JUNEAU COMMISSION ON SUSTAINABILITY - SPECIAL MEETING AGENDA

November 16, 2022 at 12:00 PM

Zoom Webinar

https://juneau.zoom.us/j/82631097041 or Phone +1 253 215 8782 US (Tacoma) Webinar ID: 826 3109 7041

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. November 2, 2022

F. PUBLIC PARTICIPATION

G. AGENDA TOPICS

2. Draft Memo from JCOS to Assembly – Gretchen Keiser (JCOS)
3. Property Assessed Clean Energy (PACE) Program Introduction - David Teal (JCOS)
4. Draft Email from JCOS to VERRA Supporting Juneau Carbon Offset Certification - Steve Behnke (JCOS)

H. INFORMATION ITEMS

5. Local Sustainability News Items – Steve Behnke (JCOS)
6. Sitka Sustainability Commission Member Roster – Gretchen Keiser (JCOS)
7. JCOS Legislative Priorities Memo Final – Gretchen Keiser (JCOS)

I. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

J. NEXT MEETING DATE(S)

8. December 7, 2022 @ 12PM Zoom - Monthly Regular Meeting
9. January 4, 2023 @ 12PM Zoom - Monthly Regular Meeting
10. January 18, 2023 @ 12PM Zoom - Monthly Work Session

K. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.

Draft Minutes
Juneau Commission on Sustainability (JCOS)
Wednesday, November 2, 2022, 12:00 p.m. (Noon) Zoom

A. Call to Order

Chair Keiser called the meeting to order at noon.

B. Land Acknowledgement

C. Roll Call

Present: Jessica Barker, Steve Behnke, Marian Call, Gretchen Keiser, Danielle Meeker, Jim Powell, David Teal, Nick Waldo

Absent: Duff Mitchell

A quorum was present.

Staff & Others Present: CBJ Assembly Liaison Maria Gladzizewski, CBJ Staff Liaison Denise Koch, CBJ Utility Superintendent Brian McGuire, CBJ Tourism Manager Alexandra Pierce, Zach Gianotti (ADEC), Stuart Ashton (CBJ), Bill Leighty, Royal Caribbean Group—Wendy Lindskoog, Nick Rose, Silvia Garrigo; Lori Sowa (AEL&P)

Chair Keiser thanked Danielle Meeker for her three years of service.

D. AGENDA

Approved with the addition of C-PACE as item 5.

E. APPROVAL OF MINUTES

The minutes of October 5 and October 19 meetings (with slight editing) were approved without objection.

F. PUBLIC PARTICIPATION

None.

G. AGENDA TOPICS

1. **Environmental, Social and Governance Report**
   Royal Caribbean Group (RCG) personnel summarized a report that provided company background. The report and a video are available on the RCG website. Highlights:
   a. All 64 ships owned by RCG have been mobilized, 10 of which operate in Alaska. Four of those are ready for shore power connection and RCG has a schedule to retrofit other ships as shore power becomes available.
   b. RCG's goal is to go beyond compliance with four pillars of good stewardship: GHG reduction, waste reduction, sustainable food sourcing and sustainable destination activities.
   c. No waste is unloaded in Juneau.
   d. Questions and comments can be directed to Wendy Lindskoog and may be coordinated by Ms. Pierce.

2. **Legislative Priorities**
   Mr. Benke briefed the commission on a morning meeting with Senator Murkowski, in which she mentioned the possibility of directing federal spending toward a demonstration project making Juneau a model of EV adoption by all federal agencies. After discussion of whether that project was sufficiently solid to merit mention in JCOS comments regarding CBJ capital projects, Mr. Benke moved that the draft comments included in the packet be approved as written, with the caveat that a follow-up letter may be drafted when, and if, developments warranted additional input to the CBJ. There was no objection.

3. **Climate-Sustainability Work Plan**
   Chair Keiser preferred to delay sending the plan to the assembly in order to add a table summarizing components of the plan. The plan will be on the December 7 JCOS agenda. Because the document will not be completed before the assembly retreat in early December, there was general support for drafting a letter to the assembly that provides a short list of recommendations for discussion at the Assembly's Dec 11 retreat. The letter of recommendations would also let the assembly know that the pending document can be expected near year-end.

