Assembly Standing Committee
Public Works & Facilities Committee Meeting
May 4, 2015, 12:00 – 1:00 p.m.
City Hall Assembly Chambers

Members Present: Jerry Nankervis (Chair), Karen Crane, Mary Becker, Loren Jones

Other Assembly Members: Mayor Sanford

Planning Commission Representative: Dennis Watson

Staff Present: Kim Kiefer (City Manager), Rob Steedle (Deputy City Manager), Rorie Watt, John Bohan, Rich Ritter, Ron King, Greg Smith, Michele Elfers, Tina Brown, Dave Crabtree, Kirk Duncan, Ed Foster, Samantha Stoughtenger, Hal Hart, Beth McKibben, Carl, Uchytil

I. Call to Order

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

II. Approval of Minutes

April 13, 2015 - Approved as corrected.

III. Public Participation on Non-Agenda Items

IV. Items for Action

A. Glacier Highway Water

Mr. Bohan and Mr. Watt spoke on the need for an appropriation of $240,000 for the Glacier Highway Water project. Staff drafted an estimate prior to ADOT's design, and ADOT's estimate came in higher due to unknown factors of the project by the CBJ. The City's portion of the project will include upsizing the water line, which will improve our water flows in the Back Loop and Glacier Hwy areas, as a part of CBJ's project in conjunction with ADOT road work in the Fritz Cove/Auke Bay area. CBJ's portion of the project will be imbedded in the ADOT project with will go out to bid through ADOT. CBJ will do a reimbursable services agreement with ADOT to pay for the CBJ's portion.

Mr. Jones moved to forward the appropriation request of $240,000 from the Tanner Terrace Road Construction project to the Backloop/Auke Bay Water Line project to the full Assembly for approval.

Hearing no objections, the motion passed.

B. Gastineau Apartments Demolition Appropriation

Mr. Watt spoke on the need to appropriate of $100,000 from the Pedersen Hill Land Development Plan to a fund for demolition of the Gastineau Apartments. This puts the money in place to streamline the process with the pending decisions the Assembly will be making.

Ms. Crane moved to forward the appropriation request of $100,000 from the General Government Fund Balance to a fund for demolition of the Gastineau Apartments to the full Assembly for approval.

Hearing no objections, the motion passed.

V. Information Items

A. 1% for Art for Cruise Berths Project

Mr. Watt explained that since this is a high profile art project with a high dollar amount, the City Manager asked that we put it on the Agenda in case there were questions at the Committee level. Michele Elfers clarified that the art project would consist of 8 to 10 sculptures, depending on the price of certain elements. If this project is approved by the Assembly, they will proceed to final design.

Ms. Becker had concerns with the design as far as visualizing each sculpture's intended symbol. She likes the idea of lighting in the area, but she is not sure this is the best solution.

Ms. Elfers replied it has been suggested by the Art Panel that they could do some interpretive signs for the sculptures.

Mr. Jones asked about the other designs that were submitted and if they could view them electronically. He wondered about the Gateway approach for the art on the downtown dock with the native theme previously talked about and the Planning Commission's interest in keeping the historical theme in the downtown area, in relation to this type of modern art.

Mr. Watt explained the process of selecting art and how previously Staff made an attempt to put together a group of people to discuss the Gateway approach for the art on the downtown dock with a native theme and that it proved to be difficult to find participation.

Discussion ensued.

B. Rock Dump Zoning

Mr. Watt stated that you think that you are doing something good and obvious with the Rock Dump zoning, but then it doesn't turn out quite that way. In a previous PWFC meeting we had a presentation on street maintenance in the Borough and we have been talking a lot about our biosolids solutions, and that one of the things the Assembly identified as a priority was finding more industrial land. Staff felt that rezoning some of the lands near the Wastewater plant at the Rock dump made a lot of sense.

