



Sustainability Committee

Regular Meeting

~ Agenda ~

<http://www.townofboone.net/>

Jane Shook
828-268-6960

Thursday, December 12, 2019

5:30 PM Planning and Inspections Conference Room

I. Call to Order

II. Adoption of Agenda

III. Approval of Minutes

November 14, 2019 Meeting Minutes

November 14, 2019 Meeting Handouts

IV. Toolkit Discussion

Additional Information

Toolkit Information

V. Other Matters by Board Members or Staff

VI. Adjournment

**TOWN OF BOONE
SUSTAINABILITY COMMITTEE
MEETING MINUTES
THURSDAY, NOVEMBER 14, 2019
5:30 P.M.**

Members Present: Chairperson Quint David, Vice-Chairperson Harvard Ayers, Nancy LaPlaca, Joan Brook, John Prickett, Benjamin Scarboro and Lee Ball

Town Council Liaisons Present: Sam Furgiuele and Marshall Ashcraft

Staff Members Present: Marty Little- Senior Planner and Marlene Crosby-Committee Secretary

Others Present:

Call to Order

Chairperson Quint David called to order the Boone Sustainability Committee, held in the Planning and Inspections Department – Upstairs Conference Room located at 680 W. King Street at 5:30 p.m.

Adoption of Agenda

Member Prickett made a motion, seconded by Member Scarboro to adopt the agenda as written.

Vote: Aye – All

Nay – None

The motion passed.

Approval of Minutes

Vice-Chairperson Ayers made a motion, seconded by Member Prickett to approve the September 12, 2019 meeting minutes as written.

Vote:

Aye – (Ayers, Brook, LaPlaca, Prickett, Quint)

Nay – None

Abstain – (Ball)

The motion passed.

Town Manager Update

Mr. Marty Little, Senior Planner, gave an update on two items for Mr. John Ward, Boone Town Manager. He said these updates were to be presented at the last Sustainability Committee meeting but that meeting was cancelled because there was not a quorum at that time. Mr. Little handed out an email that he had received from Mr. Ward (permanently on file). Mr. Little said that Mr. Ward is coordinating with Mr. Reid Conway, Senior Energy Specialist in the State Energy Office, to conduct a review of the energy usage at the Jimmy Smith Waste Water Plant. If opportunities for improvement are identified, there may be access to state grant funds for implementation.

The email from Mr. John Ward also mentioned that he has reached out to a program called SolSmart from the International City County Managers Association (ICCMA) and Solar Foundation, which is funded through the US Department of Energy. In the email, Mr. Ward states that the program conducts ordinance reviews in order to pinpoint any barriers to solar, and provides suggestions for revisions that can reduce time and expense associated with the installation of rooftop solar systems.

Mr. Little handed out an email that summarized a Resiliency Workshop that he and Mr. Brian Johnson, Urban Design Specialist, attended in Kernersville, North Carolina on November 5, 2019 (permanently on file). He said it was a component of the NC Climate Risk Assessment and Resiliency Plan of Executive Order 80. He said that local stakeholders attended the meeting and gave feedback on current issues and needs. He said the State Climatologist was at the workshop and that she gave a presentation on the National Oceanic and Atmospheric Administration (NOAA) North Carolina Summary. He said that at the workshop, they also referenced the Piedmont Triad Climate Resiliency Toolkit. He suggested that the Sustainability Committee members review this resiliency plan because it is very informative and somewhat relevant to the committee's current task.

Chairperson David noted that the meeting packet contains all of the meeting minutes from the different departments of the Town, as presented by the Town of Boone Department heads. Mr. Little noted that the format of the toolkit should be considered at this meeting. Chairperson David asked the Committee members, for example, how they would like the toolkit to approach the electricity usage of each Town department. He noted that one way to do it is by building per department.

Discussion ensued on creating a Sustainability Committee Sub-Committee. Member LaPlaca asked if a sub-committee could be formed to work on specific items for the toolkit. Mr. Little said the current ordinance does not allow for it. However, he explained that the Sustainability Committee can make a recommendation to Council regarding the creation of a sub-committee.

Chairperson David talked about the offsetting of carbon and the use of electric vehicles.

Chairperson David suggested reviewing the highlights of the meeting minutes. Member LaPlaca asked about the update on the New River Light and Power (NRLP) power-purchase agreement from the March 14, 2019 Sustainability Committee meeting minutes. Member Ball explained that ASU and NRLP do not have a site location for the solar array. He further explained that the previous site that was mentioned for the proposed location on Hwy 321 just outside of Boone will not be the site location because it is on the Blue Ridge Electric grid and they prefer that the site be located on the NRLP grid.

