would: (1) for purposes of the Texas Water Assistance Program and other funding initiatives by the Texas Water Development Board (TWDB), define “rural political subdivision” as: (a) a nonprofit water supply or sewer service corporation, district, or municipality that has a service area with a population of 10,000 or less no part of which is located in an urban area as defined by the United States Bureau of the Census or otherwise qualifies for funding from a federal agency; or (b) a county in which no urban area has a population of more than 50,000; and (2) provide that the TWDB may direct the comptroller to transfer amounts from the financial assistance account to the rural water assistance fund to provide financial assistance to rural political subdivisions for the purpose of providing low-interest loans for water or water-related projects. **Sent to the governor for signature.**

### **Local Regulation of Commercial Activity:**

**S.B. 149 (Springer) – Restricting Commercial Activity:** would disallow a city to adopt or enforce an ordinance that imposes a restriction, regulation, or condition on commercial activity. This would apply to the proposed gas-powered landscape equipment and concrete batch plant ordinance of Dallas and perhaps other commercial activity affected by climate plan measures. **Did not pass.**

**S.B. 814 (Creighton) – Restricting Commercial Activity:** would have allowed a taxpayer to take action against a municipality or county if adversely affected by an ordinance or regulation. Specific state administrative codes applicable to this bill include agriculture, finance, insurance, labor, occupational, and the natural resource code. A claimant is entitled to declaratory and injunctive relief plus attorney fees. Again, this could

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have applied to the gas-powered landscape ordinance of Dallas, perhaps the concrete ordinance, and more. **Did not pass.**

- Companion: [H.B. 2127](#) (Burrows) **Sent to the governor for signature.**
- [S.B. 1860](#) (Hughes) – Relating to the adoption of a climate policy in a municipal charter: Would require that city climate plans be voted on by city constituents and would require approval by the appropriate state agency. **Sent to the governor for signature.**
- Companion: [H.B. 4930](#) (Craddick) **Did not pass.**

Should you have any questions, please contact me or Clifford Sparks, State Legislative Director, at [Clifford.Sparks@dallas.gov](mailto:Clifford.Sparks@dallas.gov).

Sincerely,



Carrie Rogers  
Director  
Office of Government Affairs

c: Members of the Ad Hoc Legislative Committee  
T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors  
Clifford Sparks, State Legislative Director



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**Item #:** E.

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Update on Hensley Field Redevelopment and Remediation  
[Carl Simpson, Assistant City Manager]

# Memorandum



CITY OF DALLAS

DATE June 6, 2023

TO Honorable Chair Blackmon and Members of the Environment & Sustainability Committee

SUBJECT **Update on Hensley Field Redevelopment and Remediation**

The United States Navy leased the property now known as Hensley Field from the City of Dallas in 1949 to operate Naval Air Station Dallas. The Navy closed Naval Air Station Dallas in 1999 and returned Hensley Field to Dallas with environmental contamination on the property. The City filed a lawsuit in 2001 over the contamination and the City and Navy entered a settlement agreement in 2002 ("Settlement Agreement"). Under the terms of the Settlement Agreement, the Navy was required to remediate the property and groundwater to unrestricted residential standards within 15 years.

The Navy's deadline to complete the remediation passed in 2017, and the remediation is still not complete. In addition, the Navy has informed the City that per- and polyfluoroalkyl substances ("PFAS"), are on the property. Further investigations by the Navy have confirmed the presence of PFAS in the soil and groundwater.

Though the Navy did not meet its deadline, the City is exploring a path forward to safely redevelop the site. At the Navy's request, the City funded and created a Master Redevelopment Plan ("Redevelopment Plan"). The City Council approved the Redevelopment Plan on December 14, 2022. The City is ready to begin selecting a developer to start redevelopment.

The City is also negotiating an amendment to the Settlement Agreement with the Navy in an attempt to reach a long-term resolution that will govern the remaining remediation and future redevelopment of Hensley Field. The negotiations are ongoing, and Navy technical staff and members of the Navy's legal team have weekly meetings with the City's legal and technical staff to discuss the City's proposed long-term resolution.

Should you have any questions, please contact the City Attorney's Office.

A handwritten signature in black ink, appearing to read 'Carl Simpson'.

Carl Simpson  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Billieae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

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**File #:** 23-1566

**Item #:** F.

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Landscape Equipment Transition Update  
[Carl Simpson, Assistant City Manager]

# Memorandum



CITY OF DALLAS

DATE June 6, 2023

TO Honorable Chair Blackmon and Members of the Environment & Sustainability Committee

SUBJECT **Landscape Equipment Transition Update**

In September 2022, the Environmental Commission (EVC) recommended that the City develop a plan to transition from gas-powered landscape equipment to battery and/or electric landscape equipment. In November 2022, the Environment and Sustainability (ENVS) Committee requested that OEQS develop a landscape equipment transition plan. Thereafter, OEQS contracted with Modern Geosciences (Modern) to support the development of a landscape equipment transition (LET) plan. OEQS continues to meet with Modern to coordinate the development of the plan and provide monthly updates to the ENVS Committee.

## **Environmental and Health Background:**

Gas-powered landscape equipment are significant sources of noise pollution. The transition to battery and electric-powered mowers and/or leaf blowers, for example, may result in the reduction of up to approximately 35 decibels and a reduced noise radius for both high frequency and low frequency sound waves. High levels of noise pollution may cause, among other things, hearing loss, cognitive impairment, stress, hypertension, productivity loss, and may negatively affect a child's neurological development.

Gas-powered landscape equipment are also significant sources of hazardous air pollutants and volatile organic compounds (VOCs) like benzene and 1,3 butadiene; and criteria pollutants like particulate matter. Emissions from these sources: contribute to a ground level ozone in the region, which is currently in severe nonattainment for the [2008 ozone standard](#); and increase particulate matter in a region that may be in nonattainment for particulate matter in the future. Health impacts from the hazardous air pollution, volatile organic compounds, and particulate matter emitted from gas powered landscape equipment range from cardiovascular, respiratory, and neurological problems to cancer.

## **Stakeholder Engagement Efforts:**

Staff are continuing internal and external stakeholder meetings.

- Internal: Seven departments (AVI, CCS, DFR, DWU, PBW, PKR, SAN), have been given their inventory goals and have started on their first transition goals. Parks and Recreation (PKR) received trial gear to test on battery life and weight fatigue during a workday.
- External: OEQS continues to engage members of the public, including homeowners, landscape companies, landscape associations, the Dallas Independent School District (DISD) and Dallas College. While working city events,

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staff have distributed surveys of equipment use to gauge interest and inventory. Staff have also distributed surveys through City websites, Council newsletters, kiosks in libraries and recreation centers, and other methods. To date, OEQS has received over 500 survey responses from residents and few responses from landscape companies and associations. Preliminary review of survey responses indicates a polarized electorate with a good understanding of the “why” for conversion, but concerns about the costs related to transitioning to electric equipment. There was consistent support for some type of incentive program to support the transition effort.

### **Equipment Inventories:**

The inventory of City equipment is nearing completion and departments are working towards the goal of transitioning 20% of City equipment by the end of the calendar year and 100% of City equipment by 2026. The collection of commercial and residential inventories is ongoing to achieve accuracy, and a statistically relevant survey sample set.

### **Program Media Campaign:**

From March through May 2023, OEQS has conducted a robust LET media campaign. OEQS has used a number of media outlets, including: *Dallas Morning News* (publication and online); *Al Dia* (Spanish Online); *Advocate Magazine* Lakewood; Preston Hollow, Oak Cliff, and Lake Highlands (Online banners and newsletters); and radio stations WRR and KERA.

### **State Legislation:**

The City Attorney’s Office is currently evaluating the impact of recent state legislation on a landscape equipment transition plan. Legislation of interest includes but may not be limited to: SB1017 (HB 2374), HB 2127, HB 764 and SB 104.

### **Review of Draft Plan:**

Modern has delivered a draft plan to staff, which is currently under review. Based on the draft plan and recent state legislation, staff are evaluating an approach that: continues the City’s transition to battery and electric equipment; and offers incentive programs to commercial and residential customers that are consistent with existing programs throughout the country.

### Lead by Example

OEQS is evaluating an approach that continues the City’s transition from gas-powered landscape equipment to battery and electric equipment. City departments have identified their inventories and are now working to transition twenty percent of the City’s inventory by the end of the calendar year. Departments have identified operational requirements and funding as primary concerns. OEQS continues to work with departments to ensure a transition that meets the needs of our departments. While we anticipate this conversion to occur as part of an ongoing equipment replacement program (e.g., replace as equipment becomes irreparable), the annual replacement budget supporting departmental conversion to electric in lieu of gas is currently estimated at \$600,000 per year over the next 4 years.