4. **EPA Local Government Advisory Committee**
   Chair Keiser congratulated Denise Koch on her nomination to this national organization.

5. **C-PACE**
   Mr. Teal asked for a sense of the commission regarding completion of a paper recommending that the CBJ implement a property assessed clean energy program. The response was positive and an (incomplete) draft will be circulated to members.

H. INFORMATIONAL ITEMS

None.

I. COMMENTS AND QUESTIONS

Mr. Powell is ready to start on developing sustainability metrics and asked members to let him know if they want to help.

Chair Keiser asked all members to inform her of personal priorities in time for discussion at the retreat and to consider filling officer positions.

J. NEXT MEETINGS

November 16, 2022: special meeting at 12PM ZOOM

December 3, 2022: annual retreat 9-12 Marine View Building.

K. Adjournment: The meeting adjourned at 1:30 pm.

Submitted by David Teal

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

Juneau Commission on Sustainability

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DRAFT

November X, 2022

Mayor Weldon and Assembly Members,

The Juneau Commission on Sustainability (JCOS) thanks you for your ongoing efforts to promote sustainability in the community. With the CBJ's climate action planning and renewable energy strategy as our foundation and your support, Juneau has made substantial progress in recent years in concrete ways:

- CBJ tracks energy use and cost savings in its facilities and completes energy efficiency upgrades as part of routine maintenance and CIP projects.
- Juneau homeowners and developers embrace air source heat pumps for cost-effective retrofits and new construction. Alaska Heat Smart leveraged CBJ support with federal funding to now install these cost-saving efficiencies to lower income households.
- Juneau has 33 public EV chargers. About 600 EVs are powered by Juneau's rain.
- Juneau has one electric bus and seven more on order – roughly 44% of its transit fleet.
- CBJ funded an upgrade of existing shore power equipment as a precursor to its financial commitment to electrify the two City cruise ship docks.
- CBJ is updating the Juneau 2010 energy/greenhouse gas inventory so the community knows where we're at and the challenges, plus the best actions moving forward.
- CBJ began a zero-waste planning process to tackle the community's longstanding solid waste issues.

As you approach your annual goal-setting, JCOS encourages the Assembly to sustain this momentum and build on these accomplishments. Well-timed efforts by CBJ could position the city; Juneau homeowners, renters & landlords; businesses; and agencies to successfully access the once-in-a-generation federal funding for infrastructure and energy/climate resilience in the next few years.

JCOS recommends the following goals for your consideration during your retreat.

Assembly Goal #1 – Housing

- Support the retrofit of existing single and multifamily housing with energy efficient heating systems and building envelope upgrades that dramatically improve housing affordability.

Assembly Goal #5 – Sustainable Community

- Use Juneau's updated energy/greenhouse gas inventory to pin point future actions that will make notable progress toward energy/cost savings, GHG reductions, and renewable energy. JCOS is working on a report for the Assembly in the near future that recommends potential next steps.

- Promote, support, and collaborate on the broad electrification of Juneau's vehicle fleets. Coordination could accelerate the conversion of school buses, CBJ light-duty vehicles; taxis, hospitality vans and rental cars; Juneau Coordinated Transportation Coalition vehicles; state and federal agency fleets; and tourism industry vehicles.

- Building on the FEMA-funded hazards study and the report *Juneau's Changing Climate* (2022), prepare a hazards mitigation/resilience strategy. Identify vulnerabilities in Juneau due to the impacts of climate change (e.g., heavy precipitation inflows to wastewater treatment facilities or mass wasting off steep slopes). A strategy would help facilitate federal funding opportunities.

