



REGULAR ASSEMBLY MEETING 2023-07

AGENDA

March 20, 2023 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:

Duncan Rorie Watt, City Manager

- A. FLAG SALUTE
- B. LAND ACKNOWLEDGEMENT
- C. ROLL CALL
- D. SPECIAL ORDER OF BUSINESS
 - 1. Special Recognition: The AARP Network of Age-Friendly States and Communities
- E. APPROVAL OF MINUTES
 - 2. September 26, 2022 Special Assembly Meeting 2022-23 Draft Minutes
 - 3. November 7, 2022 Special Assembly Meeting 2022-25 Draft Minutes
 - 4. November 30, 2022 Special Assembly Meeting 2022-27 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
 - Assembly Request for Consent Agenda Changes
 - Assembly Action
- I. Ordinances for Introduction
 - 5. **Ordinance 2023-19 An Ordinance Authorizing the Manager to Convey Approximately 4,814 Square Feet of Tidelands Located on a Fraction of Lot 3, Block 51, Tidelands Addition Adjacent to 1000 Harbor Way to 1000 Harbor Way, LLC for Fair Market Value.**

The owners of 1000 Harbor Way, LLC applied to acquire City property and tidelands under and around their existing building in order to make major structural and architectural improvements. This building houses Hansen-Gress and is adjacent to the Juneau-Douglas Bridge. The Docks and Harbors Board reviewed this application at the August 25, 2022 meeting and provided a motion to advance this application. The Assembly reviewed this application at the November 21, 2022 meeting and provided a motion to authorize the City Manager to negotiate the disposal of City property. The Planning Commission reviewed this proposed disposal of the CBJ property at the meeting on January 24, 2023, and passed a recommendation that the Assembly approve the disposal. Fair Market Value has been determined by appraisal to be \$24.62 per square foot.

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

6. **Ordinance 2023-20 An Ordinance Amending the Duties of the Systemic Racism Review Committee.**

This ordinance expands the scope of the Systemic Racism Review Committee to include CBJ policies and procedures in its review in addition to ordinances. It also gives the committee the ability to select legislation rather than being required to review every ordinance that is introduced at regular Assembly meetings.

The Assembly Committee of the Whole discussed these proposed changes at its March 6, 2023 meeting, with participation from members of the Systemic Racism Review Committee.

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

7. **Ordinance 2023-21 An Ordinance Authorizing the Manager to Enter into a Lease of City and Borough Property Located on West Douglas along the West Douglas Pioneer Road to iRide Alaska, LLC, for the Purpose of Offering Guided Electronic Bike Tours.**

The owners of iRide Alaska, LLC, applied for a lease of City property along the West Douglas Pioneer Road located near the end of North Douglas Highway. Their request is for the commercial use of the property for guided electronic-bike “e-bike” tours. The Assembly LHED Committee reviewed this request and forwarded it to the Assembly for discussion. The Assembly considered this lease request as new business at the February 27, 2023 meeting and forwarded it to the Assembly Committee of the Whole for additional review. The Committee of the Whole reviewed this application at the March 6, 2023 meeting and adopted a motion supporting the Manager to enter into negotiations for a one-year lease including renewal options with the original applicant and to draft an ordinance for introduction. The packet for the COW meeting included extensive background material and can be viewed at: [Assembly Committee of the Whole Worksession 03/06/2023 06:00 PM | Juneau, AK \(municode.com\)](https://municode.com/juneau/assembly-committee-of-the-whole-worksession/03/06/2023-06:00-PM)

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

8. **Ordinance 2022-06(b)(AR) An Ordinance Appropriating up to \$2,340,737 to the Manager for Juneau School District Special Revenue Fund Deficits and Current Year Student Activities; Funding Provided by General Funds.**

This ordinance would appropriate up to \$2,340,737 of additional outside the cap funding to resolve current and prior year deficits in the School District’s special revenue funds, as well as a request for new wrestling mats for middle and high schools totaling \$80,000. This appropriation would allocate funding for the following purposes:

FY2021 Deficits

Pupil Transportation	\$
374,939	
Rally	\$
464,770	

	FY2021 Total	\$
839,709		
FY2022 Deficits		
Pupil Transportation		\$ 425,914
Community Schools		\$ 126,884
	FY2022 Total	\$
552,798		
FY2023 Deficits		
Pupil Transportation		\$ 483,000
Rally	\$ 285,230	
Community Schools	\$ 100,000	
	FY2023 Total	\$
868,230		
New Requests		
Middle/High School Activities (wrestling mats)	\$ 80,000	
	New Requests Total	\$
80,000		
	Total JSD Supplemental Funding Request	\$
2,340,737		

After consultation with the Alaska Department of Education and Early Development, JSD has removed their request for funding of summer school in 2023; which has been determined to be an instructional cost that must be paid for inside the educational funding cap.

This request does not correct the School District's operating fund deficit of \$620,400 at June 30, 2022, as CBJ already contributed the maximum local contribution inside the cap. I am advised that JSD intends to correct that issue with its FY24 budget request.

School funding is complicated and there are three concurrent funding processes that the Assembly should understand as it acts on this request.

First, this Ordinance has been requested for introduction.

Second, the Legislature is seriously contemplating an increased base student allocation, as much as \$1,200. The results of that deliberation will not be known for some time.

Third, The JSD budget for FY24 will be received in accordance with Law by April 1, 2023. In that budget, JSD has to anticipate many factors, including an Assembly decision on this Ordinance, action by the legislature, enrollment, and staffing costs.

Last, the Assembly should be informed that due to the increase in the value of real property in Juneau, funding JSD instruction "to the cap" in FY24 will increase CBJ's allowable appropriation by approximately \$2.3 Million (about an 8% increase) over the FY23 level.

This request was reviewed and approved by the Juneau School District Board on January 10, 2023. This request was reviewed by the Assembly Finance Committee at the March 1, 2023 meeting. Based on some feedback from DEED on summer school funding, JSD staff have adjusted the request.

The Manager recommends this ordinance be introduced, referred to Finance Committee and set for public hearing at the next regular Assembly meeting.

9. Ordinance 2022-47 An Ordinance Repealing Title 49 Provisions Related to Wetland Review Board Authority.

At the Regular Planning Commission meeting on March 14, 2023, the Commission voted to recommend approval of an ordinance to repeal 49.10.700, Wetlands Review Board. The Board's wetland permitting authority has expired, the Board has not met since 2018, and the Board is no longer needed.

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 3024 A Resolution in Support of the Alaska Department of Transportation and Public Facilities Southcoast Region's Funding Request from the Community Transportation Program for the Rehabilitation of Glacier Highway and Lemon Road.

This project would rehabilitate 1.6 miles of Glacier Highway and Lemon Road. Improvements would include new pavement, improved lighting, improvements to sidewalks, and new Capital Transit bus shelters and improved turnouts at existing bus stops. Capital Transit strongly supports this project. Bus riders commute to bus stops primarily on foot. New lights along this corridor will enhance visibility and safety for Capital Transit commuters. Four new bus shelters will provide a safe place for our customers to get out of the elements while waiting for the bus; improvements to the sidewalks will help pedestrians to travel to and from the bus stop and their destination. These improvements will facilitate access to our most heavily used bus stops, between Western Auto and Fred Meyer.

The City Manager recommends the Assembly adopt this ordinance.

K. Bid Awards

L. Transfers

11. Transfer Request T-1052 A Transfer of \$ 1,500,000 from CIP H51-108 Statter Harbor Improvements Phase III to CIP H51-125 Aurora Harbor Improvements.

