

**FINAL MINUTES**  
**Juneau Commission on Sustainability (JCOS)**  
**Wednesday, April 6, 2022, 12:00 pm (Noon)**  
**Zoom**

**I. Call to Order.** Chair Keiser called the meeting to order at 12:01 p.m.

*Commissioners Present:* Chair Keiser, Members Colin Peacock, Danielle Meeker, David Teal, Lisa Daugherty, Steve Behnke, Jim Powell *Absent:* Anjuli Grantham, Duff Mitchell. ***A quorum was present.***

*Staff & Others Present:* Staff Liaison Beth McKibben, CBJ Assembly Liaison Carole Triem

*Members of the Public Present:* Lisa Eagan Lagerquist, Jeanne Rynne, Alec Mesdag, Ryan Roguska, Britta Tonnesson

**II. Agenda Changes.**

Chair Keiser proposes adding Earth Day Proclamation to action items and proposes swapping Centennial Hall item (Item C) with Zero Waste Planning (Item D). Mr. Powell suggests adding sustainability awards to Information Items.

***Hearing no objections, the agenda was approved as amended.***

**III. Approval of Minutes.**

a. March 2, 2022

Chair Keiser requests a revision to mention JCOS' recommendations to City Manager Rorie Watt regarding the use of Marine Passenger Fees.

**MOTION** by Chair Keiser to approve the minutes as amended. Seconded by Mr. Teal I. ***Hearing no objection, the minutes were approved with corrections as noted by unanimous consent.***

**IV. Public Participation.**

N/A

**V. Action/Discussion Items**

**A. Downtown Bus Circulator and RAISE Grant/ Dock Electrification Study - Chair Keiser**

JCOS has seen a draft resolution on the downtown circulator, which encourages Capital Transit to file for a no or low-emission grant to make progress. CBJ can not apply for the replacement of a regular diesel bus because CBJ's diesel buses are too young to be eligible for replacement with electric buses, so we're going to pivot to requesting downtown bus circulator. DBA supports this. The goal of the resolution is to demonstrate JCOS support for a grant application. There remains a question of whether we need to study this in more detail. If passed, we would forward this resolution to Capital Transit and CC Katie Koester.

Ms. Daugherty requests more information on the purpose and rationale for a downtown circulator, and whether it would address an existing problem. Other commissioners suggest that the circulator would help alleviate pedestrian and vehicular congestion in the broader downtown area, and would increase accessibility.

**MOTION** by Mr. Behnke to finalize draft resolution and forward to Capital Transit and CBJ Engineering and Public Works Department, pending approval. Seconded by Mr. Powell.

**Objection from Ms. Daugherty.**

Ms. Daugherty expresses concern over the rationale for the downtown circulator, and asks if there is demonstrated need. Mr. Teal notes that the downtown circulator might compete with the existing trolley, but was included in the RAISE grant application and has been envisioned as working in tandem with the electrification of the downtown area. Secretary McKibben notes that Capital Transit has operated a downtown circulator intermittently before, and that one of the recommendations from Blueprint Downtown was for better advertising of the downtown circulator service. Mr. Behnke expresses his belief that JCOS should take every opportunity to support the electrification of transportation, and notes that there will be opportunity for further discussion in the future.

**VOTE** to finalize and submit resolution in support of a no or low-emission grant application from CBJ for a downtown circulator.

*Yays:* Commissioners Teal, Behnke, Powell, Peacock, Meeker

*Nays:* Commissioner Daugherty

**B. JCOS Input - Centennial Hall - Jeanne Rynne and Lisa Eagan Lagerquist**

Two page memo in meeting packet from Jeanne Rynn (City Architect with CBJ Engineering) and Lisa Eagan Lagerquist (City Planner). City Code 49.35.800 requires any renovation that costs over

\$5 million achieve LEED certification. The Centennial Hall renovation project that was passed by voters in 2019 originally had a much larger scope, which has been reduced. The focus of the project is now on ballrooms only, which is partially in light of the future Capital Civic Center. Stakeholders agreed that ballrooms were a higher priority. Due to the nature of the project, meeting LEED standards poses challenges. The city ordinance notes an exception to the LEED requirement if meeting LEED standards is cost-prohibitive.