Sincerely,

Gretchen Keiser, Chair
Juneau Commission on Sustainability

Assembly Goals 2022

Assembly Goals set at
December 4, 2021 retreat

1. Housing - Assure adequate and affordable housing for all CBJ residents

	AA*	Implementing Actions	Responsibility	*Notes:*
A	P	Revise and improve Title 49 to facilitate housing	Assembly, Planning Commission, Manager's Office, CDD	
B	P/F	Implement projects & strategies that advance the goals of the Housing Action Plan	Assembly, Manager's Office	
C	P/F/O	Continue a robust use of the Affordable Housing Fund and its sustainability	Assembly, Manager's Office	
D	P/F	Reduce barriers to downtown housing development	Assembly, Manager's Office, CDD	

2. Economic Development - Assure Juneau has a vibrant, diverse local economy

	AA*	Implementing Actions	Responsibility	*Notes:*
A	F/O	Update the Comprehensive Plan	Assembly, Planning Commission, Manager's Office, CDD	
B	O	Adopt and implement strategies developed by the Visitor Industry Task Force to mitigate impacts & increase economic benefits of tourism	Assembly, Manager's Office, Docks & Harbors	
C	P/F/O	Examine options for a tourism governing structure that mitigates impacts & increases economic benefits of tourism	Assembly, Manager's Office, Docks & Harbors	
D	P/F/O/S	Implement project strategy for Juneau Economic Plan, including revitalizing downtown, with regular updates	Assembly, Manager's Office	
E	F	Explore financing for the Capital Civic Center	Assembly, Manager's Office, Finance	
F	P/F/S	Support Eaglecrest Summer Operations Task Force & self-sufficiency of Eaglecrest	Assembly, Manager's Office, Eaglecrest	
G	P/F	Pursue and plan for West Douglas and Channel Crossing	Assembly, CDD, Planning Commission, Manager's Office	

3. Sustainable Budget and Organization - Assure CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community

	AA*	Implementing Actions	Responsibility	*Notes:*
A	P/F	Develop strategy for fund balance and protect restricted budget reserve	Assembly, Manager's Office, Finance	
B	P/F	Continue to evaluate sales tax structure including equity and evaluate removing sales tax on food	Assembly, Manager's Office, Finance	
C	P	Long term strategic planning for CIPs	Assembly, Manager's Office, EPW	
D	P/F	Reduce mil rate as appropriate	Assembly, Manager's Office, Finance	
E	F/O	Allocate resources to implement Assembly goals	Assembly, Manager's Office, Finance	
F	F/O	Maintain Assembly focus on deferred maintenance including BRH and JSD.	Assembly, Manager's Office, EPW, all operating departments with facilities	

*Assembly Action to Move Forward: P = Policy Development, F = Funding , S = Support, O = Operational Issue

Assembly Goals 2022

Assembly Goals set at
December 4, 2021 retreat

4. Community, Wellness, and Public Safety - Juneau is safe and welcoming for all citizens

	AA*	Implementing Actions	Responsibility	*Notes:*
A	P/O/S	Acknowledge and honor Juneau's indigenous culture, place names, naming policy, and recognize Elizabeth Peratrovich Day	Assembly, Manager's Office	
B	P/S	Explore government to government relations with tribes	Assembly, Manager's Office	
C	P/F/O	Examine social service funding levels and process	Assembly, Manager's Office	

5. Sustainable Community - Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.

	AA*	Implementing Actions	Responsibility	*Notes:*
A	P/O	Develop a zero waste or waste reduction plan	Assembly, Manager's Office, EPW, Finance	
B	P/O	Develop strategy to measure, track and reduce CBJ energy consumption.	Assembly, Manager's Office, all departments	
C	P/O/F	Implement projects and strategies that advance the goal of reliance on 80% of renewable energy sources by 2045	Assembly, Manager's Office, all departments	
D	P/F	Develop a climate change adaptation plan	Assembly, Manager's Office	
E	P/O/F	Develop strategy to reduce abandoned/junked vehicles	Assembly, Manager's Office, EPW, Law, P&R, D&H	

*Assembly Action to Move Forward: P = Policy Development, F = Funding , S = Support, O = Operational Issue

Property Assessed Clean Energy (PACE) Program

Juneau Commission on Sustainability

October 28, 2022

Investing in buildings to make them more energy efficient and/or more resilient to effects of climate change is one of many steps to meet Juneau's climate and renewable energy goals (as stated in the CBJ Comprehensive Plan and the Juneau Climate Action and Implementation Plan (JCAIP). These environmentally friendly investments can also be financially attractive to building owners that wish to benefit from long-term operating cost savings. However, the upfront capital cost of these strategic investments can be a major barrier to achieving private cost savings and the CBJ's climate and renewable energy goals.

