**PUBLIC WORKS & FACILITIES COMMITTEE**
**Regular Meeting – April 25, 2016**
**12:00 – 1:00 PM – City Hall Assembly Chambers**
**MINUTES**

## I. ROLL CALL

Meeting was called to order at 12:00 p.m.

Members Present: Ms. Gladziszewski (Chair), Ms. Becker, Mr. Jones, Ms. Bursell

Assembly Members: Mr. Nankervis, Mr. Bell

Staff Present: Duncan Rorie Watt, Mila Cosgrove, Bob Bartholomew, Greg Smith, Tina Brown, Greg Chaney, Rich Ritter, Rob Steedle, Brent Fischer, Beth McKibben, Samantha Stoughtenger, John Bohan, Michele Elfers

## II. APPROVAL OF AGENDA

Agenda approved.

**The following Items for Action were moved to Information Items:**

B. Wastewater Project Updates
C. Bridge Park and Seawalk Update
F. CSP-West Douglas Road

## III. APPROVAL OF MINUTES

Approval of minutes for March 14, 2016, approved with changes.

## IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

## V. ITEMS FOR ACTION

A. Stephen Richards MOA (Memorandum of Agreement)

Mr. Bohan explained that the Alaska Department of Transportation (ADOT) is offering Federal Congestion Mitigation and Air Quality funds for improving the Stephen Richards and Riverside Intersection. CBJ would be responsible for a minor portion of the project cost, approximately $220k of an anticipated $2.1 million dollar project. The MOA with the State requires the City to operate and maintain the roads and intersection after project completion.

Mr. Jones moved to forward the resolution authorizing the City Manager to enter into a MOA with the Alaska Department of Transportation (ADOT) for improving the Stephen Richards and Riverside Intersection project to the full Assembly for approval.

No objections. Motion passed.

D. Dunn Street

Mr. Watt gave an overview on the history of the development of Dunn Street Mr. Watt stated that CBJ has been in discussion with the developer and property owners on Dunn Street. The paving is part of a proposed agreement presented to the property owners, which would include pavement and other roadway improvements. The roadway would remain a privately maintained road due to the configuration of the development of the parcels adjacent to the ROW. With the current development configuration, the CBJ would have difficulty maintaining the road. There is no place to plow snow and it would have to be placed on private property. The parking lots are required by CBJ permits and there is no extra space for snow storage or turn around area for plows or other maintenance vehicles. The current LID provides the property owners with the best deal CBJ can offer. The property owners need to decide if they want the LID that offers the services that the City can reasonably provide.

Mr. Schultz and Mr. Harris, business and property owners on Dunn Street provided their perspective of the LID agreement and emphasized that the City is the responsible party and assumes a lot of risk if it fails to take over maintenance of the street despite the challenges created by property development along Dunn Street.

Discussion ensued.

Mr. Jones moved to forward the City's recommendation from 2015 as modified by the Assembly, to the full Assembly for action.

Ms. Becker disagrees with the motion and would like to see the City negotiate with the property owners and come back with a better solution if possible.

Vote was held:

| | |
|---|---|
| Becker | No |
| Gladziszewski | Yes |
| Bursell | No |
| Jones | Yes |

Ms. Gladziszewski, motion fails.

Ms. Bursell moved to forward the City's recommendation from 2015 for the Dunn Street LID as modified by the Committee to the full Assembly for action, and to continue negotiations with the property owners.

Ms. Becker amended the motion to include a report of the negotiations be provided at the next PWFC, before the issue is finalized.

No objections. Motion passed.

E. Stablers Quarry Transfer

Mr. Bohan spoke on the appropriation of $200,000 from the Lands Fund that will create a new CIP to fund the expansion and deferred maintenance at the Stabler Quarry. With increased use of quarry materials for City projects, there is a need for additional maintenance and preparation for quarry expansion.

Mr. Jones moved to forward an appropriation of $200,000 from the Lands Fund that will create a new CIP to fund the expansion and deferred maintenance at the Stabler Quarry to the full Assembly for action.

No objections. Motion passed.

G. SREF Update

Patty Wahto, Airport Manager and Catherine Fritz, Airport Architect gave the PWFC an update on the scope, phasing and funding for the JNU Snow Removal Equipment Facilities (SREF) Project. The JNU Airport Board is requesting the PWFC concur with the use of the existing SREF funds (Sales Tax) in an amount not to exceed $300,000 to replace the existing SREF Shop Roof, and forward to the Assembly to de-appropriate the $300,000 from the Airport Operations and Maintenance Budget and put these funds back into the Airport's Fund's Fund Balance.

Mr. Jones moved to forward the request to use existing SREF funds (Sales Tax) in an amount not to exceed $300,000 to replace the existing SREF Shop Roof, and forward to the Assembly to de-appropriate the $300,000 from the Airport Operations and Maintenance Budget and put back into the Airport Fund's Fund Balance to the full Assembly for action.

No objections. Motion passed.

## VI. INFORMATION ITEMS

A. Salmon Creek – Time constraints prevented discussion
B. Juneau Ocean Center

Bob Janes and Paul Voelckers gave a short presentation on the design and operational vision for the Juneau Ocean Center. Linda Nicklin discussed the exhibit content and educational programming vision. Supporting drawings were included in the PWFC packet. The Ocean Center would like to partner with CBJ on land use for the proposed facility. Budgetary estimates indicate the project will cost approximately $14 million for construction and site development, and $1 million in annual operations and maintenance. JOC will not be requesting funds for construction or operation of the facility from the CBJ. Estimated revenue per year is $2 – $3 million.

Ms. Gladziszewski asked what the project's next request would be from the City.

Mr. Janes stated that there is a public meeting on May 12th. They are working on a refined resolution of support. They have coordinated with Mr. Watt in trying to develop language that would provide a special relationship with the City for a public/private partnership for future design. This could be related to Seawalk design or Corp Permit applications studies. However, the first step is to develop a resolution that clarifies the relationship with CBJ. Mr. Watt spoke, the Juneau Ocean Center needs enough status and standing to continue their fund raising and project development work. They need to secure a right to the site and secure a relationship with the City. This would come to the Assembly in the form of a MOA or ordinance authorizing a lease or something similar. It is complicated because they are both a non-profit educational entity and there is a transportation element which may compete in some ways with other transportation providers.

Discussion ensued.

C. McGinnis Subdivision Paving Update - Time constraints prevented discussion

Ms. Gladziszewski stated that there is a new Seawalk website at JuneauSeawalk.com

## VII. CONTRACTS DIVISION ACTIVITY REPORT

Mr. Jones asked about the Cope Park change order for almost $100,000.

Ms. Michele Elfers spoke; Parks and Rec supported making changes to the parking area on the left when you enter the park. This is a problem area because it is hidden and this contributes to some of the criminal activity or inappropriate activity in the park. This change order will create a barrier to that area and removes that parking lot and extends that parking where the tennis courts used to be. The changes are needed to increase visibility and provide public safety in the park.

## VIII. ADJOURNMENT – NEXT MEETING IS SCHEDULED FOR:

Next meeting will be May 16, 2016. Meeting adjourned at 1:07 PM.