Docks & Harbors was awarded a \$2 million grant from the Alaska Department of Transportation and Public Facilities' Municipal Harbor Facility Grants Program. The required 50% local match is provided by the 2017 1% Sales Tax Initiative (\$1.5 million) and Harbor fund balance (\$1 million). The allocation of \$1.5 million of 1% Sales Tax is not scheduled until FY24. In order to complete project work by the end of the summer, Docks & Harbors is requesting to temporarily transfer funding from the Statter Harbor Improvements Phase III CIP to the Aurora Harbor Improvements CIP in order to execute a bid award in March. Once 1% Sales Tax funding becomes available for the Aurora Harbor Improvements CIP on July 1, 2023, temporary funding for Aurora Harbor will be transferred back to the Statter Harbor to complete future work.

The Docks and Harbors Board reviewed this request at the February 23, 2023 meeting.

The City Manager recommends approval of this transfer.

12. Transfer Request T-1053 A Transfer of \$2,200,000 from CIP U76-112 JDTP New Vector Dump to CIP U76-122 Outer Drive and West Juneau Lift Station Improvements.

This request would transfer \$2.2 million from the JDTP New Vector Dump CIP to the Outer Drive and West Juneau Lift Station Improvements CIP. The Wastewater Utility has identified this as a high priority project due to pumping limitations, increasing maintenance needs, and difficulty in procuring replacement and repair parts. Cost escalation, supply chain and freight issues, and uncertainty in delivery times for mechanical, electrical and process components have contributed to the need for additional funds. This transfer would delay the JDTP New Vector Dump project until additional funding is secured to replace the transferred funds.

This transfer of project funding is consistent with the intent of the 2017 1% Sales Tax initiative approved by voters in the October 3, 2017 municipal election.

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

The City Manager recommends approval of this transfer.

13. Transfer Request T-1054 A Transfer of \$250,000 from CIP W75-061 Douglas Highway Water – David to I St. to CIP W75-074 Lead Water Service Lines.

This request would transfer \$250,000 from the Douglas Highway Water – David to I St. CIP to the Lead Water Service Lines CIP. To adhere to the most recent EPA requirements regarding lead water service lines, this transfer would provide funds to hire a consultant to survey water lines in every residence and business on the CBJ water system. A preliminary plan is due in June 2023 and a draft plan is due in July 2024. Work is completed on the Douglas Highway water system and the CIP is in the process of being closed out.

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

The City Manager recommends approval of this transfer.

M. Liquor/Marijuana Licenses

14. Liquor & Marijuana Licenses for Review

These Alcohol Marijuana Control Office (AMCO) license actions are before the Assembly to either protest or waive its right to protest the license actions.