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Resident and Commercial Incentive Programs

OEQS is evaluating an approach that offers a voucher/rebate program to residents. Assuming a \$100 - \$150 voucher per equipment, OEQS estimates that the program would cost approximately \$9 million - \$14 million to replace leaf blowers and approximately \$36 million - \$54 million to replace all gas-powered equipment. These numbers are based on existing data, which has identified approximately 222,000 single family homes in the City of Dallas. These costs do not consider households that have already started the transition. We would also clarify that this transition would be coupled with a robust education and outreach effort over the period of three to five years. A potential annual cost to support this would be approximately \$2 to \$3 million per year for gas-powered blowers only, to \$7 to \$9 million for an all-equipment inclusive transition. We are in communication with both procurement and the manufacturers to identify potential for equipment- and or commercial partnerships to support the transition program.

OEQS is also evaluating a voucher/rebate program to businesses. OEQS continues to identify the inventories of businesses that may take advantage of a voucher/rebate program. Based on initial conversations with commercial stakeholders, while there is concern around mandated conversion, there is general interest in taking advantage of a voucher/rebate program. Given the commercial interest and the human health and environmental impacts from gas-powered equipment, OEQS is considering offering a \$100-\$150 voucher/rebate per equipment. The City could identify a specific annual amount to support the program and offer the program until those funds are depleted, consistent with programs in other jurisdictions.

Should you have any questions, please reach out to Carlos Evans, Director, Office of Environmental Quality & Sustainability at 469-617-1925 or [carlos.evans@dallas.gov](mailto:carlos.evans@dallas.gov).



Carl Simpson  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
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Majed A. Al-Ghafry, Assistant City Manager  
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Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-1570

**Item #:** G.

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Follow Up to Questions on 2024 Bond Program Specifications Presentation  
[Carl Simpson, Assistant City Manager]

# Memorandum



CITY OF DALLAS

DATE June 6, 2023

TO Honorable Chair Blackmon and Members of the Environment & Sustainability Committee

SUBJECT **Follow-Up to Questions from the May 1, 2023 Environment & Sustainability Committee Meeting**

This memo is a follow-up to the questions received from the Environment and Sustainability (ENVS) Committee members during the May 1, 2023 Agenda Briefing Item 23-1208, Updated CECAP Considerations for 2024 Bond Program:

**1. Can you please provide an analysis of prior facility bond projects relative to Leadership in Energy and Environmental Design (LEED™) program certification, so we can understand the level of current participation in this program?**

Staff worked with the Office of the Bond Project, Park and Recreation, and Dallas Water Utilities to compile and evaluate facility project data from the 2003, 2006, 2012 and 2017 Capital Bond Programs and found the following:

- For facility projects over \$1 million, the participation in LEED™ certification reflects a range from 11 percent (2017) to over 60 percent (2003); We looked at larger projects over \$1 million in construction to help separate the projects for whole facility construction/renovation from a multitude of smaller site and signage projects in each proposition. (Summary Table attached).
- This range likely reflects the lag-time in certification post-completion; the average time for certification is about 5 years, with about 15 percent of the project submittals reflecting a current status of “certification pending.”
- Over the last 20-year period covered by these bond projects, about 43 percent of the projects have been certified. The City currently has over 67 facilities participating in the LEED™ certification program, ranging from libraries and recreation centers, to police and fire facilities, arts facilities, and water, wastewater, stormwater, and other municipal operations facilities.
- The City has submitted projects for LEED™ certification in categories of New Building Design + Construction, Existing Building Renovation – Operations and Maintenance, and Interiors project types.
- Additionally, Dallas Water Utilities has used the recommended Envision™ Certification program for Integrated Pipeline Project (IPL). Rated as **Envision Platinum** in 2016, the IPL was the first water transmission system to receive the Platinum Award and only the 15th project in North America to receive an ISI Envision rating award. The Elm Fork Filter complex will be resubmitted for Envision certification once the phase 2 part of the project is bid. The Lake June Pump Station replacement will also be submitted for Envision certification. (Currently in preliminary design).

DATE June 6, 2023  
SUBJECT **Follow-Up to Questions from the May 1, 2023 Environment & Sustainability Committee Meeting**

**2. Do developers still have to request special Development Services Department Directors' approval in order to use alternative paving materials, like permeable pavement, pavers and other surface types?**

At the time of this question, staff believed this issue had been addressed as a part of the 2019 updates to the City of Dallas Streets, Paving and Drainage Criteria Manuals, but promised to verify the matter. The aforementioned table was in the March and April 2019 drafts of the Drainage Design Manual. The [final draft of these manuals](#) that was approved by the Dallas City Council in September 2019, however, replaced these tables with language that reverted back to the project proponents' ability to use alternative pavement types solely through request for DSD Director approval. Additionally, in lieu of making the use of sustainable design principles, such as Low Impact Design methods or Green Stormwater Infrastructure, a consideration for all projects to better support the City's Stormwater Permit and FEMA Community Rating System requirements, the final draft indicates "recommended for all projects" rather than "required".

We note that Planning and Urban Design staff are currently developing an updated set of site "Greening factors" associated with efforts to revise the Development Code to support parking reform. These efforts include the use of permeable pavement, Low Impact Design and Green Stormwater Infrastructure to offset urban heat island and drainage impacts often associated with parking. These efforts advance the use of more sustainable design in Dallas, consistent with several actions outlined in the CECAP. Implementation of these measures as part of Development Code updates will require an associated update to these aforementioned Paving and Drainage design criteria.

Should you have any questions, please contact Carlos Evans, Director, Office of Environmental Quality & Sustainability at 469-617-1925 or [carlos.evans@dallas.gov](mailto:carlos.evans@dallas.gov).



Carl Simpson  
Assistant City Manager

***Attachment***

C:	T.C. Broadnax, City Manager	Majed A. Al-Ghafry, Assistant City Manager
	Tammy Palomino, Interim City Attorney	M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
	Mark Swann, City Auditor	Dr. Robert Perez, Assistant City Manager
	Biliera Johnson, City Secretary	Jack Ireland, Chief Financial Officer
	Preston Robinson, Administrative Judge	Genesis D. Gavino, Chief of Staff to the City Manager
	Kimberly Bizzor Tolbert, Deputy City Manager	Directors and Assistant Directors
	Jon Fortune, Deputy City Manager	

DATE June 6, 2023

SUBJECT **Follow-Up to Questions from the May 1, 2023 Environment & Sustainability Committee Meeting**

**Summary Table of City Bond Project LEED Participation**

<b>Bond Program</b>	<b># of Facility Projects</b>	<b># of Facility Projects &gt; \$1 M</b>	<b># of LEED Certifications</b>	<b>% LEED Submitted</b>
2003	87	39	24	62%
2006	143	71	35	49%
2012	35	9	4	44%
2017	91	38	4	11%
	<b>356</b>	<b>157</b>	<b>67</b>	<b>43%</b>





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

---

**File #:** 23-1571

**Item #:** H.

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Environmental Commission Recommendations on 2024 Bond Program Specifications  
[Kathryn Bazan, Chair, Environmental Commission]

# Memorandum



CITY OF DALLAS

DATE June 6, 2023

TO Honorable Chair Blackmon and Members of the Environment & Sustainability Committee

SUBJECT **Environmental Commission Recommendations on 2024 Bond Program Specifications**

This memorandum provides an update to the Environment & Sustainability (ENVS) Committee concerning specifications for the 2024 Bond Program following a vote during the May 10, 2023 Environmental Commission meeting to formally provide the below recommendations.

The Comprehensive Environmental and Climate Action Plan (CECAP) includes a global target towards achieving 100 percent net zero energy new construction by 2030. To stay on course to meet this target, ENVS Chair Blackmon requested staff to provide the City's Bond Program Planning Committees with performance-based technical specifications for inclusion into the 2024 Capital Bond Program. Staff worked with the Environmental Commission's Strategic Partnerships & Innovation Committee to convene panels of National and International experts in sustainable design and construction to provide an overview of best practices to support this effort and to provide specific recommendations for use on the 2024 Capital Bond Program. The recommendations herein stem from this important effort by the Environmental Commission's Strategic Partnerships & Innovation Committee.

Meetings were held with these experts and City Department leadership on March 3, 2023 for Buildings and on March 10, 2023 for Parks and Infrastructure. Direction was given to provide the City with recommendations that were **easy to explain, achievable, and aspirational**. Notes from these two meetings are included at the end of this memo. The five requirements from this effort are:

1. Achieve **certification** at the designated level for the appropriate project type as outlined below. These programs were developed to assess, measure, and track progress, as well as to guide project teams to more sustainable design and social impact of 'quality of life,' including collaboration and long-term economic impact and resilience.
  - **For Buildings**, implement Technical Specification language for buildings to require **Gold certification at the current version of LEED™ for the appropriate type of building**. Dallas has also already set additional minimum performance criteria (*directed use*) for water (WE c3.1, 30% reduction) and energy efficiency (EA c1.3 points, 16% reduction). *This precedent was established in the 2012 bond and was again implemented in the 2017 Bond Program.* LEED version 4.1 is

## Environmental Commission Recommendations on 2024 Bond Program Specifications

currently in use, with a pending update to be adopted soon. A draft of v.5 is planned for public comment in September 2023.

