PUBLIC WORKS & FACILITIES COMMITTEE MINUTES – REGULAR MEETING Assembly Chambers/Zoom Webinar November 29, 2021

I. CALL TO ORDER

The meeting was called to order at 12:10 PM.

Members Present: Chair Bryson, Ms. Triem, Ms. Woll, and Mr. Smith, Mr. Voelkers – Planning Commission Liaison.

Staff Members Present: Katie Koester, Denise Koch, Greg Smith, Rorie Watt, Di Cathcart, Caleb Comas, George Schaaf, Alexandra Pierce, Lori Sowa, Paula Osborn.

II. APPROVAL OF MINUTES

A. September 20, 2021 – Regular Meeting

Mr. Bryson stated that Ms. Hale, the previous Public Works & Facilities Committee Chair approved the minutes of September 20, 2021. He asked for any objections.

Hearing no objections, the Minutes of September 20, 2021, were approved.

B. November 1, 2021 – Regular Meeting

Ms. Triem moved for approval of the minutes.

No objections, motion passed.

III. PUBLIC PARTICIPATION & NON-AGENDA ITEMS

None.

IV. ITEMS FOR ACTION

A. PWFC Input on Assembly Goals

Ms. Koester stated she is including this topic at the meeting because the Assembly is soon to meet at their retreat on December 4th, which is used for setting new goals for the next year. She reminded the Committee of the six goals under the Public Work's Department purview, in which the Committee has been working on over the last year. There has been a lot of work on Zero Waste and Waste Reduction. She stated she would like to remove the goal of examining life cycle costs of CBJ facilities…not because she doesn't feel it is important, but because these costs are considered when facilities come up on the CIP list, and Building Maintenance is already tracking these costs. If the Assembly would like to leave this on the list, she would like more specific and trackable goals directed at specific facilities. She also suggested implementation of the 80% renewable energy sources, and to separate junk vehicles from solid waste in order to highlight the importance of both of those problems.

Discussion ensued.

Ms. Woll moved these recommended changes to the full retreat. She asked that in the memo to the Full Assembly, the crossed out items on the list in the current memo be left as listed, so the full Assembly knows what is being recommended.

Mr. Bryson made some comments prior to requesting a vote. He is in favor of all the suggestions in the memo. He would like to add a sustainability category. He feels Sustainability is an important mission the Assembly has taken on over the last few years. He would like the Committee's comments as to whether they feel it is appropriate to add a sustainability category at this time. He was going to object to the motion, but he will remove his objection.

No objections, motion passed. Suggested changes will be forwarded.

B. Capital Project Big Picture Planning: AB Pool and Centennial Hall

Mr. Watt gave a brief outline of his memo. He feels the Assembly sometimes needs to make decisions of the day, or look at items and see if they fit within the big picture of the day…or even both. In his memo, he has bundled a few opportunities for some Capital Funding. The current fund balance is in a good place at this time. Currently the City has a declining debt balance as well. He feels one-time money is a good opportunity to move forward specific projects. He feels the Augustus Brown Pool is one of those projects. It needs a significant amount of renovation. He feels it is best just to go forward and complete all the renovations at this time. Centennial Hall Renovation should also get a small amount of additional funds. He feels the Finance Committee could tackle the big picture question at whatever pace makes sense. Companion to this is the Fund Balance that needs to maintain a particular balance, but the excess can be used for other projects. 1% Sales Tax requests can be considered for the next year as they come in.

Discussion ensued regarding projects listed in the memo.

Mr. Bryson mentioned that the Assembly has already had the discussion that either the City would provide a large amount of money to repair to pool, or it would be shut down. He would like to add to the motion an appropriation for the $2.5M for the repairs of the Augustus Brown Pool on December 13. He would move the $500,000 for Centennial Hall to the Committee of the Whole, which is meeting this evening to talk about Centennial Hall. This could be part of that discussion.

Mr. Watt asked to hold the $500,000 for now, and not talk about it at this evening's meetings.

