

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

March 14, 2022 7:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream
Meeting No. 2022-07 <https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar
ID: 915 1542 4903

Submitted By:

Duncan Rorie Watt, City and Borough Manager

I. FLAG SALUTE

II. LAND ACKNOWLEDGMENT

III. ROLL CALL

IV. SPECIAL ORDER OF BUSINESS

A. Instructions for Public Participation

The Assembly follows COVID protocols in accordance with CDC guidelines, CBJ ordinances & resolutions, and COVID mitigation strategies at the time of a meeting. Assemblymembers meet in-person, to the extent possible. *The public is recommended – but not required – to mask at meetings.* 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. 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.org.

V. APPROVAL OF MINUTES

VI. MANAGER'S REQUEST FOR AGENDA CHANGES

VII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VIII. CONSENT AGENDA

- A. Public Requests for Consent Agenda Changes, Other Than Ordinances for Introduction
- B. Assembly Requests for Consent Agenda Changes
- C. Assembly Action
 - 1. Ordinances for Introduction
 - a. **Ordinance 2021-08(b)(am)(AD) An Ordinance Appropriating**

\$2,400,000 to the Manager for the Purchase of the Family Practice Building at 10301 Glacier Highway; Funding Provided by Hospital Funds.

Bartlett Regional Hospital desires to acquire the Family Practice property near Industrial Boulevard to ensure the hospital has space to expand into as the demand for medical care increases. This property currently houses multiple established medical practices, and it would provide convenient access to medical care for people that live in the Mendenhall Valley. The hospital would like to eventually provide easy access to specialty care practitioners closer to patients' homes.

This request was reviewed by the Hospital Board at the February 22, 2022 meeting. This request was reviewed by the Lands, Housing, and Economic Development Committee at the March 7, 2022 meeting.

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

2. Resolutions

a. **Resolution 2978 A Resolution Authorizing the Manager to Convey an Access Easement across City Property to Secon Inc., the Owner of Hidden Valley Subdivision, Tract A, Near Lemon Creek.**

In August, City staff received a request for an easement through City property located behind the North Lemon Creek Material Source in Lemon Creek from the adjacent property owner, Secon Inc. This property is located north of the Lemon Creek Correctional Center. Secon has an existing easement through the City property that has been in use since the 1980s. The access being requested would allow Secon to improve the water quality of Lemon Creek by bypassing an area of their existing easement that has recently been prone to slope failure and has been contributing to increased turbidity in the waters of Lemon Creek. Fair Market Value of this easement has been determined to be \$9,500. The Lands Housing and Economic Development Committee reviewed this request at the November 29, 2021, meeting and forwarded a motion of support for granting this easement to the Assembly.

The City Manager recommends the Assembly adopt this resolution.

b. **Resolution 2979 A Resolution Authorizing the Manager to Amend the CLIAA Settlement Agreement.**

Resolution 2852 (adopted Mar. 22, 2019) authorized the Manager to execute a settlement agreement to resolve the litigation related to the legality of the collection and expenditure of fees imposed upon a vessel related to the provision of municipal services and the construction of capital improvements. The settlement agreement encourages the parties to annually consult to discuss any new proposed projects and services for which CBJ passenger fees are sought to be expended. The amendments authorized by this resolution would update information and clarify that CLIA is waiving objection to the expenditure of up to \$10 million in passenger fees for support to the Capital Civic Center project. The amendments are reflected in the following lines 1, 8-9, 77-79, 160-164, 175-181, 202-205, and 329-330.

The Assembly Lands, Housing, and Economic Development Committee reviewed the settlement agreement amendments at its meeting on March 7, 2022, and recommended

the Assembly adopt this resolution.

The City Manager recommends the Assembly adopt this resolution.

c. **Resolution 2980 A Resolution Providing For Interest Rates For The Hospital Revenue Bond Being Issued Through The Alaska Municipal Bond Bank.**

On March 30, 2022, CBJ is scheduled to sell, via the Alaska Municipal Bond Bank, approximately \$20.0 million in Hospital Revenue Bonds. The issuance of the bonds was authorized by Ordinance 2021-43. The proceeds will be used to fund a portion of the emergency department renovation and new behavioral health facility.