Member LaPlaca said she had some questions about NTE. Member Ball suggested that she put them in writing. Member Ball said that, at this time, the partnership is not with NTE, it is with Appalachian State University and New River Light and Power. Member Ball said one of the main challenges remains identifying a site on the New River Light and Power solar grid.

Member LaPlaca asked Member Ball about net metering for commercial and residential properties, which are two separate rates. He told her that if she asked Mr. Ed Miller from New River Light and Power about it now, it may be possible because the timing was good.

Discussion ensued on PACE financing. Chairperson David said this might be a good opportunity for PACE financing. Member LaPlaca pointed out that the man who wrote the book on PACE financing is Mr. Jack Hughes, who is from North Carolina and teaches at the University of North Carolina at Chapel Hill. She said he was just appointed to the North Carolina Utilities Commission. She also noted that he is familiar with the financing of utilities process.

Discussion ensued on the goals for the Town of Boone. Chairperson David said the Town of Boone goal is to be 100 percent climate neutral by 2030 for all municipal operations, 100 percent renewable energy by 2040 for all municipal operations, and 100 percent renewable for the Boone Community by 2050.

Chairperson David said he would send out the Sustainability Committee goals to help everyone while they are reviewing the meeting minutes and making recommendations.

Council Liaison Ashcraft made suggestions for ways to categorize and process the greenhouse gas emissions by type for departments and consumption by category. He said he would send the information that he has to Chairperson David for his review. He also suggesting keeping other important items such as a possible power-purchase agreement on the table even though they may not be part of the current toolkit discussion for Town Operations.

Chairperson David said he would research what other communities are doing to process their information. He said he would also poll the Sustainability Committee members on what is most important to work on first and on whether they want to look at the overall picture or look at each department to make recommendations for the Committee to vote on to send to Council.

Member Scarboro asked about having an officer to manage or document the changes or improvements that are made.

Discussion ensued on solar rules. Member LaPlaca said that South Carolina passed the best package of solar rules she has seen. She said that community-owned solar is a key part of their solar rules. She noted that the rules will allow the market to thrive and operate on its own. Council Liaison Ashcraft talked about scaling up community solar.

At 6:15 p.m., Council Liaison Furguele joined the meeting.

Discussion ensued on wind as an alternate source of power. Chairperson David said it might be more affordable to have a wind turbine than to purchase land to put in a solar farm. Member Scarboro asked about transmission losses. Member LaPlaca noted that the State of Tennessee has enough available wind to balance renewables.

Discussion ensued on transportation options. Chairperson David talked about the transportation issues and the widening of roads and the increasing of emissions. Member Brook talked about

the traffic problems in Boone. Chairperson David talked about transportation options such as the use of scooters and bike lanes. Chairperson David said the Town and other groups outside of the Town are working on the transportation issues of Boone.

Other Matters by Committee Members or Staff

Mr. Little reminded the Committee members of the Town of Boone Volunteer Breakfast to be held on Friday, December 13, 2019 at 9 a.m. at the Dan'l Boone Inn.

Vice-Chairperson Ayers asked how many departments have been presented at the Sustainability Committee meetings. Mr. Little said there have been six meetings with more than one department presented at some of the meetings.

Discussion ensued on how the Sustainability Committee will move forward with the review and recommendations for the toolkit of the information on the Departments of the Town. Chairperson David said that he would work with Mr. Little on creating a simple format for everyone to follow in the order that the Town Departments appear in the meeting packet to be discussed at the next Sustainability Committee meeting.

Adjournment

Member Scarboro made a motion, seconded by Vice-Chairperson Ayers to adjourn the meeting at 6:32 p.m.

Vote:

Aye – All

Nay – None

The motion passed.

Quint David, Sustainability Committee Chairperson

Marlene Crosby, Committee Secretary

Marlene Crosby - Fwd: Energy Audit & Solar Ord Review

From: Marty Little
To: Marlene Crosby
Date: 12/2/2019 2:30 PM
Subject: Fwd: Energy Audit & Solar Ord Review
Attachments: John Ward.vcf; John Ward.vcf

This is the email from John referenced in last month's Sustainability meeting.