Mr. Smith moved to appropriate and introduce two separate ordinances, $2.5M for Augustus Brown Pool, and $500,000 for Centennial Hall with the caveat that the Assembly discuss the big picture conversation in Finance before those ordinances are set for Public Hearing, if the January 5, 2022, Finance Committee works for the Finance Chair that would be fine, just make sure the Assembly has discussed this before the Public Hearing and final vote on the ordinances.

No objection, motion passed.

Ms. Triem had a comment on the topic of the memo, but not specifically these projects. She stated that projects out in the future on the six-year CIP or 1% Sales Tax, these projects will cost more by the time they come up for construction. She would like to remind the Committee and Staff to keep this in mind when bringing them forward.

C. INFORMATION ITEMS

A. Waste Management Quarterly Report to PWFC: Verbal Report

James Denson, Area Environmental Protection Manager, Waste Management, he has oversite of the Capital Landfill. Mike MoHaffy, Senior Site Manager for Waste Management. He gave a brief discussion of odors at the site. He stated they are working on getting control of the odor issues. The flares are working intermittently due to the cold. The manufacturer is coming out in the next couple of weeks to see what needs to happen in order to get the flares working correctly. They have a new pinwheel machine that will help eliminate the odors. The have received some equipment as to where odors are coming from. This help them target where the gases are heaviest. Safety…PPE is required when working at the dumping site. They are available at the office, or can be purchased on an individual basis. There will be a separation of the commercial dumping area and the general public dumping area. The general public area will be away from the working face. He indicated in January am increase in fees will be charged to residents on their bill.

B. New City Hall Survey Results

Ms. Koester gave a brief review of the results pulled together by the McKinley Research group. She stated one of the biggest priorities was providing parking for staff and the public. The preferable location was partially divided by where respondents lived. She stated some of the next steps being looked at by Staff will first be to look at all the locations suggested, and create a matrix of the criteria and the availability of the sites. Teleworking is also something the public was supportive of telecommuting. The City is unaware of what that looks like at this time…but could mean shared office spaces. She stated as the Committee just received the report, she is happy to answer any questions they have once they get a chance to read it.

C. Construction Inflation and Volatility

Ms. Koester gave a brief explanation of the volatility of the costs of construction at this time. She stated the memo seemed clear on how the market is trending.

D. Expansion of CBJ RecycleWorks Junk Vehicle Program

Ms. Koester updated on the steps the staff is taking to work on the issues with junk vehicles within the City. She stated there are several resources being used currently to work as incentives to the public for bringing in their vehicles before they become abandoned. She asked the Committee for input on whether or not they are willing to provide additional resources to expand the Junk Vehicle program, including increased funding. This is an ongoing issue that can be further discussed at another meeting.

Discussion ensued regarding additional funding and the possible implications. Members mentioned they would like to include this at a future meeting, with direction on possible implications/outcomes of using funds in different ways to assist the public in getting their vehicles to the recycle location.

Ms. Koester suggested this be on the next agenda with the idea of flushing some of the ideas and specific questions regarding resources and the Committee’s willingness to Commit and provide details on a timeline when the ideas can be implemented.

D. UPDATE on PWFC ACTION ITEMS to ADVANCE 2021 ASSEMBLY GOALS

A. 11.29.21 Update on PWFC Action Items for 2021 Assembly Goals

Ms. Koester mention the only item that is new is Item 5.b. – Working on a strategy to examine community wide energy use. This is being worked on by Ms. Koch. The City is supporting a grant application using Juneau as a pilot for a software program that is being developed. JCOS brought this to Staff asking for us to write a letter of interest in submitting our application.

Discussion ensued.

E. CONTRACTS DIVISION ACTIVITY REPORT

A. October 29, 2021 through November 23, 2021

Mr. Bryson had a few questions regarding the Wastewater Emergency contract listed on the report.

F. **NEXT MEETING DATE**

A. Next Regular Meeting will be December 20, 2021 – 12:10 PM

G. ADJOURNMENT

The meeting adjourned at 1:33 PM.