Liquor Licenses - NEW

Licensee: Goldbelt Aerial Tramway LLC d/b/a The Tr'Ale House

License Type: Destination Resort Seasonal, License #6124

Location: 1800' level at Mt. Roberts Interpretive Shelter, Juneau

Licensee: Alaska Rainforest Sanctuary LLC d/b/a Kawanti Adventures

License Type: Recreational Site Seasonal, License #6112

Location: 3000 Fish Creek Rd. Juneau

Liquor Licenses - RENEWALS

Licensee: Molly Ventures, Inc. d/b/a McGivney's Sports Bar & Grill

License Type: Beverage Dispensary, License #2728

Location: 9101 Mendenhall Mall Rd., Juneau

Licensee: Statter Harbor Food & Fuel LLC d/b/a DeHart's Grocery

License Type: Package Store, License #300

Location: 11735 Glacier Hwy., Juneau

Licensee: Shayz LLC d/b/a Squirez

License Type: Beverage Dispensary, License #1081

Location: 11806 Glacier Hwy., Juneau

Licensee: Breeze-In Corporation d/b/a Breeze-In Liquor

License Type: Package Store, License #176

Location: 2200 Trout St. Juneau

Licensee: Breeze-In Corporation d/b/a Breeze-In Liquor

License Type: Package Store, License #4543

Location: 5711 Concrete Way, Juneau

Licensee: Breeze-Inn Corporation d/b/a Douglas Island Breeze-In

License Type: Package Store, License #662

Location: 3370 Douglas Hwy., Juneau

Licensee: Barnaby Brewing Company LLC d/b/a Barnaby Brewing Company

License Type: Brewery, License #5524

Location: 165 Shattuck Way, Juneau

Licensee: Bullwinkles Inc. d/b/a Bullwinkles Pizza

License Type: Restaurant Eating Place, License #188

Location: 318 W. Willoughby Ave., Juneau

Marijuana Licenses – RENEWALS

Licensee: The Mason Jar LLC d/b/a The Mason Jar LLC

License Type: Retail Marijuana Store, License #28012

Location: 613 & 619 W. Willoughby Ave, Juneau

Licensee: The Mason Jar LLC, d/b/a The Mason Jar LLC

License Type: Retail Marijuana Store, License #13279

Location: 2771 Sherwood Lane Unit E, Juneau

Licensee: Tree Logic LLC d/b/a Stone Salmon Farms

License Type: Standard Marijuana Cultivation Facility, License #27531

Location: 5763 Glacier Hwy., Juneau

Licensee: Alaskan Coffee Pot LLC d/b/a Alaskan Coffee Pot

License Type: Retail Marijuana Store, License #25190

Location: 2219 Dunn St., Juneau

Licensee: Alaskan Kush Company LLC d/b/a Alaskan Kush Company

License Type: Retail Marijuana Store, License #16213

Location: 159 S. Franklin St., Juneau

Licensee: Taku Horticulture Company LLC d/b/a Taku Horticulture Company LLC

License Type: Standard Marijuana Cultivation Facility, License #12176

Location: 1017 3rd St., Douglas

Licensee: Always Redeye LLC d/b/a Stoned Salmon Farms

License Type: Standard Marijuana Cultivation Facility, License #11605

Location: 2005 Anka St., Juneau

Licensee: The Fireweed Factory LLC d/b/a The Fireweed Factory

License Type: Retail Marijuana Store, License #10800

Location: 237 Front St., Juneau

Licensee: The Fireweed Factory LLC d/b/a The Fireweed Factory

License Type: Standard Marijuana Cultivation Facility, License #10266

Location: 8415 Airport Blvd. Space B, Juneau

Licensee: Top Hat Concentrates LLC d/b/a Top Hat Concentrates LLC

License Type: Marijuana Product Manufacturing Facility, License #10271

Location: 2315 Industrial Blvd. Suite B, Juneau

Licensee: Top Hat LLC d/b/a Top Hat LLC

License Type: Standard Marijuana Cultivation Facility, License #10270

Location: 2315 Industrial Blvd. Suite A, Juneau

Staff from Police, Finance, Fire, Public Works (Utilities) and Community Development Departments have reviewed the above licenses and recommended the Assembly waive its right to protest the applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk's office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor and marijuana license actions.

N. PUBLIC HEARING

15. Ordinance 2023-02 An Ordinance Amending the Assessing Standards for the City and Borough of Juneau.

The CBJ Assessor's office is required by state law to value property at full and true value each year. In doing so, they follow the standards and practices set by the International Association of Assessing Officers and the Alaska Association of Assessing Officers. Codifying these IAAO and AAAO standards for mass appraisal can lead to greater public understanding of and trust in the assessment process. The public should note that these assessment standards have generally been written for jurisdictions with mandatory real estate price disclosure, and without such disclosure, the Juneau Assessor must depend more heavily on local knowledge and other economic information in determining full and true value.

The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

16. **Ordinance 2023-09 An Ordinance Authorizing the Manager to Lease a 1.50 Acre Parcel of Land near 100520 Crazy Horse Drive at a Reduced Rate to Provide for the Southeast Alaska Food Bank Food Warehouse Expansion.**

Since 2005, the Southeast Alaska Food Bank has leased a fraction of U.S. Survey 1041 from the City for \$1.00 per year. This property is located in the Mendenhall Valley at the end of Crazy Horse Drive. The lease was amended in 2015 to increase the leased area to ½ acre. The current application states that the new area is needed because the opportunity has arisen to fund a new warehouse building making the food bank more sustainable for the future. The food bank already secured a grant in the amount of \$500,000.00 toward the expansion. The LHED Committee provided a motion of support to amend the Food Bank lease at the January 23, 2023 meeting. The Systemic Racism Review Committee reviewed this ordinance on February 28, 2023 and forwarded it to the Assembly.