LEED (even at the Platinum level) sets forth overall performance expectations to be met, however the process is not prescriptive and does not require any specific technologies, products, or building systems. Ultimately, it is up to the full team (design, builder, owner, and operator) to propose, coordinate, and deliver a holistic design solution to meet the target outcomes. We suggest collaborating with Building Services or other facility personnel around selected design choices, particularly considering resulting operations and maintenance aspects.

- **For Infrastructure**, implement Technical Specification language to **certify performance under the [Envision](#) rating system(s) and achieve specific site-related credits**. Use of these systems can help teams focus on CECAP goals and guide goals on future projects. The Envision program was developed by the Consulting Engineers Council, American Public Works Association, and the America Society of Civil Engineers to apply to public works projects to construct more sustainable infrastructure, as LEED does for habitable buildings.
  - **For Parks**, Implement **[SITES certification](#) for project sites with or without buildings**. SITES is a framework for designing, developing, and managing/maintaining sustainable and resilience landscapes and outdoor spaces, in support of nature positive design. It is complementary and synergistic with the City's LEED Gold requirement (LEED projects have the ability to earn up to 65 points in SITES using their LEED credits). This framework generally integrates a diverse project design team to help create regenerative systems to foster resilience (e.g., flood control, urban heat island, community space), and protecting and ensuring access to future resources while mitigating climate change (clean air/water, open space, etc.) and enhancing human well-being and strengthening community.
2. Implement Technical Specification language that results in a significant reduction in Energy Use Intensity for the specific building topology, based on National EPA Energy Star or comparable national Benchmarking. **Specify top 20% energy star rating for all appliances and equipment.** *This is aligned with industry best practice and the CECAP goal.*
  3. **Register the project with DOE's [Green Button](#)**, a free tool that supports benchmarking and transparency; performance data is a powerful tool.
  4. **Specify that Environmental Product Declaration (EPD) submittals be provided at the time of bid** to signal the importance of embodied carbon and enable informed decision making, for the largest embodied carbon materials: **concrete, asphalt, glass, and steel**. This is generally consistent with the City's Sustainable Procurement Policy.
  5. Each project team will also select one or more of the following **"stretch goals"** as a minimum performance requirement:

### FOR NEW AND EXISTING BUILDING CONSTRUCTION

- Consider pilot project opportunities for **[LEED Zero Carbon](#)**.
- Consider the use of **[LEED Building Operations and Maintenance](#) (O+M)** for major building upgrades.

DATE June 6, 2023  
SUBJECT

## Environmental Commission Recommendations on 2024 Bond Program Specifications

- **Implement Architecture 2030 framework** for promoting advanced efficiency and electrification, using [zero-code.org/resources](https://zero-code.org/resources), or similar resources;
- **Meet an established efficiency threshold** (Energy Star score or EUI threshold through a building performance standard). Continue to meet reduced electrical demand with **100% renewable energy** (IECC appendix CC)- (*Dallas purchases 100% renewable wind-based energy*).
- **Design smart, efficient buildings with distributed renewable energy that are integrated in the grid** and that can play a critical role in electricity generation, peak load management and energy storage.
- **Consider piloting [International Living Future Institute \(ILFI\)](#) design principles** that focus on regenerative buildings, building materials/ products, and just and socially run organizations with onsite energy, water treatment, healthy and transparent material selection, and zero waste.

### FOR SITES, INFRASTRUCTURE AND PARK PROJECTS

- Certify performance through Envision or Sites at the higher Gold or Platinum level.
- Rethink surfaces using the [Smart Surfaces Tool](#). Limit hard, impervious dark surfaces additions/ replacements; instead, **specify more reflective surfaces that are porous to reduce heat island effect and flooding**. Combining green or blue roofs and rooftop photovoltaics improves the PV efficiency because of the lower ambient temperature. **Provide economic analysis to demonstrate added value**.
- If you must construct parking, make the structure more sustainable and higher performing by **incorporating the principles of [Parksmart](#)**. Both Love Field and Parkland hospital currently have *Parksmart* certified structures. This program advocates for carbon emission reductions by specifying regional materials, integrated buildings systems, commissioning, etc. Recycling, sustainable purchasing, proactive maintenance, and ongoing energy consumption reductions also reduce GHG emissions. The program also incentivizes alternative fuel vehicles and discourages unnecessary idling. The work that the City's Planning + Urban Design (PUD) department is doing to implement greening factors as a part of Parking Ordinance reform is generally consistent with these principles.
- Implement the [Climate Positive Design](#) challenge to document as-designed performance with **tools such as the [Pathfinder](#) tool** for landscape design and related **targets in performance specifications**.

Sustainable design parameters related to permeable paving and green infrastructure have not been included into the final Council-adopted sustainable design criteria. Thus, adoption of this criteria may require updates to the City's related codes and design criteria. PUD is currently working on this as a part of their efforts to update parking criteria, therefore it may be possible to develop and adopt these updates through their process.



DATE June 6, 2023  
SUBJECT **Environmental Commission Recommendations on 2024 Bond Program Specifications**

We look forward to our continued work with Environment & Sustainability Committee during implementation. Should you have questions or need additional information, please call Ms. Susan Alvarez at (214) 671-9505.



Kathryn Bazan  
Chair, City of Dallas Environmental Commission

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
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Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Notes



MTG DATE 3 March 2023

CITY OF DALLAS

Julie Hiromoto, Colleen Murray, Barry Lachman, Michael Martin (EVC SPI)

Susan Alvarez, Carlos Evans (OEQS)

Jenny Nicewander (Office of Bond & Construction Management)

Ali Hatefi, Harvey Speak (Public Works)

Arturo del Castillo (Planning and Urban Design)

Thor Erickson (Housing and Neighborhood Revitalization)

Heather Lepeska (Office of Economic Development)

Adenia Clark (Office of Procurement Services)

PRESENT Srinivas Vemuri, John Johnson (Building Services)

Shahala Layendecker (Development Services)

Stefan Kesler (Parks and Recreation)

Erin McDade (Architecture 2030)

Stacy Smedley and Don Davies (Building Transparency, EC3 calculator)

Jennifer Goupil and Michael Gryniuk (Structural Engineering Institute, SE 2050)

Lindsay Baker (International Living Future Institute)

Jennifer Gundy and Wes Sullens (US Green Building Council, LEED)

Vivian Loftness (National Academy of Sciences and Carnegie Mellon University)

SUBJECT **2024 Bond Performance Specification Recommendations- BUILDINGS**

A group of international and national experts were convened to make recommendations for Bond performance specifications in support of CECAP goals that are easy to explain, achievable and aspirational. *Key recommendations and next steps noted in **bold**. A recording of the zoom meeting can be viewed [here](#).*

1. Architecture 2030: [slides](#) Contact: [Erin McDade](#) (Senior Program Director)
  - a. For New Construction and Existing Buildings the same three cumulative steps are effective: [zero-code.org/resources](#)
    - i. **Optimize Efficiency**- meet latest model energy code (IECC 2021) or stretch code- *adoption in progress*.
      1. Existing building operations- meet an established efficiency threshold (Energy Star score or EUI threshold through a building performance standard).
    - ii. **Meet reduced electrical demand with 100% renewable energy** (IECC appendix CC)- *Dallas purchases 100% renewable wind-based energy.*
    - iii. **Decarbonize thermal comfort- Set equipment efficiency thresholds.**
  - b. Resources-
    - i. [ASHRAE Building Performance Standards](#)- A Technical Resources Guide
    - ii. [Zero Code 2.0](#)- Architecture 2030 framework for promoting advanced efficiency and electrification, while achieving 100% renewable energy.
  - c. *J. Johnson*- Any specific recommendations of equipment or building system technologies should be vetted and viable in the region (O&M concerns). **Review geothermal heat pump technology with regional MEP engineers. Share [BEEx ground source heat pump resources](#).**

2. US Green Building Council (USGBC): [slides](#) Contact: [Wes Sullens](#) (Director, LEED) and [Jennifer Gunby](#) (Sr. Manager, State & Local Advocacy)
  - a. LEED continues to evolve and today's standard is more rigorous than the version initially adopted by Dallas. **Recommend language to reference “Gold certification at the current version of LEED for the appropriate typology.”** The current version is 4.1, with an update pending soon. A draft of v.5 is planned for public comment in September 2023. Dallas has also set additional minimum performance criteria (*directed use*) for the certain credits like water and energy efficiency.
  - b. **Consider pilot project opportunities for [LEED Zero Carbon](#).**
    - i. *S.Kesler*- Vickery Meadows Library project received some sort of carbon neutral third- party certification. We advocate for design consultants who have this experience. We also have a program for ongoing energy upgrades of existing facilities.
3. National Academy of Sciences (NAS)- 3.5 years on the committee. First report in 2021, second report in draft. Trigger for federal funding for buildings and infrastructure. [slides](#)
  - a. Electrical power is not an accurate end use sector. This should be replaced by buildings to accurately quantify scope 1 demand and associated GHG emissions.
  - b. Opportunities for impact, in order of influence:
    - i. Buildings are the most significant opportunity for influence and also the sloppiest- huge differential between the highest and worst performing buildings in the same use category, of the same size, etc. **Benchmarking programs to report energy usage strongly recommended.** We cannot monitor what we don't measure. California saw growth in population and GDP while simultaneously the GHG held approximately flat. Transparent, public access to the data is important.
    - ii. Efficiency first- once we drop our energy consumption, the demand will lower to a threshold which can be addressed with **renewable energy**.
    - iii. **Target high embodied carbon materials**, like concrete and steel, with minimum performance criteria. Explore alternatives to fossil fuel-based insulation materials.
    - iv. **Specify top 20% energy star rating for all appliances and equipment.**
    - v. **Specify high performance heating systems** which have a higher operational carbon footprint in TX than cooling systems.
    - vi. **Decarbonize refrigerants and ban HFCs** and target other pollutants that cause global warming.
    - vii. **Phase out inefficient electric resistant heating and electric resistant cooktops.** Specify induction cooktops instead.
    - viii. **Consider district combined heating, cooling and power (CHP).** Many examples of energy transfer of waste heat to model. Buildings should also be considered as part of the energy storage and transfer solution, not just the demand.
    - ix. **Leverage federal funding and incentives for energy retrofits**, especially for public housing.
    - x. **Smart home partnerships give utilities an opportunity to manage usage when in crisis-mode with smart thermostats.**

