ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA

October 23, 2017, 6:00 PM.
Municipal Building - Assembly Chambers

Assembly Work Session - No public testimony heard

I. ROLL CALL

Deputy Mayor Jerry Nankervis called the meeting to order at 6:00 p.m. in the Assembly Chambers.

Assemblymembers Present: Mary Becker, Rob Edwardson, Maria Gladziszewski, Norton Gregory (telephonic), Loren Jones, Jesse Kiehl, Ken Koelsch, Jerry Nankervis, and Beth Weldon.

Assemblymembers Absent: None.

Staff present: Rorie Watt, City Manager; Amy Mead, Municipal Attorney, Mila Cosgrove, Deputy City Manager; Laurie Sica, Municipal Clerk; Bob Bartholomew, Finance Director; Kirk Duncan, Parks and Recreation Director; Alix Pierce, P&R Planner; Beth MacKibben, Planning Manager; Jill Maclean, Senior Planner; Patty Wahto, Airport Manager; Ken Nichols, Airport Engineer; Scott Ciambor, Chief Housing Officer (telephonic).

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved.

III. APPROVAL OF MINUTES

None.

IV. AGENDA TOPICS

A. **Community Development Block Grant**

Ms. McKibben reviewed the process to publicize, receive, review and recommend Community Development Block Grant (CDBG) funding, and presented the staff recommendation to the Assembly that CBJ co-apply with AWARE for a FFY2017 CDB Grant.

Hearing no objection, Mr. Gregory recused himself from the discussion as a board member for AWARE.

Ms. Becker asked if AWARE has received a grant recently. Ms. McKibben said AWARE was awarded a grant several years ago, however, there were several issues with the building site and the plan was abandoned and the grant was not finally awarded.

Mr. Jones asked if this project would add to the capacity of the AWARE shelter as far as adding additional space for clients, or if it were a renovation only for ADA access. Ms. Danielle Lindhoff, Business Manager spoke on behalf of the AWARE shelter. It was determined that in addition to ADA accessibility improvements, existing space for overflow patrons would be converted into two rooms with two beds for a total capacity increase of 4 clients. Ms. McKibben explained that the other proposal was to convert an existing home into housing for 4 REACH clients on a long-term basis, and that over a 20 year life of the grant funding, more clients would be served through the grant to the

AWARE Shelter. Mr. Jones disagreed with the rationale.

Mr. Kiehl asked if a combined application was considered as they were both for remodel. Ms. McKibben said that a combined project application was very challenging and in the past had caused more issues. She felt there was more risk in that approach and there was less information in the REACH proposal, which also weighed into the recommendation.

Mr. Jones asked if there was any prohibition from having two applications from the same community? Ms. McKibben said she did not believe a community could submit two applications, but she thought that it may be possible to submit two projects in one application. Ms. McKibben said one application can apply for up to $850,000. CBJ competes with other communities in Alaska, with the exception of Anchorage which gets their money directly from the federal government. Smaller grants have generally been more successful.

Ms. McKibben upon Assembly endorsement, staff would work with AWARE to complete the application and prepare a resolution in support of the project for Assembly adoption at a future meeting.

MOTION, by Jones, to support the CDB Grant proposal by AWARE. Hearing no objection, it was so ordered.

Mr. Gregory returned to the meeting.

B. **Parks and Recreation Master Plan**

Kirk Duncan, Director of Parks and Recreation, reviewed the public process for the current Parks and Recreation Master Planning effort. He said a consistent theme is the view that the P&R programs battle against drug and alcohol use and keep children active. Building maintenance, Centennial Hall and parking are not part of this plan. He anticipates the plan will be finalized in June 2018 and following adoption efforts will focus on policies and fee structures.

Ms. Gladziszewski asked for information to be distributed to the public about public participation opportunities regarding the planning effort.

Mr. Jones spoke about trails and the interest in bike trails. Mr. Duncan said staff is working with the mountain biking community and it will be a part of the plan, and he anticipates re-instituting the "Trails Working Group."

Mayor Koelsch asked for an explanation of 2012 and 2017 sales tax authorizations to fund additional parks in Lemon Creek, the JACC and an off-road motor vehicle park. Mr. Bartholomew spoke about the timing of projects and the allocation of the sales tax funds and said he would provide additional information at the next Finance Committee meeting about the topic.