The final Assembly action, per CBJ Charter, related to these bonds is to prescribe, by resolution, the interest rates and annual principal maturity dollar amounts. Schedule A of the resolution lists the years and amounts when the bonds will mature and sets the maximum interest rates authorized. The coupon rate for all the bonds cannot exceed 5.5% and the total aggregate interest cost for all bonds is estimated to be 2.0% - 3.75%.

The Assembly Finance Committee referred this to the full Assembly for adoption at its meeting on March 2, 2022.

The City Manager recommends the Assembly adopt this resolution.

d. **Resolution 2981 A Resolution Supporting the People of Ukraine and Suspending the Juneau Sister City Relationship with Vladivostok, Russia.**

Russian President Vladimir Putin has engaged in an unprovoked and unjustified attack on the sovereign nation of Ukraine. The CBJ stands firmly with Ukraine and its people. This resolution would join the CBJ into the international community in strongly condemning the egregious actions of President Vladimir Putin for ordering the invasion of Ukraine and would suspend the CBJ's Sister City relationship with Vladivostok, Russia. The CBJ shall continue to support the people of Vladivostok and looks forward to a time when true people to people cooperation can be restored.

The Assembly Human Resources Committee reviewed this matter earlier on March 14, 2022.

The City Manager recommends the Assembly adopt this resolution.

3. Bid Award

a. **BE22-163 - Dzantik'i Heeni Middle School Roofing Replacement**

This project consists of replacement of the exterior asphalt roofing for the Dzantik'i Heeni Middle School, originally constructed in 1993.

Bids were opened on this project on February 8, 2022. The bid protest period expired at 4:30 p.m. on February 9, 2022. Results of the bid opening are as follows:

BIDDERS	TOTAL BID
Earhart Roofing Co., Inc.	\$1,650,000
Coogan Construction Co.	\$2,065,000
Island Contractors, Inc.	\$2,137,100

Architect's Estimate \$1,740,000

The Manager recommends award of this project to Earhart Roofing Co., Inc., for the total amount bid of \$1,650,000.

b. **RFB 22-006 Term Contract for Roadway Painting**

Bids were opened on this project on February 28, 2022. The protest period ended March 3, 2022. The following bids were received:

BIDDER	TOTAL BID
Pacific Asphalt	\$120,220.15
Specialized Pavement Markings, LLC	\$197,944.21
Anchorage Striping	\$219,613.895
Jolt Construction and Traffic Maintenance	\$244,382.75

The City Manager recommends award to Pacific Asphalt on the basis of having the lowest responsive and responsible bid price in the amount of \$120,220.15.

4. Liquor License

a. **Liquor License Renewals for Licenses: #851 & #3695**

These liquor license actions are before the Assembly to either protest or waive its right to protest the license actions.

Liquor License Renewal

License Type: Restaurant/Eating Place-Seasonal, License #851

Licensee: Alaska Travel Adventures Inc. d/b/a Gold Creek Salmon Bake

Location: No premises, Juneau

License Type: Beverage Dispensary, License #3695

Licensee: South of the Bridge LLC d/b/a Louie's Douglas Inn

Location: 915 3rd Street, Douglas

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 renewal 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 license renewals.

5. Other Items for consent

a. **CSP 2021-0007 Harris Street Reconstruction**

On February 8, 2022, the Planning Commission heard CSP2021 0007, which addresses the reconstruction of Harris Street between Fourth and Seventh Streets, reconstruction of Seventh Street between Gold and Harris Streets, and the accompanying required roadway construction waiver. Harris Street was originally platted in 1892, prior to the automobile and current road construction standards. Harris Street was last upgraded approximately fifty years ago.