The City Manager recommends the Assembly adopt this ordinance.

17. **Ordinance 2023-11 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Indian Village, Blocks 3 & 4, Kasaan City, Lot 2, and Tidelands Addition to the City of Juneau, Block 68, Lots 1, 2, 3, 4, 5, 6, and 12FR, from Mixed Use 2 (MU2) to Mixed Use (MU).**

AME2022 0006: A Rezone Request from MU2 to MU in the Aak'w Kwaan District

At the [Regular Planning Commission meeting on February 14, 2023](#), the Commission voted to recommend approval of a rezone from MU2 to MU in the Aak'w Kwaan District. This project proposes a westward extension of less-restrictive MU zoning to 4.2 acres that encompass the Indian Village, the Andrew Hope Building, and current offices of the Alaska Department of Environmental Conservation. This area includes the 3.7 acres in the applicant's application, and a staff-proposed expansion of half an acre. This rezone would reduce zoning setbacks and facilitate canopies over sidewalks, improving conformity with the Willoughby District Land Use Plan, elements of which are incorporated by reference into the Comprehensive Plan. While MU has no height restrictions, future CDD and Commission decisions would be moderated through the Willoughby District Land Use Plan. CDD held a public meeting on December 6, 2022, and one member of the public attended. The Systemic Racism Review Committee reviewed this ordinance at its February 28, 2023 meeting and forwarded it to the Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

18. **Ordinance 2023-10 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Tidelands Addition to the City of Juneau, Block 68, Lot 8 Fractions, Lots 9, 10, 11, 12 Fraction, 12A, 13, and 14 Fraction; Tidelands Addition to the City of Juneau, Block 74, Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; Tidelands Addition to the City of Juneau, Block 75, Lot A; Juneau Subport Lot A, and USS 3566, Lot 3 Fraction and 2A Fraction; from Mixed Use 2 (MU2) to Mixed Use (MU).**

AME2022 0008: A Rezone Request from MU2 to MU in the Aak'w Kwaan District

At the [Regular Planning Commission meeting on February 14, 2023](#), the Commission voted to recommend approval of a rezone from MU2 to MU in the Aak'w Kwaan District. This project proposes a westward extension of less-restrictive MU zoning to 6.6 acres that encompass Centennial Hall, the Juneau Arts and Culture Center, Zach Gordon Youth Center, the proposed location of a new City Hall,

and the Four Points Sheraton. If AME22-06 is approved, this would be a southward extension that creates clean boundaries along streets. This area includes the 5.7 acres in the applicant's application, and a staff-proposed expansion of 0.9 acres. This rezone would reduce setbacks and facilitate canopies over sidewalks, improving conformity with the Willoughby District Land Use Plan, elements of which are incorporated by reference into the Comprehensive Plan. While MU has no height restrictions, future CDD and Commission decisions would be moderated through the Willoughby Plan. CDD held a public meeting on December 6, 2022, and one member of the public attended. The Systemic Racism Review Committee reviewed this ordinance at its February 28, 2023 meeting and forwarded it to the Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

19. Ordinance 2022-06(b)(AI) An Ordinance Appropriating \$450,000 to the Manager for the Airport Furniture Acquisition Capital Improvement Project; Funding Provided by Airport CARES Act Funding.

This ordinance would appropriate \$450,000 in Airport CARES Act funding for the Airport Acquisition CIP. This funding would provide for the acquisition of seating to increase capacity, and replace the less durable soft furnishings in the terminal that are showing their age due to wear and tear.