- xi. **Open the windows.** Consider passive conditioning and natural cooling in temperate seasons. Go outside- walk.
- xii. Investing in efficient and high performing building is more cost effective than carbon capture and sequestration technologies.
- 4. International Living Future Institute (ILFI)- three areas of focus: *buildings*, building *materials/ products*, just and socially run *organizations*. [slides](#)
  - a. Living Building Challenge (LBC) is so named because it is a stretch goal with currently only 80 certified projects globally. This aspirational program requires onsite energy, water treatment, healthy and transparent material selection- a building designed to inspire and teach.
  - b. Zero carbon certification addresses both operational and embodied carbon (construction impact). Requires reduction of onsite energy consumption (EUI target based on building type), elimination of onsite combustion, and the onsite production or offsetting of any energy with installed or procured renewable energy. Plus, 10% reduction of embodied carbon in primary materials, disclosure of carbon footprint of all materials, with an offset to address the impact of construction.
  - c. [Kaiser Santa Rosa](#) zero energy certified example. This is also an investment in resilience.
  - d. ILFI is ready and willing to work with the City of Dallas to craft policy aligned with LBC principles. Contact: [Lindsay Baker](#) (CEO)
- 5. Building Transparency/ Embodied Carbon in Construction Calculator (EC3) tool. [slides](#)
  - a. Building materials and construction are responsible for 11% of global GHG emissions. This is an impactful opportunity for disclosure, transparency, informed decision making and procurement strategies.
  - b. The A1-A3 (production) category of concrete and steel embodied carbon significantly outweigh emissions associated with the other categories. **Specify Environmental Product Declarations (EPDs) submittals** at the time of bid to signal the importance of embodied carbon and enable informed decision making.
    - i. Proposed Washington State legislation requires projects over 100,000 sf to submit product quantities and EPDs, with additional transparency requirements for material health and fair labor practices.
    - ii. Implemented California state legislation set 7 global warming potential (GWP) limits for 4 materials (structural steel, concrete reinforcing steel, flat glass and mineral wool board insulation).
    - iii. Kings County *requests* concrete EPDs by 2022, *requires* them by 2023 and establishes *maximum GWP* by 2024, then expanding to other materials.
    - iv. Marin County requires EPDs or a performance compliance path by assessing concrete mix cement quantity and embodied carbon limits using the EC3 tool.
    - v. City of Portland established maximum embodied carbon thresholds for concrete mixes used on City construction projects. Requires EPDs for ready mix or performance path noted above.
    - vi. Federal government enacts low embodied carbon standards for GSA projects. EPDs are submitted for each concrete mix batch design with performance type and volume.

MTG DATE 3 March 2023

SUBJECT **2024 Bond Performance Specification Recommendations- BUILDINGS**

- vii. EPA published policy guidelines to require EPDs for concrete, glass, asphalt, steel, and assemblies comprised of at least 80% high impact materials.
- c. **Require project teams to submit project data (material quantities and EPDs for installed products) for review and inclusion in benchmarking databases.** Baselines and reductions can be optimized/ lowered over time as more data is available and lower carbon options come to market.
  - i. In Washington state, where EC3 and EPDs have been used at time of specification and procurement (since 2019), 15% reductions are documented in 5000 psi ready mix concrete in only three years.
  - ii. Reductions of 30% or more proven in markets where EPD data exists and can spur competition: As more Manufacturers publish EPDs, more Owners and Design Teams require them, and Contractors assess bids on cost and carbon. This spurs competition on both cost AND carbon emissions, and results in reductions in carbon emissions across the supply chain.
- d. The EC3 specification and procurement tool is free, open access, transparent, easy to use, industry led, supply chain focused. Today, it includes 258 non-concrete product-specific and 852 ready-mix specific concrete EPDs from manufacturing facilities in TX.
  - i. *Dallas presently has a sustainable procurement policy that is consistent with the International Sustainable Procurement Organization standards that can be used to support these goals going forward.*
- e. [www.BuildingTransparency.org](http://www.BuildingTransparency.org) Contact: [Stacy Smedley](#) (Executive Director)

*Prepared by Julie Hiromoto (Environmental Commission, District 15. Chair, Strategic Partnership & Innovation subcommittee) and Susan Alvarez (Assistant Director, OEQS)*

Erin Diehl, Board Coordinator, OEQS

Alan Hoffmann, EVC SPI

CC Edwin Philip, Lori Levy, Rosa Fleming, Efrain Trejo, Mary Jo Giudice, Matthew Penk, Andres Espinoza, Albin Kneegs, Meenal Chauk, Angela Akins, John Johnson, Donzell Gpison, Lim Leong, Harvey Spear, Haytham Hassan, Terry Johnson, Anita Zusman Eddy (City of Dallas)

Presentation slides as linked above, plus additional relevant resources:

History of Dallas Green Building precedent policies and ordinances- [Bond Briefing memo](#)

ULI and Rocky Mountain Institute's [Guide: Best Practices for Achieving Zero Over Time for Building Portfolios](#), 2018.

ILIFI Affordable Housing framework and resources: <https://living-future.org/affordable-housing/>

Building Energy Exchange (BEEEx)- [Heat Pump Planning Resources](#) (air source, ground source)

ATTACH  
MENTS



# Notes



MTG DATE 10 March 2023

CITY OF DALLAS

Julie Hiromoto, Phillip Hiatt Haigh, Kathryn Bazan, Alan Hoffmann (EVC SPI)

Susan Alvarez, Carlos Evans (OEQS)

Jenny Nicewander (Office of Bond & Construction Management)

Alireza Hatefi, Harvey Spear (Public Works)

Kate Bower, Kierra Whatley, (Transportation)

Lisa Rainey, Christina da Silva (Office of Equity & Inclusion)

Matt Penk (Dallas Water Utilities)

Lori Levy, Don Raines, Arturo del Castillo (Planning and Urban Design)

Jacob McCarroll, Efrain Trejo, (Public Works)

Rosa Fleming, (Convention Center and Special Events)

Meenal Chalk, Albin Kneggs, (Development Services)

PRESENT Jesse Saldana, (Office of Small Business Inclusion)

Tahnesha West, Thor Erickson (Housing and Neighborhood Revitalization)

Adenia Clark (Office of Procurement Services)

Srinivas Vemuri, John Johnson (Building Services)

Christina Noteware-Turner, Leong Lim, Stefan Kesler (Parks and Recreation)

Vince Lewis (Aviation)

Anita Zusman Eddy (Mayor's Office)

Anthony Kane, Kristi Wamstad (Institute for Sustainable Infrastructure, *Envision*)

Vivian Loftness (National Academy of Sciences and Carnegie Mellon University)

Paul Wessel, Danielle Pieranuzi (USGBC/ GBCI, *Parksmart* and *Sites*)

Pamela Conrad (Climate Positive Design, *Pathfinder*)

Greg Kats, Iona Isachsen (Smart Surfaces Coalition)

SUBJECT **2024 Bond Performance Specification Recommendations-PARKS/ INFRASTRUCTURE**

A group of international and national experts were convened to make recommendations for Bond performance specifications in support of CECAP goals that are easy to explain, achievable and aspirational. *Key recommendations and next steps noted in **bold**. A recording of the zoom meeting can be viewed [here](#).*

1. [Institute for Sustainable Infrastructure](#): [slides](#). Contact: [Anthony Kane](#) (President & CEO)
  - a. Founded in 2010 collaboratively by the American Public Works Association, American Council of Engineering Companies and American Society of Civil Engineers (ASCE). [Envision](#) applies to infrastructure, as LEED does for habitable buildings. These programs do not compete and were developed with the same goals- to assess, measure and track progress, as well as to guide project teams to more sustainable design and social impact of 'quality of life,' including collaboration and long-term economic impact and resilience. This guidance supports CECAP well, and is applicable to all infrastructure projects, including water treatment, power generation, airports, parks, transportation, etc.
  - b. Several municipalities have adopted [resolutions and ordinances](#) referencing Envision. The most relevant examples include the [Miami-Dade Sustainable Building Program](#) and the [St. Petersburg ordinance](#). [Draft contract language](#) for owners was also shared

for RFPs and procurement. California incentivizes Envision certification with expedited permitting. Port Authority of NY and NJ abandoned their own custom sustainable design guidelines for infrastructure for Envision, which comes with training, a network of professionals, and shared industry metrics/ baselines.

