

DRAFT Minutes
Juneau Commission on Sustainability
Wednesday, December 5, 2018
Downtown Library, Large Conference Room
12:00 p.m. to 1:30 p.m.

Present: Duff Mitchell (Chair), Steve Behnke (Vice Chair), Gretchen Keiser, Christine Woll, Jim Rehfeldt, and Michelle Hale (Assembly liaison)

Patty Wahto (Airport Manager), Catherine Fritz (Airport Architect)

I. CALL TO ORDER

The Meeting was called to order at 12:00 p.m.

II. AGENDA CHANGES

Marine Passenger Fee Proposals – Dock Electrification

III. APPROVAL OF MINUTES

The meeting minutes for the November 28, 2018, special meeting were approved.

IV. PUBLIC PARTICIPATION

None

V. ACTION/DISCUSSION ITEMS

Airport Request for Exemption in Meeting LEED Standards

This continued discussion started at the November 28, 2018, special meeting. Catherine Fritz had provided additional material to try and describe how certain LEED credits would be difficult to pursue. The Engineering Department is required to document if specific LEED credits are required to be met. This had not happened. It should be assumed that all LEED credits should be met.

Patty Wahto, the Airport Manager, gave an example of how a LEED credit for bike facilities, including showers, was a waste of money. Gretchen Keiser asked if the facilities were for employees. Catherine Fritz said they were, but the existing shower had not been used, and the bike racks were rarely used.

Catherine Fritz also described how the ‘Energy and Atmosphere’ credits were not feasible. When tenants move around, the sub-meters have to be moved, which adds additional expense. USGBC also requires reporting of energy use for five (5) years to retain the LEED accreditation. Catherine Fritz does not see any benefit to the Airport or the CBJ by doing this. High energy uses belonging to tenants will be removed from the tenant spaces. Currently, the Airport includes electricity for individual spaces, and it is just built into the square footage rental rate, and not separately metered.

Duff Mitchel noted that if sub-metering is thrown out, then LEED cannot be attained, since it is a prerequisite credit. He asked how they get certain credits recognized.

Catherine Fritz replied that there are many nuances.

Jim Rehfeldt stated that the basic performance of the building is modelled, and then the impacts of the various possible energy enhancements are added to the model. This determined the number of points achieved for a credit.

Steve Behnke thanked Catherine Fritz for the additional information, but he was struggling with how JCOS could provide a recommendation

Catherine Fritz noted that the LEED ordinance was modelled on the Anchorage LEED ordinance, which was repealed two years after introduction, on recommendation of Mayor Dan Sullivan. She was not sure if an alternative practice was in place. She said that LEED can be tough to achieve for small AK communities. The Airport does want to be a good building design leader though.

Gretchen Keiser asked if Phase 2 can be shown to at least meet the good standards demonstrated in the Phase 1. Were there any comparators to review Phase 2 against?

Patty Wahto noted that it is known that there is definitely going to be an energy improvement, because of the switch to ground-source heat pumps for heating and cooling.

Steve Behnke appreciated the focus on energy, but LEED is broader than that in terms of building design and construction stages.

Duff Mitchell stated that this recommendation process is difficult for JCOS because they are not subject experts. They are in a round room trying to find a corner to position themselves in.

Catherine stated that the ultimate decision is meant to be based on economic unfeasibility.

Patty Wahto stated that they have limited money. The terminal design has already had to be scaled down in size. Having to meet LEED may stop the project.

Steve Behnke asked what the time constraints on making a decision were.

Catherine Fritz stated that they have to put bonds in place by the spring. This decision was also crucial to the design process.

Michelle Hale wondered if the LEED ordinance was still appropriate.

Catherine Fritz noted that Phase 1 was constructed prior to the requirements of LEED, as it was an already designed project.

Steve Behnke thought more work should be done by a subcommittee (Steve, Duff and Gretchen). He suggested any recommendation should be very clear and would likely require caveats and requirements. This recommendation would set a precedent for other CBJ buildings.

A follow up meeting was arranged with the Airport.

Marine Passenger Fee proposals

Steve Behnke suggested, that given the limited scope of how the funds could be spent now, that CBJ should review dock electrification. Duff Mitchel said he would do some work on this.

Jim Rehfeldt asked if some of the money could be used for Air Quality Monitoring by December.

Outreach

Christine Woll mentioned that she was working with Duff Mitchell on Cruise ship related sessions. Tim Felstead has provided a list of dates when the Assembly Chambers was free.

Date for Retreat

The retreat date was set for January 19, 2019. Tim Felstead will book Assembly Chambers and add it to the CBJ calendar.

December Work Session

There was appetite from the Commission to hold a work session on December 26, 2018, and a regular meeting on January 2, 2019.

VI. INFORMATION ITEMS

Green Team

No Discussion

City Liaison Report

Nothing to report

Items Up for Assembly Action

Michelle Hale reported on the Assembly Annual Retreat. Sustainability was added as a priority. Some wanted some very specific actions – one was to just implement the Juneau Renewable Energy Strategy.

More work was going to be done by the Manager's Office to make the stated priorities more concise.

Steve Behnke stated that JCOS is ready to help.

Committee Reports

- Solid Waste
- Energy
- Outreach/Accountability – see above
- Food security

VII. COMMISSIONER COMMENTS

Steve Behnke mentioned that a Heat Pump Accelerator group had been meeting. They were trying to follow through on Pat Keegan's advice.

Duff Mitchell mentioned that he was hoping to organize a biosolids dryer presentation for the Commission. Construction was finishing up, and the Commission had provided comments on this project. CBJ Wastewater wants to remove all shipping if possible but dry material causes less shipping issues than the current wet material.

VIII. ADJOURNMENT

The meeting was adjourned at 1:30 p.m.