There are many ways to finance investments in "green" (environmentally friendly) building projects. Nearly 40 states now supplement traditional investment methods—such as paying out of pocket or borrowing from a financial institution—with programs that allow repayment of investments via property tax assessments. That feature is the reason "property assessed" is part of the PACE program name.

Because property taxes are typically paid at the local level of government, most states—Alaska among them—don't offer a single statewide PACE program. Instead, state statutes typically enable local governments to implement PACE programs. Alaska adopted legislation (AS 29.55.100) in 2017 that authorized local governments to create PACE programs for commercial properties. Programs for commercial properties are generally called C-PACE, while residential programs are called R-PACE.

Anchorage launched Alaska's first C-PACE program in 2021, and Mat-Su is in the process of implementing a C-PACE program. The Alaska Energy Authority (AEA) received a U.S. Department of Energy grant to assist local governments by designing program parameters, drafting, and otherwise moving C-PACE programs through the local ordinance process.

Despite the connection to local property taxes and the need for authorizing statutes and ordinances, C-PACE is not necessarily a wholly government program. While nothing precludes a local government from providing program funding, a third party—typically a financial institution or other lender that specializes in "green financing"—often provides investment capital as part of a public/private partnership.

Under the partnership model, local governments simply provide an alternative to direct repayments to the provider of capital. Connecting repayments to property taxes means that PACE loans are set up as a lien against property and are repaid through property tax assessments. This arrangement has advantages as well as disadvantages.

- Creating a lien reduces risk to the lender, which can make it easier and/or cheaper to borrow. But there is no guarantee that C-PACE loans will be cheaper than alternative financing.

- A lien travels with the property, which can make investments in green projects more attractive to current owners because the loan need not be paid off upon sale of the property. However, the price of the property may be negotiated downward (and/or the property may be harder to sell) if a potential new owner is not swayed by the operating cost savings attributable to improvements (and associated tax assessments) under C-PACE. Conversely, investments could make a property more attractive to environment-minded buyers. The bottom line on this issue is that the cost recovery period of each individual project determines the financial wisdom of spending capital up-front in exchange for reduced future operating costs.

In summary, C-PACE is not a magic bullet that will assure 1) all environmentally friendly investments in buildings will have high financial returns or 2) enough property owners will participate to make significant progress toward Juneau goals regarding energy conservation and greenhouse gas emissions. But a C-PACE program provides commercial property owners and developers access to a financing tool that will help meet both financial and environmental goals.

With the signing of HB 227 in April of 2022, Alaska communities are authorized to implement expanded C-PACE programs. The original legislation applied only to existing properties and only to projects intended to reduce energy consumption or demand, energy costs, or emissions affecting local air quality.

HB 227 expanded the program to new construction and to include projects designed to improve building resilience. Resilience improvement projects include seismic improvements, stormwater management, flood mitigation and protection, fire hardening, fire or wind resistance, erosion management, snow load management, microgrids for energy storage and backup power generation, water or wastewater efficiency (including reuse and energy recovery), electric vehicle charging stations, retrofitting that improves the envelope, structure, or systems of the building, and any other improvement project approved by a municipality as a resilience improvement project. The bill also increased the project cost limit to 25 percent (was 20 percent) of the market value of the property and extended the allowable payback period to 30 years (was 20 years).