The biggest issue is that the City isn't doing a whole building renovation, and is not including windows. By not impacting plumbing fixtures, the project is not eligible for water credit. The project does not include exterior work, so it won't receive credits for bike racks, EV parking, or rainwater catchment (all of which are outside the scope of work for the project). Some of the later work in the project will support LEED accreditation, such as upgrading the AC unit to a more efficient unit, and reusing existing ducts to reduce construction cost. Current work is compatible with LEED certification in the future, once CBJ is ready to renovate the entire building.

Ms. Rynne and Ms. Eagan Lagerquist request that JCOS recommend to the CBJ Assembly that the Centennial Hall project be exempt from the LEED requirement for renovations. Ms. Rynne and Ms. Eagan Lagerquist suggest that JCOS may want to consider asking CBJ to modify language in the code for it to apply only to whole-building renovations or increasing dollar threshold, but that is for future discussion.

Mr. Behnke asks for confirmation that there is no provision for partial projects to meet LEED certification. Ms. Rynne confirms that is correct.

Mr. Teal asks what CBJ requires in terms of LEED, and what are the consequences of failing to meet this criteria if there's no exemption. Ms. Rynne says that the consequences aren't defined and that – currently – the only exception to the requirement for LEED certification is when it is cost-prohibitive.

Chair Keiser recommends that the JCOS Energy Committee look at the municipal code and see if they would like to recommend an alternative energy efficiency standard. The immediate action item is for JCOS to consider making a recommendation to the exemption to the Assembly.

Secretary McKibben notes that this code section was created by JCOS. Sarah Lewis (former JCOS member) was working with another city architect to meet LEED certification for school renovations. There was some spirited discussion at JCOS regarding whether LEED was the

correct certification in 2010. JCOS might want to determine whether LEED is still the best standard for us or whether it's worth reconsidering.

Mr. Behnke would like to commit to a follow-up process to look at energy efficiency standards for CBJ. Part of the reason the LEED standard was adopted was because there was discussion that there was no consistent CBJ policy for energy efficiency. Mr. Behnke recommends that JCOS to submit something in writing to Assembly recommending that they exempt the Centennial Hall ballroom renovations from LEED certification. JCOS can explain why and provide context.

Mr. Teal suggests a recommended action for CBJ to exempt ballroom renovation and include reasons for exempting it. To pursue this, JCOS needs the Chair to ask CBJ Engineering to come back and make recommendations for energy efficiency standards, whether that's different standards or different eligibility criteria.

**MOTION** by Mr. Behnke to recommend exemption for partial renovation of CH ballrooms through letter/memo to Assembly, including reasons. Separately, JCOS will work with CBJ Engineering on a twelve-year review of City Code 49.35.800. Seconded by Mr. Peacock. ***Hearing no objection, the motion was approved with unanimous consent.***

#### **C. Earth Day Proclamation - Chair Keiser.**

The Downtown Business Association (DBA) asked JCOS to seek a proclamation from the mayor. Mr. Teal notes that the draft proclamation needs some editing.

**MOTION** by Mr. Powell to send draft resolution to Mayor. Seconded by Mr. Teal. ***Hearing no objection, the motion was approved with unanimous consent.***

#### **D. Dock Electrification Update - Mr. Behnke**

The application for the RAISE Grant is underway, and is due next week. JCOS has contributed comments, including comments developed during a work session with D&H. JCOS does not have a commitment from D&H that JCOS will be able to review the final product. JCOS Energy Committee does not expect to review the application before it's submitted.