The Airport Board approved this request at the April 14, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the January 31, 2023, meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

20. Ordinance 2022-06(b)(AJ) An Ordinance Appropriating \$5,000,000 to the Manager for the Capital Civic Center Capital Improvement Project; Funding Provided by General Funds and Hotel-Bed Tax Funds.

This ordinance would appropriate \$5 million for the Capital Civic Center CIP. This project is an expansion of Centennial Hall that will include upgrades to satisfy the goals of the business community, the travel industry, and the arts economy. This appropriation is intended to leverage grant funding and should not be expended until such time as sufficient grant funding is secured for the project that would require local matching funds in the amounts of this appropriation.

This request is funded equally by general funds and hotel-bed tax funds.

The Assembly Finance Committee reviewed this request at the March 1, 2023 meeting. The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

21. Ordinance 2022-06(b)(AM) An Ordinance Appropriating \$2,000,000 to the Manager for the Aurora Harbor Improvements Capital Improvement Project; Grant Funding Provided by the Alaska Department of Transportation and Public Facilities.

This ordinance would appropriate \$2 million of grant funds from the Alaska Department of Transportation and Public Facilities' Municipal Harbor Facility Grants Program. The required 50% local match is provided by the 2017 1% Sales Tax Initiative (\$1.5 million) and Harbor fund balance (\$1 million). This project would construct one main float in the north end of Aurora Harbor with slips to accommodate 48-foot and 60-foot vessels. Docks and Harbors anticipates a bid award in April 2023.

The Docks and Harbor Board recommended this action at its regular Board meeting on February 23, 2023. The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

22. **Ordinance 2022-06(b)(AN) An Ordinance Appropriating \$31,500 to the Manager as Funding for Phase 2 of a Building Survey and Inventory of the Juneau Townsite Historic Neighborhood; Grant Funding Provided by the Alaska Department of Natural Resources.**

The Juneau Townsite Historic Neighborhood is a mixed-use commercial and residential neighborhood, located between the Downtown and Chicken Ridge historic districts. This ordinance would appropriate \$31,500 of grant funding to survey and inventory approximately 42 structures in the area and document their historical significance. This survey will complete the survey and inventory and determine whether the Juneau Townsite Historic Neighborhood is eligible to be listed on the National Register of Historic Places. The benefits of becoming a listed district include access to Historic Tax credits and Historic Preservation Fund grants. These benefits would be available for property owners for rehabilitation and maintenance work.

CBJ's Community Development Department, City Museum, and Historic Resources Advisory Committee will partner with a historic architecture consultant to perform the scope of work for this project. Total project costs are estimated to be \$52,515. The 40% local match requirement will be met with CBJ personnel service costs, for which expenditure authority has already been appropriated in the FY23 operating budget.

The Historic Resources Advisory Committee recommended CBJ staff apply for this grant at the February 3, 2021 meeting. The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

23. **Ordinance 2023-12 An Ordinance Providing for the Issuance and Sale of Port Revenue Bonds in one or more series in the Aggregate Principal Amount of Not to Exceed \$5,100,000; Providing for the Form and Terms of the Bonds; Providing a Method of Payment Therefor; and Reserving the Right to Issue Revenue Bonds on a Parity with the Bonds upon Compliance with Certain Conditions.**

This ordinance authorizes the sale of \$5.1 million of revenue bonds for the first phase of electrifying CBJ's municipally owned cruise ship docks. The bond will be fully repaid within 15 years at an expected annual cost of approximately \$450,000 assuming an interest rate of 4.0%. This revenue bond will be repaid entirely by passenger fees, and does not pledge any borough tax revenue. Issuance of this bond will not impact the debt service mill rate.

The Docks and Harbors Board approved this request at the December 29, 2022 meeting. The Assembly Finance Committee reviewed this request on January 4, 2023 and March 1, 2023.

