PUBLIC WORKS & FACILITIES COMMITTEE
MINUTES – REGULAR MEETING
Assembly Chambers/Zoom Webinar
February 14, 2022

I. CALL TO ORDER

The meeting was called to order at 12:13 PM.

Members Present: Chair Bryson, Ms. Triem, Ms. Woll, and Mr. Smith participated online.

Staff Members Present: Katie Koester, Denise Koch, Rorie Watt, Janet Sanbei, Caleb Comas, Jeanne Rynne, Nate Abbott, Brian McGuire, and Michele Elfers.

II. PUBLIC PARTICIPATION & NON-AGENDA ITEMS

Carlton Smith, 1255 12th Street Juneau. Rezone of 4.3 Acres known as the Honsinger Lot. It was rezoned from industrial to general commercial. This allows the site to have just about anything constructed on it. He feels this site would be a great site for the Assembly to consider for a New City Hall.

III. APPROVAL OF MINUTES

A. January 24, 2022 – Regular Meeting

No comments or changes, minutes passed.

IV. ITEMS FOR ACTION

A. New City Hall Site Selection Update

Ms. Koester stated the purpose of this memo was to narrow the site selection to the top 2 sites recommended by the public. In light of the comments of Mr. Smith at this meeting, she is open to conducting an analysis similar to the properties in this memo if the Committee would like. She indicated this memo is to help the Committee narrow down the selection to two sites. She stated Staff recommends the two Downtown sites, the one above the Downtown Transit Center and the site located at 450 Whittier Street. The Committee may select any two sites they like, but these are the Staff recommended sites. She reviewed current costs of renting office space in downtown, and noted the employees do shop downtown when at work.

Discussion included considering the St. Anne's Building which is not fully occupied.

Mr. Smith appreciated the additional ideas, but feels there are issues with these sites like parking and pedestrian access. He would prefer to move forward. He mentioned he feels the public will again get to put their thoughts on the table through a vote for a bond issue.

Ms. Koester affirmed the final decision will be put to the voters for approval.

Mr. Smith moved the Public Works and Facilities Committee recommend the two sites, Downtown Transit Center and 450 Whittier Street be moved forward as the two sites to move forward to the next phase of site selection and asked for she supported that Staff looked at the economic impacts and appreciated that employees responded, indicating they would change their spending if not in downtown. She was concerned about the fact that people feel as though moving City Hall from downtown would impact the economic growth of Juneau. She stated that although it may impact the downtown area, it would open up growth in other neighborhoods. She removed her objection.

No further objection, the motion was approved.

B. Fund Balance Usage – Deferred Maintenance

Ms. Koester said this memo is a continuation of the memo Mr. Watt wrote the Assembly informing them regarding the fund balance and the ability to use it for the future. She stated Staff looked at the Deferred Maintenance list for both the School District and the City. Staff looked at the recommended average for spending on maintenance of its facilities. She said standard maintenance on a regular basis prevents deferred maintenance. Deferred maintenance is basically the cost of standard maintenance that has gone too long before being repaired.

Ms. Triem asked how the items on this memo fit within the CIP.

Ms. Koester explanation that the table within the memo, shows many of the projects are funded within the CIP. This funding is in addition to the CIP and will be used to conduct additional deferred maintenance.

Mr. Watt stated he is trying to help the Assembly make better decisions on projects based on what funding would be the best option for those projects. He named six potential funding sources that could work for possible maintenance of facilities. He would like to add Deferred Parks Maintenance. He stated that in his memo he added $.5M in Park Maintenance. He asked the Committee to fund the $3 M for CBJ, $2M for JSD and asked to add $.5M for Deferred Parks Maintenance.

Ms. Triem moved to introduce an Ordinance at the February 28 Regular Assembly Meeting to fund $5.5M in Deferred Maintenance, $2M for JSD and $3.5M for CBJ.

No objection, motion passed.