#### **E. Zero Waste Plan - Ms. Keiser**

Recognizing that CIP for FY2023 starts in July, and that the draft CIP has money for beginning zero waste planning. The meeting packet includes an FYI document to bring this back into the forefront for commission. The goal of a Zero Waste Plan would be to minimize the generation of waste and maximize the resource recovery. Would clearly be a multi-year effort. The August

memo from PWFC Chair Hale states that the most crucial phase of developing a plan is ensuring that all partners are at the table. Who on the commission is interested in working on this, and what does JCOS in general see as its role as CBJ goes forward on this project?

Chair Keiser volunteers to work on this.

Mr. Peacock mentions that Zach Gianotti from DEC offered his support, and should be engaged.

Ms. Daugherty has been working with a group engaged with a similar effort, but doesn't see anything advancing without a zero-waste nonprofit. Ms. Daugherty would like to include affected businesses on a task force.

Chair Keiser notes that she and Mr. Behnke have discussed the question of whether the city can support a volunteer task force.

#### **F. Work Plan - Chair Keiser**

No updates from committee chairs

### **VI. Information Items**

#### **A. JCOS - AARP Webinar Series**

Ms. Grantham provided a webinar series handout. The next webinar is tonight and is focused on transportation as a climate solution.

#### **B. Climate Impacts & Indicators - Mr. Powell**

Climate report has been formatted and will be sent out for 48-hour review by coauthors. Will be sent to City Manager Rorie Watt afterwards. Includes recommendations. Expect it to be finished by mid-April. Will be sent to JCOS as a final draft.

PWFC has sustainability indicators and has released a report. Would like to engage JCOS in further work, First step is to find out if any other CBJ departments have indicators they're using.

#### **C. Juneau Electrical Rates and GHG Inventory - Mr. Behnke**

Survey by RCA on electrical vehicle charging. Complicated topic.

Mr. Behnke has been working with Denise Koch on the issue of updating a GHG inventory. Vetting potential companies. DynamHex still looks like the best option. PWFC will probably prepare a sole-source contract in the next month or two.

#### **D. Letter to Don Etheridge**

Letter about providing incentives for green technology in the maritime industry in the fee structure at the docks. Any comments from Commissioners?

Mr. Behnke thinks that Bruce wasn't aware of dock electrification efforts. There's a lot of stuff that MXAK is doing that directly reduces GHG emissions by helping stage and track shipping efforts across the pacific. Marine Exchange is paid by

shipping companies to help them figure out when they should arrive in port so that they don't waste time at anchor.

**E. Sustainability Awards - Chair Keiser**

Chair Keiser will follow up with Mr. Powell.

**VII. Commissioner Comments**

Mr. Teal: Theoretically, the committee tracking system should include sustainability awards. It would be nice if the committee chairs would update tracking mechanism/matrix so that an updated version would be included in the meeting packet. This would allow us to see what's happened.

Chair Keiser: We had an idea to develop some terminology and have a separate agenda section for that work tracking. It's a different approach from what we've done in the past. Can try it this year and see if it's something that keeps us moving forward. Can include it on meeting agenda. If the meeting chairs have any updates, they can send it to Beth. Work in progress.

Secretary McKibben: Happy to update the tracking sheet, but will need it in advance of the meeting. Will be on leave during work session, so Scott Ciambor will be running the meeting. Currently working with administrative staff so that we can do better job of keeping agendas current. Want to upload meeting packets (including agenda with agenda items) by Friday the week before (COB Thursday).

**VIII. Next Meetings**

Monthly Work session/Subcommittee April 20, 2022@ 12PM ZOOM

Monthly Regular meeting May 4, 2022 @ 12PM ZOOM

Monthly Work session/Subcommittee May 18, 2022 @ 12PM ZOOM

**IX. Adjournment:** Chair Keiser adjourned the meeting at 1:27 pm. Seconded by Mr. Teal.

Submitted by Danielle Meeker, Secretary