Implementing any new program involves time and effort by CBJ staff and others. The effort is worthwhile only if building owners find the program sufficiently attractive to prompt participation. On the negative side, experience in Anchorage indicates that participants may not appear immediately or in great number. On the plus side, a workable framework exists and assistance is available through the Alaska Energy Authority and the Municipality of Anchorage. Implementing C-PACE is no longer on the leading-edge of innovation; it is simply an opportunity for the CBJ to follow an already-worn path that may help achieve its energy and climate goals.

Given the potential for a C-PACE program to contribute to meeting Juneau's energy and sustainability goals, the Juneau Commission on Sustainability (JCOS) urges the assembly to adopt an enabling ordinance as soon as practical. The process can begin with a presentation to

the committee of the whole, then the assembly must follow the procedural list in AS 29.55.100(b), which culminates in adoption of an enabling ordinance.

* Sec. 7. AS 29.55.100(b) is amended to read:

(b) To establish a program under AS 29.55.100 - 29.55.165, the governing body of a municipality shall take the following actions in the following order:

(1) adopt a resolution of intent that includes

(A) a finding that financing energy and resilience improvement projects through assessments serves a valid public purpose;

(B) a statement that the municipality intends to allow privately owned commercial or industrial property owners to make assessments to repay financing for energy and resilience improvement projects;

(C) a description of energy and resilience improvement projects that may be subject to assessments;

(D) a description of the boundaries of a region within the municipality's boundaries in which the program is available;

(E) a description of any proposed arrangements to make third party financing available or any financing the municipality will provide for energy and resilience improvement projects; and

(F) a description of municipal debt servicing procedures for any third-party financing and assessments;

(2) prepare the report required under AS 29.55.110 and provide notice of the report with the

(A) location where the report is available for public inspection;

(B) time and place for a public hearing on the proposed program; and

(C) name of the local official who administers the program and the appropriate assessor or person who collects the proposed assessments with property taxes imposed on the assessed property;

(3) hold a public hearing at which the public may comment on the proposed program and the report prepared under AS 29.55.110; and

(4) adopt an ordinance establishing the program and the terms of the program, including each item included in the report required under AS 29.55.110, 16 which may be incorporated by reference.

Breckan Hendricks

From: Steve Behnke <steven.r.behnke@gmail.com>
Sent: Wednesday, November 9, 2022 3:22 PM
To: Gretchen Keiser
Cc: Denise Koch
Subject: DRAFT JCOS comments in support of international certification of the Juneau Carbon Offset Fund

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Background:
Renewable Juneau is seeking international certification for it's Juneau Carbon Offset Fund (JCOF).
JCOF sells carbon offsets and then invests the receipts in heat pumps to replace oil heat in lower income homes.
The certifying entity VERRA, is taking comments on JCOF's proposed certification through December 1.

Here is a link to the project description, and the online form for making comments. Other individual or group comments would be welcome as well.
https://registry.verra.org/app/projectDetail/SDVISTA/3345

DRAFT

The City and Borough of Juneau's Commission on Sustainability strongly supports Renewable Juneau's application for international certification of the Juneau Carbon Offset Fund (JCOF).

The Juneau Commission on Sustainability is a 9 member body appointed by the City and Borough of Juneau (CBJ) to advise and assist it on all aspects of sustainability (https://juneau.org/engineering-public-works/jcos).

The Juneau Carbon Offset Fund contributes to meeting the goals of the CBJ's Climate Action and Implementation Plan (2011) (https://juneau.org › wp-content › uploads › 2018 › 04 › CAP_Final_Nov_14.pdf) including reducing carbon emissions by 25% by 2032. It also contributes to the CBJ's 2018 Juneau Renewable Energy Strategy (JRES), which sets an ambitious goal of shifting 80% of the total community energy to renewable sources by 2045.

The JRES specifically identifies replacement of oil heat with heat pumps as a key strategy for achieving this goal. The Juneau Carbon Offset Fund makes a significant contribution to this goal both by funding and implementing conversions to heat pumps in lower income homes and by publicizing and spreading the word about heat pump benefits.