Mr. Bryson mentioned that there were a few constituents who mentioned they felt as though the City was collecting more sales tax than they were spending. This is partially true, because our fund balance has been growing. He would like to take this opportunity to remind Committee Members that in their effort to be conservative in City spending, they Assembly has not been taking care of the City assets, maintenance on facilities has fallen back.

C. Rivercourt Way Mendenhall River Bank Stabilization CBJ Parcel Participation

Ms. Koester stated the CBJ is being asked to participate in a bank stabilization project as a property owner within the project. The CBJ does have a drain outfall that has been exposed, due to erosion of the river. The neighbors on either side will be doing a bank stabilization of their properties. Participation in this project would protect our assets and our property.

Mr. Watt stated he feels this is just the correct neighborly thing to do as a neighbor for each of the properties on either side.

Discussion regarding the number of property owners who are participating in this stabilization project. There are approximately 5 properties within this project. More questions regarding our proportion in regard to other neighbors. The City owns property right in the middle of this stabilization, the CBJ will be paying only their proportion of the project.

Ms. Woll moved Public Works and Facilities Committee approve the CBJ's participation in the river bank stabilization project and use the Area Wide Drainage CIP as the Funding Source, and asked for unanimous consent.

No objection, motion passed.

D. Spruce Lane Transfer Request

Ms. Koester stated Staff is asking for $60,000 from Sewer Funding and $60,000 from Water Funding to complete Spruce Lane.

Ms. Triem moved Public Works and Facilities Committee move to the Full Assembly the transfers outlined in the memo totaling $120,000, and asked for unanimous consent.

No objection, motion passed.

E. Glacier Fire Station Generator Replacement Transfer Request

Ms. Koester stated this memo is to repurpose $100,000 in Fire Station funding from the Hagevig Fire Training Center to Glacier Fire Station Generator Replacement. The Fire Department feels this is a greater need for these funds as the generator is failing. The generator is an essential component of the Glacier Fire Station HVAC System project, which is a bond funded project.

Ms. Woll moved the Public Works and Facilities Committee forward to the Full Assembly for approval the transfer and closeout of F21-040 in the amount of $100,000 to F21-041, and asked for unanimous consent.

No objections, motion passed.

V. INFORMATION ITEMS

A. Trails and Park Project Priorities

Ms. Elfers gave a short presentation informing the Committee of updates and priorities for projects of trails and parks within the CBJ.

Discussion ensued regarding the parkland behind the Skate Park. Ideas included pickle ball courts, small playground, and picnic tables.

B. Greenhouse Gas Emissions and Planning Update

Ms. Koch gave a brief explanation of an opportunity to partner with a company to keep track of the greenhouse gasses within the community. This would be funded through a grant, and they would create the website which would report on our GHG emissions. This information would also help CBJ to know where the intensity of our gasses are coming from.

Discussion included the costs of participating in this program. If the grant were not obtained, CBJ would go through the RFP process to find a company that could help determine this information. This process would incur considerable initial costs that would not be expended if the grant were obtained.

VI. PWFC 2022 ASSEMBLY GOALS

A. PWFC Milestones for 2022 Goals

Ms. Koester congratulated the Committee on making progress on the goals within the table. Specifically noting maintaining specific goals toward deferred maintenance, there is funding within the CIP for Zero Waste, and establishing a process for tracking building energy usage, the update on the greenhouse gas emissions study.

VII. CONTRACTS DIVISION ACTIVITY REPORT

A. January 20, 2022 to February 9, 2022

Ms. Triem asked if estimating has gotten better over the past few weeks.

Mr. Comas stated that the civil estimates are coming in much more closely to the estimates. Vertical estimates are generally much lower than the bids, with the exception of the DZ Roof.

Ms. Koester stated the DZ roof estimate was much higher than originally planned. This is the reason the estimate came in so much lower.

VIII. NEXT MEETING DATE

A. Next Regular Meeting will be March 7, 2022 – 12:10 PM

IX. ADJOURNMENT

The meeting adjourned at 1:03 PM.