Ms. Gladziszewski asked about the planning process and for a list of people working on the planning committee.Mr. Duncan said Ms. Pierce creates a chapter based upon public input, the chapters are reviewed by the committee appointed by the PRAC, he would provide a list of committee members to the Assembly following the meeting.

Mr. Kiehl said he remembered that the Assembly had designated an area for an off-road vehicle park in the past. He asked if Parks and Recreation was integrating its planning effort with the Auke Bay, Lemon Creek and future downtown planning efforts. Mr. Duncan said Ms. Pierce is working hand in hand with CDD and attending the area planning meetings.

Mr. Kiehl asked about future plans for the functions that Mt Jumbo Gym provides, whether it is in a building to be maintained or to be continued in another venue. Mr. Duncan said Parks and Recreation would maintain the facility as long as possible but he did not forsee plans to replace it.

Chair Nankervis thanked the Parks and Recreation staff for its work and the update.

C. **Airport Sustainability Master Plan**

John Yarnish, Airport Planner with ACOM, Patty Wahto, Airport Manager and Ken Nichols, Airport Engineer were present to review the Airport Sustainability Master Plan update.

Mr. Yarnish gave a status report. He said decisions have been made, a financial implementation plan is being completed and final comments will go to the FAA, be posted to public notice, then the Airport Board would be in a position to ask for approval of the master plan. The public needs one more opportunity to review the complete information.

Mr. Yarnish spoke about the initial forecasting of growth, which has turned out to be low, and passenger growth is increasing. Delta did not take passengers from AK Airlines - they added people who wouldn't have come otherwise. There is a direct correlation between the national market and Juneau's market and adjustments will be made. The changes in the forecast only affected a minor piece of the CIP program, which is expansion - processing more planes, people and parking. Regulatory, maintenance and sustainability are the other pieces. He spoke about a report by Sheinberg Associates of job creation at the airport. 1,082 jobs can be tied to airport operations on an annual basis, with a total economic contribution of $173 million annually.

Mr. Yarnish reviewed the packet material, including airfield recommendations, terminal area recommendations (including airport plane parking, the knuckle, north terminal, northern apron and the air cargo area). They envision a need for a parking structure in the future and have looked at improvements for bus connections for sustainability and to keep airport in the transportation system. He reviewed the individual area improvements in the packet. The airport layout plan is the document the federal government uses to base its decisions upon.

Mr. Yarnish discussed the financial implementation analysis which reviews funding over the years and funding sources for each phase. An airport financial consultant is doing this part of the plan. The funding is available to fund most of the projects required for FAA and general airport development projects. Juneau is a low cost airport for the airlines and the cost is lower than the average small hub airport. Airports generally make money from parking but here there is less need for parking. Also most airports have access to a lot more land to work with . The airport can be self sufficient through the 20 year program. He explained the time it took to finance terminal projects and parking improvements through revenues, as opposed to airfield projects which were funded by grants from the FAA.

Mr. Kiehl asked if airports nationally have seen reduced parking revenues based on the operation of transportation network companies. Mr. Yarnish said that parking incomes remain healthy.

Mr. Jones spoke about his experience on the Airport Board and understanding of airport finances and Ms. Wahto said the airport financing is very complex. Passenger Fee Charges(PFC's) can only be used for improvements to public areas, not leased areas. There is still a gap in funding for the north end, the knuckle and the parking projects.

Mr. Kiehl asked about extension of the EVAR (dike trail), the movement of the control tower and the priority of the airport runway lighting (MALSAR). Ms. Wahto said the extension of the EVAR has been delayed due to some environmental issues, the FAA is looking at funding sources and locations for the control tower, and she continues to work with the city's lobbyists, Congressional delegation and the airlines to support the MALSAR project.

Ms. Gladziszewski asked about the plans that identified an as yet unidentified funding source. Mr. Yarnish said Phase 2 does have identified projects but unidentified funding for a portion of the projects in the amount of $80 million, but $50 million was for a parking garage and $16 million is for movement of the air traffic control tower. He said at this time they don't have the guarantee for the funding source but do know what the projects are.

Mayor Koelsch asked about the 2012 voter approved funding for the airport terminal projects and how long that would be carried forward. Ms. Wahto said the project was at an estimate of $6.9 million and they hope within the next few years to be under construction with the north end or knuckle - they are trying to get together with the tenants. She hopes to be able to do something sooner.