Marty Little
 Senior Planner

Town of Boone
 Planning & Inspections Department
 680 W. King Street, Suite C
 Boone, NC 28607
(828)268-6960

Disclaimer: The information provided herein is only informal advice. This email is not a final decision, is not binding on the Town, and is not appealable. A binding decision or interpretation may only be provided upon proper written application. If you wish to obtain a final and binding decision or interpretation from the Town, you must specifically request such a decision or interpretation and submit the required written application and fee. Please contact the Planning Department for more information.

From: John Ward
To: Mayor and Council
CC: Rick Miller; Jane Shook; Marty Little
Date: 9/25/2019 3:05 PM
Subject: Fwd: Energy Audit & Solar Ord Review

Dear Mayor and Council,

1. I wanted to let you all know that I'm coordinating with Reid Conway, Senior Energy Specialist, in the State Energy Office to conduct a review of the energy use at the

Jimmy Smith Waste Water Plant. This is our highest use facility in the Town of Boone and is supplied by Blue Ridge Electric. Reid has agreed to cover the cost of the audit. I'll let you know when I heard of dates and information they may need prior to visiting.

Sounds like this is the first step in a process with them so if items are identified they also may have access to state grant funds for implementation.

2. I have also reached out to an organization that I am a member of, International City County Manager Association (ICCMA), to request to be added to a program they have called SolSmart. This program is led by the Solar Foundation and ICCMA and is funded by the US Dept of Energy.

Much like our storm-water review, this organization reviews our current ordinance and provides suggestions that will reduce the time and expense required to install solar energy systems and roof top solar. Previous projects they have been involved in have resulted in additional residential, commercial and utility

scale solar projects in the communities they have partnered with.

I'll keep you posted as I move forward.

Sincerely,

John A. Ward III
Town Manager
Town of Boone

567 W. King Street
Boone, NC 28607

Parking @ Town Hall: While visiting Town Hall please feel free to use the free designated visitor spaces. You will find these spaces by following the signs directing you to the lot next to Town Hall.

The Town of Boone is an equal opportunity provider and employer.

>>> John Ward 9/25/2019 2:57 PM >>>

I wanted to let you all know that I'm coordinating with Reid Conway, Senior Energy Specialist, in the State Energy Office to conduct a review of the energy use at the Jimmy Smith Waste Water Plant. Reid has agreed to cover the cost of the audit. I'll let you know when I heard of dates and information they may need prior to visiting so we can coordinate and make sure you all will be available. Sounds like this is the first step in a process with them so if items are identified they also may have access to state grant funds for implementation.

I'll keep you posted.

Sincerely,

Communication: November 14, 2019 Meeting Handouts (Approval of Minutes)

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Town Manager
Town of Boone

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Boone, NC 28607

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Marlene Crosby - Fwd: Climate Resilience Workshop 11/4

From: Marty Little
To: Marlene Crosby
Date: 12/2/2019 2:28 PM
Subject: Fwd: Climate Resilience Workshop 11/4
Attachments: Agenda.pdf; NC Climate Summary.pdf

This is one of the emails referenced during the November Sustainability meeting.

Marty Little
 Senior Planner

Town of Boone
 Planning & Inspections Department
 680 W. King Street, Suite C
 Boone, NC 28607
 (828)268-6960

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From: Marty Little
To: Jane Shook
CC: John Ward
Date: 11/5/2019 5:00 PM
Subject: Climate Resilience Workshop 11/4

Brian and I attended the Regional Resiliency Workshop in Kernersville yesterday. The workshop is one of several being held across the state. Its main purpose was to engage local, regional, and state stakeholders and gather input for the NC Climate Risk Assessment and Resiliency Plan, a component of Executive Order 80.

Main takeaways from the workshop:

1. Better understanding of how changes in global climate are currently affecting (and are expected to continue to affect) North Carolina, especially the agricultural economy, coastal plain, and urban areas.
2. Current ways we measure storms is misleading and should be evaluated. ex: 100-year flood, 10/25-year design storms, and hurricane wind speed categories (with no categories for rainfall) are not realistic metrics for our current climate, much less future.
3. Stormwater management systems should be built for more frequent and more intense rain events, and be bigger, stronger, and larger. Areas that are known to flood should be preserved as greenspace, recreation, or urban agriculture. Green areas with amenities can increase adjacent property values.
4. Resiliency planning is crucial to address issues caused by changing climate, and should focus on "no regret strategies", or strategies with no negative consequences (tree plantings, increased green infrastructure, etc)

Communication: November 14, 2019 Meeting Handouts (Approval of Minutes)

5. Biggest overall need for local governments is funding.

Included are:

- Workshop agenda
- North Carolina Climate Summary (NOAA)
- [Piedmont Triad Climate Resiliency Toolkit](#) (link only)