Staff submitted an application for this rezoning to the Planning Commission in January, and you may only submit an application for rezoning requests twice a year. There are a couple of acres of waterfront industrial land near the Rock Dump. The application included a memo which stated that Staff would like to see this acreage rezoned to industrial or if there were changes to the permissible uses table that might make sense. Industrial land is very expensive—in the realm of $600,000 per acre; we want to make our decisions as we move forward based on the lands we have available. The Planning Commission rejected the rezoning request, thinking that there were options for amending the permissible uses table. Staff realized that if they did not appeal the Planning Commission's decision, they would lose the opportunity to pursue this issue for a while. He would like the PWFC to ask the Planning Commission's Sub-Committee to consider at its Title 49 Committee whether a change to the permissible uses table would be a good tool or not. Not only is industrial land rare, but also waterfront industrial land. Staff is looking for a way to step through the process and do it in a way that is productive and respectful of the Commission's efforts.

Mr. Watson spoke on the issue of waterfront industrial property being in high demand not only by the City but by others. This was the primary reason that the Commission rejected the zoning change. He felt that there could be other options included a Conditional Use Permit. In addition the Assembly can proceed with a rezoning request at any time.

Discussion ensued.

C. Vista Del Mar/Waydelich Creek Sewer

Mr. Watt spoke about a large tract of land in the Auke Bay/Statter Harbor area that a developer has an opportunity to buy from a property ownership group that presents some good possibilities for housing development. The developer is interested in municipal sewer. The City has done some preliminary design work for sewer in this area. There is not an easy way to do a small sewer project that would be affordable. An approximate estimate for sewer in this area would be about a 3 to 6 million dollar project, lower end more people pumping and higher end less people pumping. This piece of property is transitionally zoned, so the developer is trying to figure out if they can get the property zoned differently, which could only happen if the sewer is in. Staff has come up with a concept, which includes running a pipe trestle across Wadley Creek; which is a deep creek from where the current sewer ends; across the corner of the property and serve most of this property with gravity sewer. The City would provide the trestle, estimated to cost approximately $50,000 to $100,000. We feel this is in line with a Capital Improvement by agreement. The Auke Bay Treatment Plant can handle the new sewer load up to a certain point.

D. Right of Way Management/Maintenance Costs

Mr. Foster talked about continuing the view that Staff is trying to do the best they can on each project to save money, with the public having to realize that we have the best interest of the City when we request a resident to make changes to their mailbox area, in order to avoid rocks or other debris clogging up snowplows, which can be a costly fix. The Streets Department typically notifies residents of these hazards in the right-of-way.

E. Streets/Transit

Mr. Watt spoke on an internal restructuring and assignation of operational duties of both Street Maintenance and Transit to Ed Foster. This organizational change is based on functionality: we are grouping like functions, vehicle maintenance, hiring and training of operators with commercial driver licenses. But, not all of Transit fits under operations. Episodically, the Assembly and public are interested in developing and changing the Transit system. The responsibility for coordinating with the Assembly and developing future Transit development plans will fall to the Department Director. Since the Department Director is very closely connected to the Manager and Assembly, this change will result in a better communication between Transit and the Assembly.

Ms. Crane feels that we need a Transit Professional who has worked previously with a transit system, someone who can come in and learn the system and who knows changes that are happening within the transit industry today. Ms. Crane would like to see any savings from the operational change go back to Transit system.

Mr. Watt believes that the State's economic situation makes it unlikely that there will be significant additional funding for Transit. We will continue to operate the two programs, which are doing nearly identical services; having one person overseeing both operations makes sense. We will continue to look for system efficiencies and will update the Assembly in June on a variety of Transit issues.

VI. Contracts Division Activity Report

Ms. Crane asked what the Juneau Energy Plan was.

Ms. McKibben spoke on the Climate Action Plan recommendation for an energy plan, which was included as one of the action items in the Sustainability Chapter from the 2013 update to the Comprehensive Plan. Ms. McKibben will write up a summary showing what the Juneau Energy Plan should include and provide it to the PWFC members.

Mr. Watt will send an email to the PWFC members describing the Change Order for the Library.

VII. Adjournment – Next Meeting Scheduled

Next meeting is scheduled for June 22, 2015.