In addition to directly reducing carbon emissions and assisting in lowering living costs, the JCOF's activities have important spin-off benefits in developing community support for related initiatives, such as CBJ funding for Alaska Heat Smart's heat pump advisory services, and in leveraging federal funding for residential energy efficiency and heat pump installations in Juneau.

We urge Verra to certifiy the Juneau Carbon Offset Fund to help strengthen its activities and contribute to meeting the City and Borough of Juneau's climate action and renewable energy goals.

Gretchen Keiser,
Chair, Juneau Commission on Sustainability

Fri 11/11/2022 9:54 AM

Steve Behnke <steven.r.behnke@gmail.com>

Some local sustainability news items

To Denise Koch

Cc Gretchen Keiser

Hi Denise

Here are some local sustainability news items for the first part of November that might be of interest to JCOS members.

CBJ Public Works Committee

The Nov. 7 PWFC meeting included 3 information items of sustainability interest.

1. 7.Electric Vehicle Charging Stations & Basin Road Update
   - EV Charging Stations & Basin Road Update.pdf (0.17 MB)
   - EV Charging at 8th and Basin Comments - JEVA.pdf (0.15 MB)
   - EV Charging at 8th and Basin Comments - Steve Behnke.pdf (0.33 MB)
   - EV Charging at 8th and Basin Comments - M. Johnson.pdf (0.20 MB)
2. 8.Source Control Presentation - Brian McGuire, Utilities Superintendent
   - CBJ_Source_Control_PWFC_10-7-22 (revised 11.04.2022).pdf (0.90 MB)
3. 9.Juneau North Douglas Crossing Update
   - A. Update on Juneau North Crossing PEL and Subarea Study Memo 11.04.2022.pdf (0.51 MB)
   - B. Cover Page - Ideas for crossing.pdf (1.09 MB)
   - C. PEL Fact Sheet (September 2022).pdf (2.10 MB)

Local non-profits discussed sustainability funding with Senator Murkowski Nov. 2.

Renewable Juneau, Alaska Heat Smart, and Tlingit Haida Regional Housing Association met with Senator Murkowski to discuss challenges and opportunities for improving residential energy efficiency and heat pumps. AHS thanked the Senator for her FY22 congressionally designated grant of $420K for heat pumps for lower income families, which leveraged a private grant of $50K from the Gaguine Foundation. The Senator indicated interest in more comprehensive proposals relating to beneficial electrification in Juneau and the SE region.

Alaska Heat Smart workshop Nov. 8

Partners in promoting residential energy efficiency and heat pumps in Juneau conducted a half-day review of last year's Thermalize heat pump campaign and discussed future plans. Participants included representatives of the Cold Climate Housing Research Center, DOE, Alaska Heat Smart, Renewable Juneau, AEL&P and THRHA.

Juneau Circulator Study workshop. Nov. 7.

Denise and Steve participated in a scoping session with the contractor and a stakeholder group.

CBJ meeting with AEA on EV charging. Nov. 3

Gretchen and Denise participated.

Dock electrification. RAISE grant debriefing. Nov. 4

Gretchen participated in DOT review of CBJ's 2nd unsuccessful grant application for RAISE funding.

Food Security

The Thane Community Garden Association made significant progress in developing a new community garden. They are acquiring a lease of a small parcel of land near Sheep Creek from AEL&P, and recently received several start-up grants.

Mendenhall Glacier Recreation Area planning

The Forest Service announced that it is incorporating additional alternatives in MGRA planning, including more emphasis on environmental protection and sustainability advocated by Renewable Juneau and other local interests.
https://www.juneauempire.com/news/seven-up-for-mendenhall-glacier-expansion-project/