Marty Little
Senior Planner

Town of Boone
Planning & Inspections Department
680 W. King Street, Suite C
Boone, NC 28607
[\(828\)268-6960](tel:(828)268-6960)

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Communication: November 14, 2019 Meeting Handouts (Approval of Minutes)

Marlene Crosby - Fwd: Sustainability Homework

From: Marty Little
To: Marlene Crosby
Date: 12/2/2019 8:10 AM
Subject: Fwd: Sustainability Homework

From: Quint David
To: Marty Little
Date: 11/26/2019 3:18 PM
Subject: Sustainability Homework

Marty,

Realized I needed to get everyone's thanksgiving homework out to them. If you or Marlene could forward this to the committee that would be great!

Howdy folks,

From our meeting last week I wanted to give an example we could try and tailor our responses to for each different department. Also attached is the STAR community rating system to get some ideas of sustainability areas we might want each department to address in some way. If you could include a summary quick note, and then discussion separately that would help us create a single document with some bullet-point recommendations we could put forward.

Have a great week!

-Q

Summary: (Marty or myself can copy these into a quick document for us to look over)

Police Dept:

Built Environment: Getting a new net-zero building so n/a for now

Climate and energy: Add actual employee miles to ghg inventory. What emissions from the ghg inventory cant be offset due to safety issues, so we can address those separately ie police cruisers etc. If electric bikes work well we should get more.

Economy and Jobs: Job retention strategy and living wage update.

Education/Arts/Community: Updated community event budget and free tickets for employees/families to town events.

Equity and Empowerment: Ensure poverty/civil rights/human services training avail for officers.

***Health and Safety:** Big one for this dept. Resilience plan issues- top 10 issues department notes ie dangerous intersection needs improvement, drug use going up, elderly&accessibility around town etc etc.

Natural Systems: Any storm-water or other issues the town needs to address, since this dept sees them first?

Discussion: (not required but might be helpful for your own notes)

Police Dept:

Built Environment:

Looks like they have done some energy efficiency upgrades, and the new building will be net zero. New heat pumps are much better than older ones, so I always advise folks to price that out. In a building they may not

be in soon likely not worth worrying too much over.

Climate and energy:

Already going paperless where possible, not sure what other 'waste' the dept might make. I will always recommend more digital when possible. Have some data on greenhouse emissions, most cities also keep up with employee travel emissions separately. Maybe come up with a mitigation plan for the emissions we cant get rid of ie extra renewable or trees, offsets etc. Frankly the current police office is a great place to showcase some solar, but if we are leaving the building hopefully the new one will have some as well. If they are excited about electric bikes, then get them all one. For many departments their largest emissions source might actually be their employees driving into work- recording this even if just a guesstimate in miles driven each day would be a good start as part of reporting. We see it for the PD because they let folks take cars home, but every department likely has this same issue.

Economy and Jobs:

We did seem to have some employee retention issues. Maybe looking at workload, payscale/studies, and exit interviews of why folks leave. For example if they cant find affordable family housing nearby we need to look into it and do something about it. If they are underpaid and always leave for a paybump we need to look into it. Having a reliable and sustainable police dept needs reliable and sustainable employees as well.

Education/Arts/Community:

Diversity, Community cohesion, historic preservation. Officers are present at many local events, so maybe a program to not only allow them to attend for work but also tickets/passes for them and their families as well. Coffee with a cop events are going well but maybe some extra budget for more community-cohesion type events for them to attend?

Equity and Empowerment:

Not sure what poverty and civil rights training our officers go through, but they are the front lines for a lot of this stuff on the street so it is extremely important they are trained and know what they represent when dealing with these issues every day. We sort of glanced off this but poverty and inequality issues are a big deal in this community.

Health and Safety:

This is a big one for this dept as well as the fire dept. Safe communities, emergency management, hazard mitigation, and preparedness for weather are issues our community needs to have a plan for in order to be resilient and sustainable. What might be interesting here is a yearly review of issues the dept is noticing increasing or decreasing in the community, and making sure the council is aware of it. Years back we had a town/gown committee talk about suicide and drug use and it was very eye-opening, but what changes did we actually make to deal with those changing issues? What is the #1 safety issue in Boone? Traffic? Heroin? High blood pressure? This department has the ability to make a big impact in this category of community sustainability, if we give them the chance. What are the top 5 intersections that could use safety improvement?