- c. **Specifying the verification of projects to an Envision award level or achievement of specific credits will help teams focus on CECAP goals and guide goals on future project.** The City could also adopt a similar strategy with LEED + delegated use and **pick one or two very important credits and establish a minimum performance threshold.**
  - d. Infrastructure can be restorative: environmentally degraded sites, economic benefits in a de-invested community or socially, as in restoring a historic site of significant cultural meaning.
  - e. Over 140 verified projects (\$135B invested in infrastructure). Over 6,500 accredited professionals, including TX with several on City staff. *[post meeting note: The [Integrated Pipeline](#) project by the Tarrant Regional Water District and Dallas Water Utilities was one of the first large projects to be Envision platinum certified.]*
  - f. Envision does carry additional administrative and professional costs for verification and design thinking, which are valuable for positive change and transparently tracking our progress as a project management, delivery and learning tool. This is time and money well spent, especially in consideration of longer-term operations and maintenance costs impacted by the design for the lifetime of the investment. Incorporating Envision goals early and thinking creatively about CECAP goals will not add time or life-cycle cost to the project.
2. [National Academy of Sciences \(NAS\)](#)- Vivian Loftness has served for over 2 years on the committee focused on accelerating decarbonization of our economy by 2050 and what we must do by 2030. [slides](#)
- a. The plan includes technology goals like (carbon-free) electrification, energy efficiency and efficiency, innovation and critical infrastructure.
  - b. At the community level, identify action, incentives, and mandates for the NZ built environment: live-work-walk transit-oriented development (TOD) communities that preserve connected green spaces- vital for the integrity of our natural systems; smart surfaces; and district energy.
    - i. Cities, suburbs and even rural areas are finding **value in more densification, supported by transit that establishes town center and walkable community.** UC Berkeley saw a carbon reduction of 75% per household as a result of combining walkability, building efficiency and local purchasing, which achieves a higher quality of life and resilience.
    - ii. Greg Kats will speak more about smart surfaces. Limit hard, impervious dark surfaces additions/ replacements, instead **specify more reflective surfaces that are porous to reduce heat island effect and flooding.**
      - 1. Rethinking surfaces can quality of life. Combining green or blue roofs and rooftop photovoltaics improves the PV efficiency because of the lower ambient temperature.

2. Every time you punch a hole in the sidewalk (for EV charging) punch a bunch of holes for infiltration and stormwater management.
  3. See slides for specific strategies for roofs, sidewalks and surface parking.
- iii. **Community energy** (district energy or geothermal), through heat exchange with the earth's thermal mass and consistent temperature to provide low-grade heating and cooling. Or manage/ distribute energy and 'waste' heat from power stations or data center, which is cost effective and easy to install insulated piping a few feet below grade, for heating and hot water demand.
- iv. **Smart, efficient buildings with distributed renewable energy that are integrated in the grid** can play a critical role in electricity generation, peak load management and energy storage.
  1. Benchmarking and transparency use and performance data is a powerful tool. **Encourage the use of [Green Button](#)**, a DOE tool. It's free. Data gives you power to understand how much inefficiency exists and where the impactful opportunities lie.
  2. **Managing peak load** can address the reliability challenge of brownouts and blackouts. Buildings and distributed PV (or wind) are key to Net Zero. EV batteries can also flatten peak loads. **Utilities should allow for bi-directional charging.** Grid-integrated efficient buildings (GEB) address all four energy infrastructure challenges: excessive demand, declining reliability, peak loads, asynchronous renewable delivery.
3. [US Green Building Council \(USGBC\)](#) and [Green Business Certification Inc.](#), Paul Wessel (Director Market Development, USGBC):
  - a. [Parksmart](#) certification defines, measures and recognizes high performing, sustainable garages (both new construction and existing facilities). [slides](#) Contact: [parksmart@gbci.org](mailto:parksmart@gbci.org)
    - i. **If you must construct parking, make the structure more sustainable and higher performing by incorporating the principles of *Parksmart*.** Both Love Field and Parkland hospital have *Parksmart* certified structures.
    - ii. Goal- enhanced mobility for people, using less resources and creating healthier communities.
    - iii. Easy to adopt as a policy and easy to use. Design and construction- **Carbon emission reductions are impacted by the program, specification of regional materials, integrated buildings systems, commissioning, etc.** Operations- Recycling, sustainable purchasing, proactive maintenance, and ongoing energy consumption reductions also reduce GHG emissions. The program also incentivizes alternative fuel vehicles and discourages unnecessary idling.
    - iv. **Work that the City's Planning + Urban Design group is doing to implement greening factors as a part of Parking Ordinance reform is generally consistent with these principles.**
  - b. The SITES [certification](#) is for project sites with or without buildings, for any use type. [Slides](#) Contact: [Danielle Pieranunzi](mailto:Danielle.Pieranunzi@gbci.org) (SITES Director, GBCI) [sites@gbci.org](mailto:sites@gbci.org)

- i. Framework for designing, developing and managing/ maintaining sustainable and resilience landscapes and outdoor spaces, in support of nature positive design. Complementary and synergistic w/ City's LEED Gold requirement (LEED project have the ability to earn up to 65 points in SITES using their LEED credits)
  - ii. Landscapes are beneficial infrastructure that can offer about 37% of the mitigation to limit global temperature rise by 2°C. Nature sequesters carbon and sustainable sites do that really well, in addition to providing other ecosystems services: cleaning air and water, improving our own health and wellbeing (through recreation and beautification), restoring ecosystems.
  - iii. Goals- 1) Transform the market through design, development and maintenance practices (e.g., Framework for integrated process with a diverse team), 2) Create regenerative systems that foster resilience (e.g., flood control, urban heat island, community space), 3) Protect and ensure access to future resources and mitigate climate change (clean air/ water, open space, etc) and 4) Enhance human well-being and strengthen community
  - iv. Over 300 participating projects in 41 states and 19 countries. TX has the most projects with Austin leading with more projects than other cities in the world. The Atlanta Beltline adopted this certification standard for the 25-year project connecting a 22-mile loop around the city. . The federal General Services Administration (GSA) also adopted SITES – uses as a lens and yardstick- a sustainability framework to focus their decision-making and quantitatively and qualitatively measure success. SITES offers a community of professionals and partners with education and training.
  - v. **Could Parks administratively adopt SITES, like Zaida Basora adopted LEED in 2003?**
4. [Climate Positive Design. slides](#) Contact: [Pamela Conrad](#) (Founder of Climate Positive Design and current Loeb Fellow at Harvard). Spent the last 10 years focused on helping cities become more resilient in the face of climate change.
- a. 75% of global GHG come from the urban built environment. Roughly 40% come from buildings- the other half comes from outside (places designed by landscape architects, planners and civil engineers). This includes embodied carbon of materials and the ongoing operations (chemical fertilizers and gas-powered equipment). We can drawdown carbon with trees, plants, and soils in the landscape. Pathfinder tool helps you balance your design and understand how many years it will take to get to zero.
  - b. **Informed design and maintenance decisions has a big impact. Specify use of the [Pathfinder](#) tool** akin to *EC3*, but for landscape design and calculates the positive effect of plantings and emissions reductions for exterior materials and operations. **Subscribe to the Climate Positive Design Challenge.**
    - i. Watch the [zoom video](#) for a quick overview and tutorial of the tool's graphic user interface.
    - ii. Collecting this information and monitoring our progress allows for a feedback loop that will allow us to learn and evolve over time. In the first three years, over 5,000 projects have been logged. 90% of the world's countries are

included and estimate planting 1.7M trees. The database includes 12 projects in TX, 7 of which are in Dallas.

- iii. Most of the emissions are coming from materials. In the past year, projects have reduced their emissions by 12%- great progress.
- iv. Partnership with policymakers needed to leverage strategies and ensure goals are met. The knowledge from this tool and database of projects helped develop carbon credits for *Sites* and *LEED*. Cities like Atlanta and Toronto are including the Climate Positive Design Challenge and the *Pathfinder* tool in their RFPs and Green Building Standards. **Include targets in performance specifications.** Eager to work with Dallas to develop a specific recommendation for Dallas.
- v. *Pathfinder* calculator is complementary to the certifications you heard about today and synergistic with the *EC3* tool we heard about last week. It helps with the calculations. These actions have positive benefits to communities- addressing heat, flood, pollution, water scarcity, and making cities wonderful places to live and connect with other people.
- vi. **Typically, anticipate a 5-year time frame to offset project-related carbon for parks, campuses and residential landscapes and 20-years for streetscapes and plazas.** There is good guidance that can be found as a part of the American Society of Landscape Architects' (ASLA) [Climate Action Field Guide](#).

