



REGULAR ASSEMBLY MEETING 2024-01

AGENDA

January 08, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream

<https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar ID: 915 1542 4903

Submitted By:

Katie Koester, City Manager

A. FLAG SALUTE

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

D. SPECIAL ORDER OF BUSINESS

1. Recognition of Outgoing Planning Commissioners Paul Voelckers and Michael LeVine and Outgoing Bartlett Hospital Board Member Brenda Knapp

E. APPROVAL OF MINUTES

2. Correction to November 21, 2022 Assembly Minutes
3. January 30, 2023 Regular Assembly Meeting 2023-02 DRAFT Minutes
4. April 5, 2023 Special Assembly Meeting 2023-08 DRAFT Minutes
5. April 17, 2023 Regular Assembly Meeting 2023-09 DRAFT Minutes

F. MANAGER'S REQUEST FOR AGENDA CHANGES

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H. CONSENT AGENDA

Public Request for Consent Agenda Changes, Other than Ordinances for Introduction

Assembly Request for Consent Agenda Changes

Assembly Action

I. Ordinances for Introduction

6. Ordinance 2023-14(b)(U) An Ordinance Appropriating \$900,000 to the Manager for a Loan to Coogan Alaska, LLC for the Island Hills Building LMN Project; Funding Provided by the Affordable Housing Fund.

During the 2023, Round Three competition of the Juneau Affordable Housing Fund, the application review committee forwarded a recommendation for funding of \$900,000 for Island Hills Building

LMN to the Lands, Housing, and Economic Development Committee on November 6, 2023. Because the requests that were recommended exceeded the available funds in the Affordable Housing Fund, \$1.6 million was appropriated from the General Fund to the Affordable Housing Fund through ORD2023-14(b)(R).

This ordinance appropriates funds for a low interest \$900,000 loan to Coogan Alaska, LLC to promote the construction of 18 units of new housing in Juneau. The loan will be secured by the property to be developed.

The Lands, Housing, and Economic Development Committee heard this at the November 6, 2023 meeting.

The City Manager recommends the Assembly introduce this Ordinance, refer it to the Committee of the Whole and set it for public hearing at the next regular Assembly meeting.

7. Ordinance 2023-14(b)(V) An Ordinance Appropriating \$2,250,000 to the Manager for a Loan to Chilkat Vistas, LLC for Chilkat Vistas Apartments; Funding Provided by the Affordable Housing Fund.

During the 2023, Round Three competition of the Juneau Affordable Housing Fund, the application review committee forwarded a recommendation for funding of \$2,250,000 for Chilkat Vistas Apartments to the Lands, Housing, and Economic Development Committee on November 6, 2023. Because the requests that were recommended exceeded the available funds in the Affordable Housing Fund, \$1.6 million was appropriated from the General Fund to the Affordable Housing Fund through Ordinance 2023-14(b)(R).

This ordinance appropriates \$2,250,000 to provide funding in the form of a loan to Chilkat Vistas, LLC to complete this new 45-unit apartment building that includes 18 efficiency and 27 one-bedroom apartments. Fourteen of these units will be designated as affordable. The loan will be secured by the property to be developed.

The Lands, Housing, and Economic Development Committee heard this at its November 6, 2023 meeting.

The City Manager recommends the Assembly introduce this Ordinance, refer it to the Committee of the Whole, and set it for public hearing at the next regular Assembly meeting.

8. Ordinance 2023-14(b)(X) An Ordinance Transferring \$800,000 from CIP F22-027 Juneau Police Department Roof Replacement to CIP P44-090 Deferred Building Maintenance.

This ordinance would transfer \$800,000 from the Juneau Police Department Roof Replacement CIP to the Deferred Building Maintenance CIP. The bid for the roof replacement project came in lower than anticipated. Ordinance 2023-14(b)(G) previously transferred funds from the Deferred Building Maintenance CIP to the Juneau Police Department Roof Replacement CIP. This transfer would return excess project funding back to the Deferred Building Maintenance CIP. The Juneau Police Department Roof Replacement CIP will retain sufficient funding for the project that is scheduled to begin construction in summer 2024.

This transfer of project funding is consistent with the intent of the 2022 1% Sales Tax initiative approved by voters in the October 4, 2022 municipal election.

The Public Works and Facilities Committee will review this request at the January 29, 2024 meeting.

The City Manager recommends the Assembly introduce this ordinance, refer it to the Public Works and Facilities Committee, and set it for public hearing at the next regular Assembly meeting.

9. **Ordinance 2023-36(b) An Ordinance Authorizing the Sale of Foreclosed Property Located at 520 Sixth Street by Sealed Competitive Bid Auction.**

In June of 2023, the City and Borough of Juneau received a Clerk's Deed for the property located at 520 Sixth Street (downtown/Starr Hill area) after the owners failed to pay property tax for the tax years of 2019-2022. The property consists of a 5,353 square foot lot and a 780 square foot house, which is in poor condition. The current amount owed for tax years through 2023, including penalties and interest, is approximately \$22,324.

This property will be sold through a sealed bid process and if the property sells for more than the amount owed in taxes and penalties and interest, the remainder is forwarded to the former owner and lienholders.

The Lands, Housing, and Economic Development Committee considered this topic at its meeting on July 13, 2023.

Version (b) includes a correction to the legal description of the property, and is being re-introduced as a result.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

J. **Resolutions**

10. **Resolution 3052 A Resolution Amending the City and Borough of Juneau Personnel Rules.**

This resolution would approve an amendment to the City and Borough of Juneau (CBJ) Personnel Rules, which, along with the collective bargaining agreements, govern the rights and responsibilities of CBJ employees, supervisors, and managers. This revision of the Personnel Rules involves changing the pay schedule for management-level sworn officers at the Juneau Police Department (JPD) to include a 6% increase in pay, effective retroactively on December 18, 2023.