The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

24. **Ordinance 2022-06(b)(AP) An Ordinance Appropriating \$5,000,000 to the Manager for the Dock Electrification Capital Improvement Project; Funding Provided by Port Revenue Bond Proceeds.**

This ordinance would appropriate \$5 million for the Dock Electrification Capital Improvement Project. Funding for this request is provided by port revenue bond proceeds and will facilitate the procurement and installation of two load tap changer transformers for the docks owned by CBJ at Alaska Steamship and Cruise Ship Terminal. The revenue bond will be repaid with port development fees.

The Docks and Harbors Board approved this request at the December 29, 2022 meeting. The Assembly Finance Committee approved this request at the January 4, 2023 meeting. The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

25. **Ordinance 2023-13(b) An Ordinance Providing for the Issuance and Sale of General Obligation Bonds in One or More Series to Provide Not to Exceed \$6,600,000 in Net Proceeds; and Providing for the Form and Terms of the Bonds and for Unlimited Tax Levies to Pay the Bonds.**

This ordinance authorizes the sale of \$6.6 million of general obligation bonds as authorized by voters in the October 4, 2022 municipal election. Per the authorizing ballot measure, these bond funds will be used for installation of an artificial field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, a new public use cabin, and areawide trail maintenance. The bond will be fully repaid within 6 years at an expected annual cost of approximately \$3.1 million in the first year and \$775,000 in the following five years assuming an interest rate of 3.9%. Issuance of this bond will not increase the debt service mill rate from its current level.

Version B of this ordinance makes a minor adjustment to the debt repayment schedule in response to higher than anticipated assessed values, which increases property tax revenue available to pay down debt.

The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing. The Assembly Finance committee reviewed this request at the March 1, 2023 meeting.

The City Manager recommends the Assembly adopt this ordinance.

26. **Ordinance 2022-06(b)(AO) An Ordinance Appropriating \$6,600,000 to the Manager for the Areawide Trail Improvements, Adair-Kennedy Memorial Park, and Public Use Cabins Capital Improvement Projects; Funding Provided by General Obligation Bond Proceeds.**

This ordinance would appropriate \$6.6 million of general obligation bond proceeds for the Areawide Trail Improvements, Adair-Kennedy Memorial Park, and Public Use Cabins capital improvement projects. This funding provides for installation of an artificial field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, a new public use cabin, and areawide trail maintenance.

This appropriation of project funding is consistent with the intent of the \$6.6 million general obligation bond package approved by voters in the October 4, 2022 municipal election. The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

O. NEW BUSINESS

27. **Regulation Title 07, Chapter 10 Airport Rates and Fees**

In response to a projected budget deficit for FY24 and beyond, the Airport has adjusted its rates and fees to help offset the shortfall. Rates and fees are established through the Airport's financial model.

Rate increases are proposed in all categories; all users. The anticipated increase to annual revenues for FY24 is \$1,737,900. A detailed description of the rates and fees regulation changes is addressed in the fiscal note and accompanying draft regulation.

The Airport received three comments during the public comment period from February 12, 2023 through March 6, 2023. At the March 9, 2023 Airport Board meeting, the Board amended the Fuel Flowage Fees for small aircraft (under 12,500 lbs) and non-signatory aircraft based on comments received; and approved the proposed Rates and Fees Regulation, as presented to the Assembly. The Airline Fee for Airport Security Screening, large air carrier fuel flowage fees, non-signatory fuel flowage fees, large air carrier landing fees and non-signatory landing fees are scheduled to increase May 1, 2023,

with the remainder of the Airport Rates and Fees Regulation changes scheduled to take effect July 1, 2023.

The Manager recommends the Assembly adopt this regulation.