5. [Smart Surfaces Coalition](#): [slides](#) Contact: Greg Kats and [Iona Isachsen](#) (Analyst)

- a. Cities and airports are generally 5-7 degrees hotter because of dark and impervious surfaces. Lower income and minority areas are typically an additional 10-15 degrees hotter. Specific to Dallas, the measure difference on a summer day between the wealthiest and poorest neighborhoods was over 20 degrees. When airports are over 100°F, it gets difficult for planes to take off, and the workers that service those planes (largely minorities) can be impacted with reduced productivity and errors because of the extreme heat. Smart Surfaces is working with SFO on these issues.
- b. This 501(c)3 is made up of policy, academic and industry organizations (including Trust for Public Land) with a shared purpose of transforming urban surfaces to make them more livable: address urban heat island, environmental justice, climate risk, flooding, mold, etc. To date, we've dealt with urban surfaces in a fragmented way. This is a aggregated and consolidate effort for reflective, pervious, absorptive, and generative surfaces.
- c. Baltimore struggles with heat. Over the last year and a half, built a dynamic cost benefit analysis engine for the entire city. Run test scenarios with different reflective, green and porous surfaces for maximum impact. Solutions cooled downtown by 5°F, which has an impact on tourism and economic development. They are in the process of adopting these measures through a bill for low slope roofs on public and commercial buildings, as well as implementing other strategies. 10% cost benefit ratio = net present value of \$15B. The work bridged the multiple city departments and jurisdictions and demonstrated substantial increase in employment, impacts to complex public health related costs,



- d. Risk and insurance aspects relevant to this discussion as well as the City credit rating. [LINKS Smart surface investments](#) reduce risk systematically and are becoming recognized by [Standards and Poor](#), [Moody's](#) and other related credit ratings.
  - e. Developing funding for a program to study 10 metropolitan cities to treat all surfaces as an integrated system for managing sun and rain. Some of this funding will be specifically earmarked for key downtown, low-income areas and African American church outreach and engagement. **Coordinate a follow up call to review the cost benefit analysis engine.** Already working in India with funding from the MacArthur Foundation.
6. CE- What is the biggest hurdle in getting certifications like these adopted by cities? How might you troubleshoot concerns by elected officials, such as cost and time or the environmental and public health impacts these projects will bring? How can city administrators get a better understanding of the data, mapping tools, resources etc?
- a. PC- This process is a great start. Nothing is perfect. Just get started and refine along the way. At least leverage the free tools and resources. The paid certifications have value too.
  - b. GK- The most effective strategies solve the problems the city has already identified. What are the commitments already made- trees, environmental justice, climate, projecting jobs, bringing people back downtown, improve the city's credit rating? All have measurable outcomes. All the tools we heard about today address some of these big challenges.
  - c. PW- All of our programs can argue justifiably that we save money, rather than cost money in the long term. Maintenance is a huge issue for publicly owned infrastructure. All of our programs ensure that the investment will last longer, with lower maintenance costs.
  - d. PW- If worried about adopting 'the right' government regulations, these examples illustrate where industry professionals have figured out the best approaches. You can rely on their efforts instead of spending tens of thousands of dollars to hire consultants to invent your own approach. Instead, use the money to invest in the best infrastructure possible.
  - e. AK- With many of these tools, including [Envision](#), stakeholder engagement and really delivering for the community is foundational.
  - f. GK- Often doing the right thing is presented as 'less bad.' These frameworks help envision a better/ positive future. As an example, we are working with the World Cement Association on a concrete that sequesters carbon, so that airport runways can contribute to net negative operations. That's a compelling vision, more compelling than a story of avoiding negatives.

*Prepared by Julie Hiromoto (Environmental Commission, District 15. Chair, Strategic Partnership & Innovation subcommittee) and Susan Alvarez (Assistant Director, OEQS)*

CC Erin Diehl, Board Coordinator, OEQS  
 Edwin Philip, Rosa Fleming, Efrain Trego, Mary Jo Giudice, Thor Erickson, Matthew Penk, Alireza Hatefi, Ghassan Khankarli, Albin Kneggs, Meenal Chauk, John Johnson, Harvey Spear, Tahnesha West, Jesse Saldana, Donzell Gipson, Vincent Lewis, Danielle Thompson, Jason Ney, Lim Leong, David Mills, Laura Johnson, Anita Zusman Eddy (City of Dallas)

ATTACHMENTS Presentation slides as linked above, plus additional relevant resources:  
 History of Dallas Green Building precedent policies and ordinances- [Bond Briefing memo](#)  
[ENVISION](#) & [Smart Surface LINKS](#) as noted in the body of these notes  
[Biositu's \(Adele Houghton\) recommendations for climate change mitigation, resilience and protecting the most vulnerable groups from negative health outcomes through Health Situation Analysis \(HSA\)](#)



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-1573

**Item #:** I.

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Environment & Sustainability Committee Progress Report  
[Carl Simpson, Assistant City Manager]

# Memorandum



CITY OF DALLAS

DATE June 6, 2023

TO Honorable Chair Blackmon and Members of the Environment & Sustainability Committee

SUBJECT **Environment & Sustainability Committee Progress Report**

The Environment and Sustainability Committee was re-formed and assigned a new slate of goals in December 16, 2021 with the express purpose of advancing the mayoral priorities (attached). We offer the following summary status of ENVS Committee accomplishments to date towards these goals, along with next steps to consider moving forward:

1. **Dallas Codes and Ordinances:** *“Reviewing our city codes, policies, and procedures that allowed for environmental threats to occur, and recommending to the Dallas City Council new codes, policies, and procedures including zoning changes to prevent such occurrences in the future”.* Efforts include, but are not limited to:
  - **Forward Dallas Update:** Through the Forward Dallas update, staff are working to establish a unified vision of future land use to serve as a guide for future decisions about zoning, development, public funding, and infrastructure, and identify areas of incompatible land uses that need zoning updates. Staff are supporting this effort by compiling maps and data analyses of sites with known environmental concerns, added tree equity and heat island efforts, and correlating health outcomes, economic and other demographic data to help guide land use decision-making, plan for a better future, and to help “un-design the redline”.
    - **Next Steps:** The draft update to this plan is anticipated to be complete in the late Fall of 2023. Because of potential for Environmental Justice impacts, briefing to the Committee, with a request for related direction should be anticipated.
  - **Building Code Update to 2021 International Code Council Standards:** Effective May 12, 2023, the Dallas City Council updated the 2015 mechanical residential, commercial, electrical, pool systems, and other Building Codes to the current 2021 versions. These updated codes can be found [here](#).
  - **Development Code Update:** The companion update to ForwardDallas is an overhaul of the Dallas Development Code to develop a modern, updated and user-friendly development code that is streamlined, consistent, clear, aligned with all adopted City plans and policies. This update is anticipated to take approximately 24 months once a contract is executed.
    - **Next Steps:** This effort will likely be implemented during the next Council term. Updates to support CECAP implementation may include revisions related to parking reform, green space, transit-oriented development, “greening factors” including tree canopy and racial equity overlays, and updated requirements related to sustainable design. Because of potential for environmental justice and CECAP impacts, briefing to the Committee, with a request for related direction should be anticipated.
  - **Net Zero Carbon Design Policy:** Staff have worked with the Dallas American Institute of Architects (AIA) and the Strategic Partnerships and Innovation Committee of the

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Environmental Commission, to develop recommendations to update the City's existing Green Building Policy, to guide the design and construction specifications for the pending 2024 Capital Bond Program and the Kay Bailey Hutchison Convention Center, enabling the CECAP target of net zero carbon construction by 2030. This was briefed to the ENVS Committee on February 7, 2022 and June 6, 2023.