SUSTAINABILITY COMMISSION

NAME	CONTACT NUMBERS	TERM STARTS	CATEGORY
ELIZABETH BAGLEY 510 O'Cain Avenue	608-358-0664 elizabeth.a.bagley@gmail.com	10/11/22	
KENT BARKHAU 123 Riggs Road	907-738-0234 sitkakent@gmail.com	10/11/22	
ANGELA BOWERS 2006 Cascade Creek Road	907-738-6698 bowersaj13@gmail.com	10/11/22	
CATHERINE RILEY 1709 Halibut Pt Rd Spc 1	907-209-2019 katie.really@gmail.com	10/11/22	
AURORA TAYLOR 179 Price Street Apt. B	907-854-2357 aurorakathleentaylor@gmail.com	10/11/22	
CAROL VOISIN 309 Eliason Loop	541-531-9400 cjvoisin@yahoo.com	10/11/22	
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Bri Gabel 100 Lincoln Street	907-747-1856 bri.gabel@cityofsitka.org		Staff Liaison
Kevin Mosher 100 Lincoln Street	907-752-0467 assemblymosher@cityofsitka.org		Assembly Liaison
Rebecca Himschoot PO Box 6075	907-738-6744 assemblyhimschoot@cityofsitka.org		Alternate Assembly Liaison

7 members will act as an advisory body to the assembly with the purpose of catalyzing and developing municipal and community-focused approaches that support the social, environmental, and economic sustainability of the city and borough

Established by Ordinance No. 2022-16S

Revised: October 12, 2022

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

Juneau Commission on Sustainability

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November 7, 2022

To: Katie Koester, Director, CBJ Engineering & Public Works

From: Gretchen Keiser, Chair, Juneau Commission on Sustainability

Subject: FY 2024 Legislative Priorities

The Juneau Commission on Sustainability (JCOS) appreciates the opportunity to provide input to the CBJ's FY2024 Legislative Priority Projects process. JCOS is pleased to learn that the project list is not intended to be a comprehensive list. We believe that flexibility in identifying (and shifting) project priorities will be critical to CBJ's ability to leverage once-in-a-generation federal funding opportunities provided by the Infrastructure Investment & Jobs Act and the Inflation Reduction Act. Cities can unlock funding opportunities by identifying priorities, estimating budget needs, pinpointing funding gaps and targeting the appropriate federal funding sources. Billions of dollars will become available for projects involving energy efficiency, electrification, GHG reduction, equity, infrastructure, and climate resilience.

JCOS fully supports Project #5—Electrification of Dock 16B—and urges you to move it to the top of the priority list based on its potential to reduce greenhouse gas emissions, improve air quality and reduce noise in downtown Juneau, contribute to economic development, and function as a springboard for conversion of the tourism shore-based vehicle fleet to electric. The project may be a good fit for funding opportunities provided by the Inflation Reduction Act.

JCOS also nominates the Municipal Composting Facility Design & Construction project as a priority to be included on the FY2024 list (attachment). This project would provide a commercial-scale facility to divert organic wastes from the landfill as part of a broader zero waste plan for the community. The project has multiple benefits including the reductions of landfill odor, methane gas emissions, and the high organic loading experienced at the wastewater treatment facilities.

In general, JCOS also supports a flexible and more comprehensive approach to large, multi-year projects that may meet the above-mentioned federal funding opportunities and address the long-term sustainability of the Juneau community. Such an approach would focus on

- Energy efficiency upgrades to Bartlett Regional Hospital, schools, libraries, fire stations, etc. This would include ground-source heating, district heating (Civic Center), other HVAC improvements, and insulation;

- CBJ fleet electrification and community EV charging infrastructure (such as multi-agency use of EV charging in a reconstructed State Office Building parking garage); and
- Upgrading the energy efficiency of residential and commercial buildings.

Again, thank you for the opportunity to participate in this important task.

Attachment: Municipal Composting Facility Design and Construction – Nomination Form

DRAFT

City & Borough of Juneau Legislative Priorities Project Nomination Form

Project eligibility

A. Does the proposed project represent a major, nonrecurring expense with a total project cost over $1M
X YES NO

B. Will the proposed project result in a fixed asset (e.g., land, major equipment, building or other structure, road or trail) with an anticipated life of at least two years? X YES NO

C. Will the project provide broad community benefit? X YES NO

If you were able to answer YES to all three questions, please provide additional information:

1. Project title (Suggested heading):

Municipal Composting Facility Design and Construction

2. Project description and benefit. Describe the project (in half a page or less), including specific features, stages of construction, etc. Explain how the project will benefit the community. Are there any green or sustainability elements to the project? What sector/s of the community will this project benefit?

