

PUBLIC WORKS AND FACILITIES COMMITTEE MEETING

Monday, November 23, 2015

12:00 Noon

Assembly Chambers

I. CALL TO ORDER

Meeting was called to order at 12:01 pm.

Committee Members Present: Mr. Nankervis, Ms. Crane, Ms. Becker, Mr. Watson

Staff Present: Mr. Watt, Mr. Ritter, Mr. Smith, Ms. Stoughtenger, Mr. Doyle, Mr. Bohan, Ms. Elfers, Mr. Steedle, Mr. King, Mr. Fischer, Ms. McKibben, Mr. Chaney, Ms. Sanbei

II. APPROVAL OF MINUTES

Ms. Crane asked for a change Page 2, Franklin and Front Street Reconstruction project, her understanding of the art committee for the project, is that it is a working group of citizens from the community that are interested in public art.

Mr. Watt suggested he would come up with a new paragraph to clarify the art group and the phasing.

Ms. Becker asked to add a few words to Information Item C. Whittier Street Reconstruction. She asked to add the words "said that" after Mr. Watt.

Mr. Nankervis asked to have the word "None." placed under III. Public Participation on Non-Agenda Items.

Minutes approved after changes made.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

IV. INFORMATION ITEMS

A. DOT Projects Update

Mr. Pat Carroll from Alaska State DOT gave a short presentation and answered questions on the upcoming projects proposed for the Juneau area over the next 3-4 years. He listed the projects started and completed in 2015.

Mr. Watson stated the light at the Salmon Creek and Egan Dr. intersection seems to back-up due to timing issues. He asked if changes in the timing would be made.

Mr. Carroll said that is now fixed. The signal operator failed and was replaced.

Mr. Carroll spoke about some additional changes to be made to the Industrial Blvd. intersection over the next year or two. It will be lined up with Wild Meadow Lane.

Ms. Crane asked if the work that was just completed will be torn up.

Mr. Carroll stated that if approved, that this would move the entrance of Industrial Boulevard to line up with Wild Meadow Lane.

Mr. Watson asked if widening Industrial Blvd. would fill in the ditches and will sidewalks be built.

Mr. Bohan stated he has been working with DOT on this project. Not all ditches at the Industrial Blvd. area will be filled in, but there will be sidewalk on one side of the road.

There are 3 intersection improvements planned on Mendenhall Loop Road. There will be a double-lane round-a-bout at Stephen Richards Memorial Drive. This project will probably be built in 2018. The other 2 intersection will be later.

There is a new project to study a connection between Sunset Drive and Riverside Drive across Egan Drive. Later down the road without any definite date is the Yandukin Dr. intersection. There are no definite plans as to what will be done.

Stephen Richards and Mendenhall Loop Road....this will require a match from the CBJ. Mr. Watt stated some match for this project has been set aside. He explained he missed some of the information of this project, and he has not set enough money aside. He said he is working with SE Region staff to get this project on track.

Ms. Crane stated the City would like to have a traffic signal at the Davis Ave. intersection. Mr. Carroll indicated that a signal at Davis was under consideration on the Glacier Highway project, but no decision had been made. Ms. Crane also asked if the State will be cleaning up the pathway along Glacier Hwy. to Auke Bay.

Mr. Carroll said the area will be cleaned up the work is really just getting going.

B. Gastineau Apartments Demolition Schedule

Mr. Watt stated demolition started today. The Engineering Department will be putting together an e-mail list to keep the Assembly and public informed as to the progress.

C. Subdivision Improvements Bonding

Mr. Watt stated he wanted to let the Assembly know the process of developing a subdivision. He gave a brief explanation of the City requirement for starting a subdivision. He asked the developer of a local subdivision and a homeowner of the same subdivision to give their views on the process.

Ms. Crane asked if the lots that are being held as collateral to finish the subdivision have property taxes being paid on them.

The developer stated property taxes are paid on all lots within the subdivision, including lots the City is holding as collateral.

Mr. John Mason, 7514 Casa Bonita Court, testifying about the Vista Del Sol Subdivision. The subdivision is unfinished. There is no street lighting, there are no stop signs, dark neighborhood, can't get a cab to your home because the subdivision has not been recorded yet, so it isn't on the GPS. Not all ditches have been constructed. The ditches that are constructed are poorly built. There are no culverts. The road is poorly built on substandard soil. There is no 2" rock under in the road. There are gouges in the road, and the gutters. There is trash and unapproved buildings all over the subdivision. Warranty work is not being completed. He isn't getting the services he paid for. He would like the City to work with the developer to get the work done. Another property owner in the subdivision has already lowered the price of selling his house \$10,000 below what he owes and he isn't getting buyers yet. He isn't getting his property tax value out of his home. He wants to see the subdivision finished. He wants to see results.

Mr. Nankervis asked what he would like to get the City to do to get things to happen.

Mr. Mason stated he thinks the City needs to get a contractor in to finish the work.

Marciano Duran, 8279 Garnett St., Juneau, AK 99801. Mr. Duran stated the subdivision is built to the standard as required by the City. It has been inspected throughout the process. Mr. Mason's home has some issues we are trying to work those out with him. He is making progress on the project. His project is worth \$2 million and he has only \$56,000 left. He hired an additional contractor to come in and help him finish the work.

Mr. Watson asked about the concerns of the drainage in the subdivision, and the adjoining neighbors.

Mr. Duran stated the City does come and inspect the work. We are asked to do things over when they haven't been done correctly. There are no drainage problems at this time.

Mr. Watt stated he hopes the committee sees the balancing act staff encounters on a daily basis. He understands the frustrations encountered. He doesn't feel the process is broken. Land development is tough, improvements are expensive, and he doesn't feel the City needs to get away from the current model. In this instance, he feels the City needs to push harder and more formally. This project has pushed the deadline for too long and the May 15, 2016, deadline is fair to all parties.

Ms. Crane asked what will happen if the developer doesn't meet the May 15, 2016, deadline.

Mr. Watt stated the City would then take a hard line and sell one of the lots and finish the development through another contractor.

Mr. Nankervis stated the City needs to use the tools given to complete the work in a timely manner.

VI. CONTRACTS DIVISION ACTIVITY REPORT

Ms. Crane asked about the Change Order for Centennial Hall Roof Replacement...she would like to know if the change order is after the fact.

Mr. Watt stated that yes, it is an after the fact change order. Work is complete.

Mr. Nankervis asked what was under protest on the Cope Park: Phase Two Improvements bid.

Mr. Watt stated that sometimes in a bid opening the bidders will protest the results. In this case, it is a Unit Price bid. This means bidders will put a price to individual items within the bid. There is an argument as to whether the low-bidder filled in the bid schedule correctly and whether the City interpreted what the bidder wrote correctly. These protests go before the Bidding Review Board.

Mr. Watt introduced Brian Doyle as a new member at the Utilities Division he is the Production Treatment Supervisor.

VII. ADJOURNMENT

Next Meeting is scheduled for December 14, 2015, at 12:00 noon.

Meeting adjourned at 12:59 pm.