Natural Systems:

Green infrastructure and water comes up here in relation to public safety. I know some of our folks are swift-water certified due to the flooding that happens in our area. Focusing on safety issues since this is the police dept, what areas would they recommend improvements being made if there is a spot where folks are getting flooded too often? An ounce of prevention is worth a pound of cure etc etc.

STAR's Goal Areas and Objectives

Built Environment: Achieve livability, choice, and access for all where people live, work, and play

Climate & Energy: Reduce climate impacts through adaptation and mitigation efforts and increase resource efficiency

Economy & Jobs: Create equitably shared prosperity and access to quality jobs

Education, Arts & Community: Empower vibrant, educated, connected, and diverse communities

Equity & Empowerment: Ensure equity, inclusion, and access to opportunity for all community members

Health & Safety: Strengthen communities to be healthy, resilient, and safe places for residents and businesses

Natural Systems: Protect and restore the natural resource base upon which life depends

An eighth category, **Innovation & Process**, supports the evolution of sustainability practice by recognizing best practices and processes, exemplary performance, local innovation, and good governance.

Each of the rating system's 7 goal areas is supported by 6-7 Objectives. Objectives are the clear and desired achievement intended to move the community toward the broader sustainability goal. Below are the system's 45 objectives, organized by goal area.

STAR Framework of Sustainability Goals & Objectives

Built Environment	Climate & Energy	Economy & Jobs	Education, Arts & Community	Equity & Empowerment	Health & Safety	Natural Systems	Innovation & Process
Ambient Noise & Light	Climate Adaptation	Business Resilience & Development	Arts & Culture	Civic Engagement	Active Living	Green Infrastructure	Best Practices & Processes
Community Water Systems	Greenhouse Gas Mitigation	Green Market Development	Community Cohesion	Civil & Human Rights	Community Health	Biodiversity & Invasive Species	Exemplary Performance
Compact & Complete Communities	Greening the Energy Supply	Local Economy	Educational Opportunity & Attainment	Environmental Justice	Emergency Management & Response	Natural Resource Protection	Local Innovation
Housing Affordability	Energy Efficiency	Quality Jobs & Living Wages	Historic Preservation	Equitable Services & Access	Food Access & Nutrition	Outdoor Air Quality	Good Governance
Infill & Redevelopment	Water Efficiency	Targeted Industry Development	Social & Cultural Diversity	Human Services	Health Systems	Water in the Environment	
Public Parks and	Local Government GHG & Resource Footprint	Workforce Readiness	Aging in the Community	Poverty Prevention & Alleviation	Hazard Mitigation	Working Lakes	
Transportation Choices	Waste Minimization				Safe Communities		

STAR Community Rating System
Version 2.0

Introduction

7

Quint David

Marlene Crosby - A follow up for the sustainability committee

From: Quint David <[REDACTED]>
To: Marlene Crosby <[REDACTED]>, Marty Little <[REDACTED]>
Date: 12/2/2019 2:10 PM
Subject: A follow up for the sustainability committee
Attachments: Asheville Moving to 100% Final Report.pdf

Marty, Marlene, Could you forward this on as well? Hope your turkey day was fantastic!

Hope everyone's holiday went well.

Hate to bug you all again but this is important~ Asheville just released their 100% renewable plan. Link and also attached: <https://www.ashevillenc.gov/news/city-of-asheville-releases-final-report-on-100-renewable-energy-initiative/?fbclid=IwAR1-JkUbmWQWIsZcn9ugblkiUIRXSeGqRWcj9ZNqqMIJVLUUvsvy7DX-vOWQ>

They partnered with Buncombe county and split the \$100k cost for this study. At 126 pages, about \$790 a page, it better be good.

At first glance it includes some very useful information that again confirms some numbers our committee and its members have brought up before. For instance Buncombe county is looking at nearly 13Mw of solar needed, and Asheville around 12Mw, so Boone's 8-10 makes sense in the scope of municipal operations if not slightly high for a town of this size. It also confirms that making the entire community carbon free will take some intervention at the state level.

This document will be an important reference from our neighbor as we work towards our renewable and carbon reduction goals here in Boone.

Thanks and stay warm out there tonight!

-
Quint David

Communication: Additional Information (Toolkit Discussion)

Draft Toolkit

Town of Boone

Sustainability Committee

December 12, 2019

Communication: Toolkit Information (Toolkit Discussion)

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Planning & Inspections

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Economy and Jobs:

Education/Arts/Community:

Equity and Empowerment:

Health and Safety:

Natural Systems:

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Department summary materials and minutes of department meetings