Juneau has a major solid waste problem. The landfill is only ~20 – 25 years away from the end of its useful life. The closure would negatively impact every member of the community.

In March 2021, JCOS finalized the "Juneau Solid Waste Fact Sheet and Recommendations for a Course of Actions by the City and Borough of Juneau Assembly: *History, Current Situation, and the Future*". One of the recommended actions from that report was to adopt a Zero Waste plan. Zero Waste plans aim to reduce waste through avenues such as composting, recycling, and reuse. The Zero Waste plan concept was presented to the Public Works and Facilities Committee (PWFC) in 2021. The PWFC Chair supported moving towards composting as part of a broader Zero Waste plan.

The purpose of this project is to design and construct a commercial-scale composting facility to serve Juneau residents, businesses and institutions. Food scraps and organic wastes represent a large percentage of the material landfilled each year, taking up valuable space in the landfill and creating odor issues in the surrounding neighborhoods. Beyond the benefits of diverting waste from the landfill, CBJ also has a vested interest in reducing organic waste going to the sewer system. One of the main wastewater treatment facilities in the CBJ experiences high organic loading in the incoming wastewater, and CBJ staff are actively working on ways to reduce this loading through source control efforts. Ground up produce from commercial operations contributes to the high organic loading issues. With a commercial scale composting facility, the CBJ will have the capacity to accommodate large scale producers such as grocery stores, large restaurants and institutions (e.g., Bartlett Regional Hospital and Lemon Creek Prison) as well as residential customers, getting this waste out of both the sewers and the landfill. Through composting, these food scraps and organic wastes then become a locally produced resource as a soil amendment rather than a solid waste or sewer (source control) problem.

For more information, call Katie Koester at 907.586.0800 or Katie.Koester@juneau.org

3. Plans and progress. Describe (in one or two paragraphs) what has been accomplished so far (if ar
This may include feasibility study, conceptual design, final design/engineering/permitting, fundraising
and total funds raised to date.

This project is currently at the conceptual stage. CBJ allocated $100,000 for Zero Waste Planning in Manager's Office as part of the FY2023 CIP projects.

4. Project support. Is the project supported in CBJ or other Area plans (List where the project is mentioned in planning documents. This could include CBJ plans such as the Comprehensive Plan, or regional planning documents like the Comprehensive Economic Development Strategy).

This project would directly support the 2022 CBJ Assembly Goal #5:

- Sustainable Community – Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations
    - 5a. Develop a Zero Waste or Waste Reduction Plan

5. Goal of project. In one sentence or less, state the goal of the project. For example "economic development" or "improve non-motorized transportation routes."

The goal of the project is to design, perform site preparation, and construct a municipal compost facility as part of a broader Zero Waste plan.

6. O&M. Who is responsible for operations and maintenance upon completion of the project?

CBJ will likely contract out the operation and maintenance of the compost facility, which the municipality would own.

7. Project cost:

A. TOTAL COST (including funds already secured) = $_____2.5 million_____

B. AMOUNT SECURED (include funding source) = $____0_____

B. For construction projects, break out preconstruction costs (feasibility/design/permitting):

Preconstruction costs = $___0.5 million_____ Construction costs = $___2 million_____

8. Timeline: Indicate when you hope to complete each phase of the project. Keep in mind that the Legislative Priorities will not be published until February. Legislative funding from the state would not be available until the start of the following fiscal year (July).

A. For projects that consist of land or equipment purchase only, state when the purchase would be made:

For construction projects:

B. Preconstruction phase to be completed by ____December 2023_____.

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C. Construction phase to be completed by __December 2025_____.

9. Physical Location. Please provide the address or physical description of where the project is located.

This project would likely be built in the Lemon Creek gravel pit.

10. Please provide a photo, drawing, map, or other graphic image if possible.

11. Contact Information