In response to Mr. Nankervis, Ms. Wahto explained that the Airport Layout Plan is the legal document for FAA that outlines the airport footprint and the sustainability master plan explains the concepts and activities and shows good solid thinking for the investment of funds into the project.

Chair Nankervis thanked staff and consultants for the update.

D. **Homeless Task Force Update**

Mr. Watt referred to Mr. Ciambor's memo on the work of the Assembly's Task Force on Homelessness, pointing out the progress made to date and recommending future actions. Mayor Koelsch said he considers the work of the task force to be complete.

Mr. Watt said the Assembly has introduced an ordinance to fund $75,000 for a warming center to be operated when the temperature drops below 32 degrees from November 2017 - April 2018. Staff is working with the Alaska Mental Health Trust to rent a portion of the former Public Safety Building on Whittier for this purpose, to be staffed by social service agencies.

The Task Force did not recommend maintaining a winter campground. The Task Force did support the hiring of a CBJ Housing and Homeless Services Coordinator to be paid for through a grant with the Alaska Mental Health Trust. The position description is drafted and steps are being taken to hire the position.

The Assembly discussed the use of the public safety facility as a warming shelter, the Thane campground status, data tracking and the skill set of the new position, the lack of good current data and a concern that new data should establish a new baseline so that it does not appear that funds are being spent only to see "the problem" increase.

Mr. Watt asked for direction on the task force recommendations regarding providing funding for "Scattered Site Housing First" and "Assertive Community Treatment (ACT) Teams." [Items 2 and 3 on page 3 of the October 23, 2017 staff memo]

<u>MOTION</u>, by Gladziszewski, to get the homeless coordinator on board and seek their recommendations before providing any additional funding for "items 2 & 3."

The Assembly discussed and was generally supportive of "items 2 and 3," but wanted to gain more information from the homeless coordinator and review those issues within the context of the FY19 budget.

Hearing no objections, it was ordered.

Mr. Edwardson said "items 2 & 3" were good but the homeless coordinator may find other creative ways to address the issues.

Mr. Gregory said he was in Fairbanks attending a meeting on housing and homelessness and Juneau is now the apple of everyone's eye for having positive dialogue and addressing this issue. We are putting a dent into the problem in a positive way and he complimented all for this positive discussion, which should be revisited several times a year.

E. Essential Public Facilities

Mr. Watt explained the concept behind this draft ordinance, which attempts to facilitate the location of "difficult to site" facilities. A traditional zoning approach has often not been helpful. This is a "big tool," which he said was important but one that should rarely, if ever, used. It may be important for the Assembly if it desires to move an essential public facility, to allow the matter to not follow the Table of Permissible Uses, but another path through zoning. The ordinance contemplated significant public process for review of such a siting, and the type of facilities it is intended for are those deemed to provide for health, safety and welfare of the public. Some of those things that have been challenging are campgrounds, sobering centers, the Haven House, and similar facilities. You would be trying to provide a facility that no one else is providing - not a private sector facility. The discussion at the Planning Commission was included in the packet.

The Assembly discussed the matter and raised several concerns, including the lack of a definition of "essential public facilities," the broadness of the potential application of the definition, the concern about unintended consequences, the lack of an in-depth discussion at the Planning Commission meeting, whether it would address only uses not listed in the TPU or include those listed uses in the definition of essential public facilities, the need to still address neighborhood concerns in a public process, mirroring a conditional use process in its review but not in the decision criteria, the inclusion of the section on eagle's nests, the application process on state entitlement land, and a general concern that the matter was not ready for consideration by the Assembly.

Hearing no objection, Mr. Nankervis said the language in the draft ordinance needed tightening and there was no objection to the matter returning to committee following re-work by the Manager and the Law department.

F. 2018 Assembly Calendar

Mayor Koelsch said he considered the Assembly Committee and Liaison Assignments complete and hearing no objections, they were accepted by the Assemblymembers.

The Assembly reviewed and approved the 2018 Assembly Meeting calendar for regular Assembly meetings and generally accepted the standing committee dates, noting there may be a few minor changes as the year proceeds.

Mr. Nankervis noted that the next Assembly Committee of the Whole meeting is rescheduled from November 13 to November 20.

V. ADJOURNMENT

Hearing no objection, the meeting was adjourned at 8:57 p.m.

Submitted by Laurie Sica, Municipal Clerk