- **Next Steps:** This effort will likely be implemented during the next Council term, through coordination with the 2024 Bond Committees, the Development Code updates, and the updates to the City Design Standards and Construction Specifications. We may convene a stakeholder working group to work with development stakeholders relative to implementing these design measures into future code updates.
- **EPA Brownfield Assessment Coalition Grant:** Staff have conducted efforts under a \$600,000 EPA Grant to evaluate environmental concerns, with economic development potential of about 400 sites near South Dallas/Fair Park target area. This project helped address prior environmental practices in these areas to support future investment and related economic development. During the last budget cycle, Council approved \$1.5 million as seed money, in support of the Racial Equity Plan, to apply for two EPA brownfield grants and launch a permanent City brownfield program. In May, EPA announced that it awarded two brownfield grants to the City totaling an additional \$1.5 million.
  - **Next Steps:** Staff are developing and are in the process of implementing a City brownfield program that will provide funding for site assessment, inventory, and site redevelopment planning; loans and subgrants to owners/developers for cleanup activities at brownfield sites; and educational programming. Focus areas include locations in South Dallas and Joppa.
- **Impaired Property Cleanups:** Staff are providing oversight and supporting community stakeholder engagement to effectively address several impaired properties that pose an environmental threat to the communities in south- and west- Dallas:
  - **Lane Plating Community Advisory Group:** EPA-led site characterization and cleanup of arsenic, hexavalent chromium, and other hazardous substances under the EPA Superfund Program to clean up metals-pollution from a 90-year old electroplating operation in South Dallas.
  - **Texas Vermiculite Site:** EPA site characterization and cleanup of asbestos under the EPA Superfund Program in West Dallas. The WR Grace Texas Vermiculite plant operated from 1953-1992 and processed vermiculite, a mineral. The plant was dismantled during 2001 to 2002. Initial sampling by the EPA has been complete.
  - **Blue Star Site Settlement and Cleanup:** Initial shingle and debris removal is complete. In July 2022, staff completed sampling activities at the site that identified lead-contaminated soils at the site above residential cleanup standards. Staff have successfully applied for the property to be included in the Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program and expect to complete site cleanup by the end of calendar year 2023.
  - **Jeffries-Meyers Assessment:** Staff have started site assessment activities, which includes soil, soil gas, and groundwater assessments. Staff plan to conduct air quality monitoring at the site. Staff plan to complete sitework by the end of the calendar year.
  - **General Aniline & Film (GAF) Materials Corporation:** Staff have conducted facility inspections, responded to numerous odor nuisance complaints, and supported community stakeholder input into ensuring human health protection from existing onsite environmental hazards. Staff are supporting ongoing dialogue between Deputy

## Environment & Sustainability Committee Progress Report

Mayor Pro Tem Omar Narvaez, community stakeholders, and GAF related to the company's plans to vacate the site. Staff have also installed air sensors in the area to better evaluate pollutant levels in along the Singleton Boulevard corridor.

- Next Steps: These efforts will continue towards completion and certification of formal site closure during the next Council term.

### 2. **Bulk-and-Brush Trash Pickup Program:** *"Reform Bulk-and-brush trash pickup to ensure maximum efficiency and proper use".*

- Staff completed a piloted bulk-and-brush program in 6 locations that was completed in December 2021;
- The information from this pilot was used to inform the [Local Solid Waste Management Plan Update](#), adopted on June 22, 2022, by Council Resolution 22-0965. This new updated plan informs future decision-making on brush and bulky item collections and processing of green waste material for beneficial reuse.
  - Next Steps: These efforts will likely be continued through the next Council term. Updates to support CECAP implementation include revisions related to multi-family recycling, increasing recycling as a percent of materials disposed, and ways of effectively addressing organic materials.

### 3. **CECAP:** *"Continuing to implement the Comprehensive Environmental and Climate Action Plan (CECAP) and effectuating resilience strategies contained therein, such as the creation of green roofs and a solar program".* Staff are continuing to work with over 17 departments to implement the current [CECAP Work Implementation Plan for FY 22-23](#). We anticipate these efforts to be a primary focus for the next several years. We anticipate updating the Greenhouse gas inventory in 2024, to allow bottom-line assessment of progress under the CECAP. Program highlights include:

- **Environmental Commission & Environmental Health Committee:** Staff worked with the Environment & Sustainability Task Force, chaired by Honorable Sandy Greyson, to develop and implement a new Environmental Commission (EVC) to advise the ENVS Committee on CECAP implementation and environmental justice issues as they arise. The Annual Report covering EVC actions during FY 21-22 can be found [here](#). On May 24, 2023, in accordance with the formational ordinance for the commission, a public hearing was held and the Dallas City Council approved the ordinance amendment to extend the end date of the Environmental Commission until June 18, 2025.
  - Next Steps: The effort will continue through June 18, 2025; Council members will need to provide nominations for EVC Commissioners to serve in this next term beginning on October 1, 2023.
- **CECAP Buildings Sector:** **Dallas buildings are energy efficient and climate resilient:**
  - **Weatherization:** Staff are implementing a new [Whole Home Program](#) with resources to connect eligible low- and moderate-income residents to existing programs that assist with whole-home weatherization upgrades in a comprehensive, accessible and easy to understand online format. This program was launched in early 2023, and includes the weatherization campaign, regional home forums, to expand partnerships supporting the program, a green careers training pilot, and a virtual training assistance program to support workforce development to support the program.



## Environment & Sustainability Committee Progress Report

- Next Steps: This effort will likely be implemented, and as funding and participation allow, expanded during the next Council term.

- **CECAP Energy Sector: Dallas generates renewable reliable and affordable energy.**

- **Energy Management Improvements for City Buildings** (Underway, complete 2024): Allows assessment of potential energy efficiency opportunities for the over 500 buildings managed by the City in addition to evaluation for potential use as resilience hubs, and or for self-generation of renewable energy. Efforts include but are not limited to performing energy audits on over 170 buildings, setting priorities for implementing energy efficiency efforts, solar generation, and future batteries to support greater local resiliency for City facilities. In addition, several contracts have been briefed to ENVIS and approved to implement energy efficiency projects, and additional 600 Kw in Solar, and to pilot solar + battery at the Bachman Recreation center. In February 2022, the City committed to partnering with the US DOE Better Climate Challenge program to reduce the energy-use intensity and to decarbonize 140 City buildings in the next 10 years.
- Next Steps: These efforts will be continued through the next year. Staff recommend that energy savings achieved through greater energy efficiency be reinvested into the program.
- **Solar Program Implementation**: The City is implementing a multi-faceted Solar Implementation Program:
  - **U.S. DOE Community Solar Grants**: In 2021, the City received two U.S. Department of Energy Program Assistance Grants to investigate feasibility of developing Community Solar Program for low- and moderate-income households. The initial report outlining recommendations is available online. Following an initial pilot effort in 2022, staff are procuring a consultant to help plan City-wide implementation of community solar generation to support related CECAP goals; this contract is on the June 14, 2023 Council Agenda for approval.
  - **City Facility Solar**: CR 22-436/525 approved by Council on April 13, 2022, installs solar photovoltaic panels at the West Dallas Branch Library, the Fretz Park Recreation Center, and the Pleasant Oaks Recreation Center. These projects qualified the City to participate in the 2022 Oncor Commercial Solar Program for rebates for installing solar on City- owned facilities, also with an associated average 50-to-60 percent reduction in energy use. Staff are also exploring ways of using ARPA Grant funding to implement additional solar on City Facilities.
  - **Solar for Affordable Housing**: City staff worked to install solar panels on affordable housing projects underway at the St. Phillips Community and to support solar as a part of multi-family development by Dallas City Homes in West Dallas. We are using additional ARPA Grant funds and are working to set up a permanent fund to allow greater deployment of solar on the City's affordable home projects going forward.
  - **Solar Switch / Solar United Neighbors Program**: City staff have identified a non-profit program that bundles residential solar projects, vets the contractors, and conducts the reverse auction to obtain residential solar contracts at a significantly reduced price for the residents. More information can be found [here](#). This program is being briefed to ENVIS on June 6, 2023.
- Next Steps: These efforts will continue to be implemented during the next Council term.

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- **CECAP Transportation Sector: Dallas's communities have access to sustainable affordable transportation options:**
  - **Connect Dallas - Strategic Mobility Plan:** (completed, Spring 2021; available [here](#)); (also under Transportation & Infrastructure Committee): detailed approach towards converting from auto-centric to multi-modal transportation network; supports sector of emissions reduction in CECAP.
  - **Vehicle Electrification:** There are several efforts underway related to fleet electrification. Efforts started with a Fleet Electrification Study conducted by the National Renewable Energy Laboratory (National Plan) to evaluate opportunities to electrify the over 2,600 light duty vehicles in our fleet; the plan and recommendations were presented to the ENVS Committee on August 1, 2022, in time to support related budget discussions. Staff are currently working to develop a Dallas Electric Vehicle Infrastructure Plan (DEVI) to support development of a City-wide charging network to support multi-family residents, travelers, City staff, and people visiting City facilities. This plan should be complete in time to support Dallas' participation in allocating funding from the Texas Electric Vehicle Infrastructure Plan (TEVI), under the National Plan. We are also working with the NCTCOG to apply for the EPA Clean Skies Initiative to leverage IRA Funding to support 100 charging sites across the City.
    - **Next Steps:** These efforts will continue to be implemented during the next year.
- **CECAP Zero Waste Sector: Dallas is a zero-waste community:**
  - **Local Solid Waste Management ("Zero Waste") Plan Update (Complete, 2022):** Update to 2013 LSWMP to reflect current recycling market conditions, and to take CECAP waste management actions forward; Link [here](#).
  - **Bulk & Brush** (see Item #2 above).
  - **Food Waste Pilot:** Staff from SAN and OEQS are working together to implement a food waste composting pilot for select restaurants in the Bishop Arts District under a grant from the U.S. Department of Agriculture. The project is expected to be complete during the summer of 2024. Results can be used to explore appropriate next steps for programmatic improvement.
    - **Next Steps:** These efforts will continue to be implemented during the next year. Programmatic updates to support CECAP implementation include multi-family recycling; increasing recycling as a percent of materials disposed, and ways of effectively addressing organic materials such as food waste and brushy materials.
- **CECAP Water Resources Sector: Dallas protects its water resources and communities from Floods and Drought:** Ongoing efforts under the DWU Water Conservation Plan, Drought Contingency Plan, and Capital Improvement Plans (also briefs to Transportation and Infrastructure).
- **CECAP Urban Green Space: Dallas Protects and Enhances its Ecosystems, Trees, and Green space, that in turn enhance public health:**
  - **Urban Forest Master Plan:** In June 2021, the Dallas City Council adopted the Dallas [Urban Forest Master Plan](#) that included 14 actions including conducting a tree inventory, developing and Emerald Ash Borer strategy, develop a storm response plan, and ultimately develop the plan to manage the City's urban canopy in a sustainable way. To date, a forestry website has been established, and there have been efforts to initiate the inventory.