28. Bid Award: BE23-194 Outer Drive & West Juneau Lift Station Improvements

Bids were opened on this project on February 23, 2023. This project includes retrofit of two wastewater lift stations (pump stations). Additive Alternate 1 is a spare dry weather pump, Additive Alternate 2 is a spare wet weather pump, and Additive Alternate 3 is a spare pump for West Juneau. The bid protest period expired at 4:30 p.m. on February 24, 2023. Results of the bid opening are as follows:

	Admiralty Construction, Inc.	Dawson Construction	Engineer's
Estimate			
Base Bid	\$5,647,500	\$6,265,651	\$3,561,200
Additive Alternate No. 1	\$ 70,000	\$ 67,000	\$ 67,000
Additive Alternate No. 2	\$ 160,000	\$ 151,000	\$ 151,200
Additive Alternate No. 3	\$ 105,000	\$ 89,000	\$ 97,108
TOTALS	\$5,982,500	\$6,572,291	\$6,572,291

The City Manager recommends award of this project to Admiralty Construction, Inc. for the base and all alternates for the total amount bid of \$5,982,500.

29. Bid Award: BE23-194 Outer Drive and West Juneau Lift Station Improvements

Bids were opened on this project on March 15, 2023. The project includes reconstruction of Calhoun Avenue from the intersection of West 7th Street to Main Street. The bid protest period expired at 4:30 p.m. on March 17, 2023. Results of the bid opening are as follows:

RESPONSIVE BIDDERS	TOTAL BID
Admiralty Construction, Inc.	\$1,579,105
Coogan Construction Company	\$1,646,593

North40 Construction Corporation	\$1,743,163
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<i>Engineer's Estimate</i>	\$1,179,586
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The City Manager recommends award of this project to Admiralty Construction, Inc. for the total amount bid of \$1,579,105.

30. Bid Award: BE23-223 JNU Gate K Culvert Replacement

This project includes the emergency removal of an existing eighty foot long steel pipe arch, protection of existing utilities, installation of a stream bypass system, installation of a new eighty foot long aluminum pipe arch, removal and reconstruction of existing riprap bank armoring, re-seeding of disturbed banks, reconstruction and repaving of disturbed roadway, and other miscellaneous work. Bids on this project were opened on March 1, 2023. The bid protest period expired at 4:30 p.m. on March 2, 2023. Results of the bid opening are as follows:

RESPONSIVE BIDDERS	TOTAL BID
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Colaska dba SECON	\$555,213
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<i>Engineer's Estimate:</i>	\$488,827
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The City Manager recommends award of this project to SECON for the total amount bid of \$555,213.

31. Bid Award: BE22-263 JNU Outgoing Baggage Belt Repairs

This project is a partial replacement of existing out-going baggage conveyor assembly components within the Juneau International Airport. Bids on this project were opened on March 7, 2023. The bid protest period expired at 4:30 p.m. on March 9, 2023. Results of the bid opening are as follows:

RESPONSIVE BIDDERS	BASE BID	Add. Alt. No. 1	TOTAL BID
Robson Handling Technology USA, Inc.	\$1,169,012	\$106,912	\$1,275,924
Dawson Construction, Inc.	\$1,321,000	\$221,000	\$1,542,000

Engineer's Estimate: \$ 706,860 \$420,750 \$1,127,610

The City Manager recommends award of this project to Robson Handling Technology, USA, Inc. for the total amount bid of \$1,275,924.

P. STAFF REPORTS

Q. ASSEMBLY REPORTS

Mayor's Report

Committee and Liaison Reports

Presiding Officer Reports

R. ASSEMBLY COMMENTS & QUESTIONS

S. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

T. EXECUTIVE SESSION

32. Municipal Attorney Medical Update and Consideration of an Acting Municipal Attorney

The City Manager recommends the Assembly recess into executive session to discuss a confidential personnel matter that could defame or prejudice the character or reputation of any person, namely a medical update of the Municipal Attorney and consideration of an Acting Municipal Attorney.

If the Assembly desires to appoint an Acting Municipal Attorney, the Assembly would need to return to the public meeting for such a motion.

U. SUPPLEMENTAL MATERIALS

- 33. Manager's Report for Ordinance 2022-06(b)(AR) An Ordinance Appropriating up to \$2,340,737 to the Manager for Juneau School District Special Revenue Fund Deficits and Current Year Student Activities; Funding Provided by General Funds.**

V. ADJOURNMENT

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.org.