The Assembly is being asked to adopt this change to the CBJ Personnel Rules so that the sworn officers not employed in bargaining unit positions will experience the same pay increase previously approved and implemented by letter of agreement with the Public Safety Employee Association for those sworn officers in the bargaining unit. This includes the Lieutenant, Deputy Police Chief, and Chief of Police job classifications. This increase to sworn officer pay is necessary based on recent changes to the market-based pay for sworn officers in Alaska and a high vacancy rate for sworn officers at JPD. This change to the Personnel Rules is based on previous guidance provided by the Assembly and any additional costs will be within the previously approved Fiscal Year 2024 budget.

The City Manager recommends the Assembly adopt this resolution.

K. **PUBLIC HEARING**

11. **Ordinance 2023-14(b)(E) An Ordinance Deappropriating \$950,000 from the Manager for Childcare Programs.**

This housekeeping request would deappropriate \$950,000 from the Manager for childcare programs. Since the FY24 budget was adopted, the City and Borough of Juneau was awarded a \$2,000,000 grant from the State of Alaska for childcare programs and grants, appropriated under Ordinance 2023-14(b)(B). The deappropriated funds will be added to the FY25 budget as a one-time increment for childcare programs and grants.

The Committee of the Whole reviewed this request at the August 7, 2023 meeting.

The Manager recommends the Assembly adopt this ordinance.

12. **Ordinance 2023-14(b)(R) An Ordinance Appropriating \$1,600,000 to the Manager for the Affordable Housing Fund; Funding Provided by General Funds.**

This ordinance would appropriate \$1,600,000 for the Affordable Housing Fund. The Lands, Housing and Economic Development Committee (LHED) recently completed the third round of housing project proposals. The committee received six housing project proposals in the amount of \$6.3 million. Projects were ranked based on criteria from the 2023 Juneau Affordable Housing Fund (JAHF) program description and guidelines. Due to limited funds available, the committee selected one project and recommended a second project if additional funding was available. This ordinance infuses sufficient funds into the JAHF for the Assembly to consider both Round Three project award recommendations. Funding awards will be brought to the Assembly for consideration through separate appropriating ordinances outlining award terms.

The Lands, Housing and Economic Development Committee approved this request at the November 6, 2023 meeting. The Committee of the Whole reviewed this request at the December 18, 2023 meeting.

The City Manager recommends the Assembly adopt this ordinance.

13. **Ordinance 2023-05 An Ordinance Authorizing an Alternative Procurement Method Related to the Eaglecrest Pulse Gondola Construction Project.**

This ordinance authorizes the Manager to competitively solicit proposals and enter into an alternative procurement method for preconstruction services and construction of the Gondola Installation at Eaglecrest Ski Area consistent with CBJ charter and Alaska statute. General Contractor/Construction Manager is a qualifications-based procurement method that allows the contractor to be involved in the design process to limit risk and cost for complicated projects such as the Gondola Installation. Alternative procurement is preferred for this project in order to be able to coordinate with specialty contractors with limited availability, timing constraints due to unpredictable weather-dependent construction windows, and the direct involvement of Eaglecrest staff in construction.

The Eaglecrest Board of Directors approved the use of GC/CM for this project at its October, 2022 meeting.

The Public Works and Facilities Committee approved use of GC/CM for this project at its November 7, 2022 meeting.

The Committee of the Whole reviewed this topic at its meeting on December 18, 2023.

The City Manager recommends the Assembly adopt this ordinance.

L. UNFINISHED BUSINESS

14. **Potential Reconsideration of Ordinance 2023-14(b)(Q)**

Ordinance 2023-14(b)(Q) An Ordinance Appropriating \$500,000 to the Manager for the Cruise Ship Dock Safety Railing Capital Improvement Project; Funding Provided by Docks Funds.

The Assembly considered Ordinance 2023-14(b)(Q) at its meeting on December 11, 2023. That ordinance failed to receive enough votes for adoption and Assemblymember Paul Kelly gave notice of reconsideration.

Since the construction of the new berths in 2017, Docks and Harbors has submitted annual Marine Passenger Fee requests for the installation of safety railings along the downtown waterfront. With increased Seawalk users, there are concerns for the safety and well-being of users in areas without safety railings. This funding would provide approximately 25% of the installation of safety railings along the Seawalk from the CT Dock to Marine Park.

The Public Works and Facilities Committee reviewed and approved this request at the November 6, 2023 meeting.

The roll call vote taken at the December 11 meeting was as follows:

Roll Call Vote on Motion to Adopt Ordinance 2023-14(b)(Q)

Yeas: Woll, Kelly, Adkison, Hale

Nays: Smith, Hughes-Skandijs, Weldon

[Absent: Bryson & Waahlaal Giidaak]

Motion failed to pass: 4 Yeas, 3 Nays

[Clerk's note: it takes 5 votes in the affirmative to pass a motion.]

M. NEW BUSINESS

N. STAFF REPORTS

O. ASSEMBLY REPORTS

Mayor's Report

Committee and Liaison Reports

Presiding Officer Reports

P. ASSEMBLY COMMENTS & QUESTIONS

Q. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

R. EXECUTIVE SESSION

S. SUPPLEMENTAL MATERIALS

T. ADJOURNMENT

U. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. ***Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.*** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

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.gov.