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- **Emerald Ash Borer Action Plan:** With the discovery of the destructive Emerald Ash Borer in one of the sentinel traps, in June, 2022, staff developed and are implementing an [Emerald Ash Borer Action Plan](#) to address this threat to the forest.
- **Expand Green Space and Trails:** Staff have expanded parklands by 193.8 acres through the additions of the Parkdale Park, Woody Branch Park and South Oak Cliff Park, the Downtown Parks and others, by effectively working with the Reforestation Fund, and Partnerships like The Trust for Public Lands. Additionally, public access to trails has increased to over 73 percent of Dallas residents being within a ½ mile distance to a park or trail.
  - **Next Steps:** These efforts will be continued, and with the new “Green Space Czar” may be expanded during the next Council term.
- **CECAP Food Access: All Dallas communities have access to healthy local food:**
  - **Comprehensive Food and Urban Agriculture Plan:** The [Comprehensive Urban Agriculture Plan](#) was adopted in February 2023, and included 5 primary action areas, mostly focused around supporting greater local food production in Dallas; follow-on actions include hosting the [Dallas InnerCity Growers Summit \(DIGS\)](#), supporting local farms and community gardens, hosting training seminars, hosting “Grow with Us” volunteer field days, and developing a new web-hub to support farm networking.
    - **Next Steps:** This effort will be continued during the next Council term. We anticipate additional efforts to reduce barriers to implementing urban farms, community gardens and farmer’s markets will be addressed as a part of the Development Code update effort.
- **CECAP Air Quality: All Dallas communities breathe clean air:**
  - **Dallas Community Air Monitoring Program (D-CAMP):** Staff have expanded the efforts of the original Breathe Easy Dallas Project by implementing a city-wide neighborhood-level air sensor program, which prioritizes communities with environmental justice concerns. The program is working under two different grants and funding to support the Racial Equity Plan:
    - **EPA State Environmental Justice Community Program Grant (SEJCP):** This grant to supports implementing five (5) non-regulatory air quality monitors in West Dallas, with follow-on work with Parkland Health, Children’s Health, and Positive Breathing to develop and implement appropriate education materials/interventions to use with affected community members. Staff have conducted initial community meetings to attain preferences for monitor locations and have installed two monitors near the GAF facility.
  - **American Rescue Program Act (ARPA) Grants:** Staff are following the approach for the SEJCP grant program with ARPA funding to implement similar neighborhood non-regulatory air quality monitors in other parts of Dallas with environmental justice concerns. Staff have installed air sensors in Dixon Circle and Joppa. Additional communities under consideration include but are not limited to: other Fair Park areas, Floral Farms, Jeffries-Meyers area, Upper Elm Fork (near Walnut Hill), and other locations.
    - **Next Steps:** When the GIS servers are rebooted, the website developed to provide public access to these data will be shared. Additionally, staff have begun efforts under two different grant programs to assess and mitigate urban heat island impacts. This

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summer, staff will be working under a program implemented by the National Oceanographic and Atmospheric Administration (NOAA) with college student volunteers to obtain heat island mapping for 100 square miles of Dallas. The City was also accepted to a three-year Technical Assistance program to use these data and others to identify heat island areas and develop mitigation measures through the Smart Surfaces Program. These efforts will continue to be implemented during the next year.

**4. New Environmental Policies Around Gas-Powered Leaf Blowers and Concrete Batch**

**Plants:** *“Exploring new, equitable policies to address environmental concerns in neighborhoods, including gas-powered leaf blowers and a notification process regarding plans to build concrete batch plants”.*

○ **Batch Plants:**

- City Council adopted Phase One of the development code update affecting batch plants that now requires permanent and temporary asphalt/concrete batching plants to obtain a Specific Use Permit. The code amendment was approved by Council Z13. DCA 201-003 item 22-1020, on May 11, 2022; Phase Two is currently under development and includes additional design and locational standards for batch plant operations and is estimated to be submitted for review by early Fall, 2023 to the Zoning Advisory Committee.
- **Next Steps:** This effort will be continued during the next Council term: Recent Texas Legislative efforts may impact implementation of these Development Code efforts.

○ **Gas-Powered Landscape Equipment:**

- Gas-powered landscape equipment policies were briefed to the ENVS Committee on December 1, 2021, to the Park Board on May 19, 2022. On June 8, 2022, the Environmental Health Committee of the Environmental Commission provided the recommendation to *“support a phased transition from gas-powered landscaping equipment to battery-operated or electric-hybrid equipment to reduce particulate matter and other pollutants that affect health and contribute to poor air quality.”* In November 2022, the ENVS Committee recommended that staff develop a landscape equipment transition plan.
- In the June 6, 2023 ENVS Meeting, staff are providing a briefing memo outlining recommended internal and external efforts to implement these recommendations along with relative budget estimates, and a timeline for implementation.
- **Next Steps:** This effort will be continued during the next Council term: Recent Texas Legislative efforts may impact implementation of these Development Code efforts.

**5. Hensley Field:** *“Ensuring that progress continues on the remediation of Hensley Field”:*

- In December 2022, Council approved the Hensley Field Redevelopment Plan. Communication with the Navy concerning site cleanup is ongoing. On June 6, 2023, OEQS provided an update to the ENVS Committee through a briefing memorandum.
- **Next Steps:** Staff are preparing the RFQ for the master developer, which is expected to be advertised during this summer. This effort will be continued during the next Council term.

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6. **Dredge White Rock Lake:** *“Developing a plan to dredge White Rock Lake”.*

- The White Rock Lake Dredge Feasibility Study was completed September 2021; Staff are awarding the contract for a development phasing plan and true opinion of probable cost to design consultant in Fall 2023, with anticipated inclusion in the 2024 Capital Bond Program.
- **Next Steps:** This effort will be continued during the next Council term.

In addition to the six identified goals as set forth in the Mayor’s December 16, 2021 Memorandum outlining the above ENVIS Committee assignments, several prominent examples of local environmental justice challenges arose during the year, causing the Committee to develop and implement an additional new goal to ensure viable action around Environmental Justice:

7. **Environmental Justice Planning, Data Tracking, Training, and Reporting:** As a new goal for the City to *“better integrate environmental justice into OEQS and City business practices and activities by focusing on integrating environmental justice into City planning, data tracking, training, and reporting.”*

- **CECAP, Racial Equity Plan, and Equity Indicators:** In 2020, City Council unanimously adopted a CECAP that includes an equity analysis for each action and eleven specific environmental justice actions. In FY22, the Office of Equity and Inclusion, in consultation with OEQS and other departments, advanced environmental justice by, for example, including environmental justice goals and measures into the City’s Racial Equity Plan. Currently, OEI and OEQS are working to develop environmental justice equity indicators, based on recommendations by the Environmental Commission.
- **Integrating Environmental Justice into City Operations:** OEQS has developed a plan to ensure the better integration of environmental justice into City business by, among other things: working with other departments to develop an EJ screening tool that helps departments better identify communities with EJ concerns and better invest in our most environmentally overburdened communities; developing training for City staff to use the screening tool and to better advance EJ; developing, tracking, and evaluating EJ metrics for OEQS; and evaluating ways to better engage our most environmentally overburdened communities.
- **Next Steps:** This effort will be continued during the next Council term. We anticipate finalizing environmental justice equity indicators and ensuring efforts under the CECAP plan continue to consider equity of implementation.



DATE June 6, 2023

SUBJECT **Environment & Sustainability Committee Progress Report**

We are proud of the enormous strides we have taken towards a more sustainable environment and better quality of life for the Dallas community. Should you have questions or need additional information, please contact Carl Simpson at 214-670-3118.



Carl Simpson  
Assistant City Manager

C: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-1575

**Item #:** J.

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Procurement - June 14, 2023 - Authorize a one-year consultant contract for a solar siting study for the Office of Environmental Quality & Sustainability - Ameresco, Inc., most advantageous proposer of two - Not to exceed \$249,652 - Financing: General Fund (subject to annual appropriations)



# City of Dallas

1500 Marilla Street  
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Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-1576

**Item #:** K.

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Sanitation - June 28, 2023 - Authorize an application for a Solid Waste Implementation Grant in the amount of \$175,000.00 from the North Central Texas Council of Governments for a Department of Sanitation Services composting facility technical study - Financing: This action has no cost consideration to the City (see Fiscal Information)