The Commission recommended approval for CSP2021 0007. The project's primary goal is to replace combined sewer systems with separated sanitary and storm sewer systems in accordance with Alaska Department of Environmental Conservation and U.S. Environmental Protection Agency standards. In addition, aged terra cotta water mains, asphalt road surfaces, sewers, gutters, and sidewalks will be replaced for the first time in approximately 50 years. The Commission found this project to be in compliance with the 2013 Comprehensive Plan and the Juneau Climate Action and Implementation Plan.

Initially, a waiver to roadway construction standards was anticipated for this project, which was brought to the Planning Commission. After the Planning Commission hearing in which the waiver was noticed for reconsideration, staff conducted further analysis of AASHTO, and determined the proposed project will comply with AASHTO guidelines without a waiver to roadway construction standards. Thus, the Planning Commission recommends the Assembly adopt CSP2021-0007.

The Manager recommends the Assembly approve CSP2021-0007—without a waiver—as recommended by the Planning Commission.

IX. PUBLIC HEARING

A. **Ordinance 2022-12 An Ordinance Amending the Comprehensive Plan Related to the Long Range Waterfront Plan.**

This Long Range Waterfront Plan amendment would allow for a large cruise ship dock and moorage for government vessels near the Subport in downtown Juneau. Page 5 of the ordinance identifies criteria for the development of a fifth cruise ship dock. Assemblymember Woll has also proposed whereas amendments to clarify the Assembly's intent upon adopting this ordinance.

In addition to the Visitor Industry Task Force meetings, this topic was discussed by the Assembly Committee of the Whole on April 12, 2021. Staff held a public meeting on January 11, 2022. This ordinance was forwarded to the full Assembly by the Committee of the Whole on January 24, 2022. The Assembly held a special public testimony opportunity on February 28, 2022. The Systemic Racism Review Committee reviewed this request at the February 8, 2022 meeting and forwarded it to the full Assembly for public hearing.

The Manager recommends the Assembly adopt this ordinance with the amendments proposed by Assemblymember Woll (included in packet).

B. **Ordinance 2022-14 An Ordinance Authorizing the Manager to Convey Lot 9, Block 13, Juneau Townsite, Located at 139 South Franklin Street in Downtown Juneau, to Franklin Foods LLC.**

Franklin Foods LLC submitted an application to purchase City property located at 139 South Franklin Street in June of 2021. The Parks and Recreation Advisory Committee recommended the Assembly dispose of this property at its meeting on September 7, 2021. On October 25, 2021, the Assembly passed a motion of support for the Manager to negotiate with the original proposer towards the disposal of CBJ property. Fair market value was determined by appraisal to be \$171,000.

The Planning Commission (CSP 2021-0006) reviewed this proposed disposal at its meeting on January 11, 2022, and recommended the Assembly dispose of this property. The Lands, Housing and Economic Development Committee reviewed the draft ordinance at the February 14, 2022 meeting and passed a motion of support for disposal. The Systemic Racism Review Committee reviewed this request at the March 1, 2022, meeting and forwarded it to the full Assembly for public hearing.

The Manager recommends the Assembly adopt this ordinance.

C. Ordinance 2021-09(B) An Ordinance Appropriating and Deappropriating Funds from the Treasury for FY22 School District Operations.

The Juneau School District's (JSD) projected student enrollment has decreased by 146 students in FY22. The decrease in students constitutes a reduction in the City and Borough of Juneau's funding for general school operations by \$35,750. JSD requests that this funding instead be used for purposes outside the local funding cap. Possible areas that the funding could be moved to would be Transportation, Rally, Food Service, Student Activities, Community Schools, or other areas.

This request was reviewed by the JSD Board on January 11 and February 8, 2022. This request was reviewed by the Assembly Finance Committee at the March 2, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the March 1, 2022 meeting and forwarded it to the full Assembly for public hearing.

The Manager recommends the Assembly adopt this ordinance.

D. Ordinance 2021-09(A) An Ordinance Appropriating \$10,000 from the Treasury for FY22 School District Operations.

The CBJ Parks and Recreation Department provides the Juneau School District (JSD) \$20,000 annually in facility rentals at Treadwell Arena at no cost. JSD is requesting an additional \$10,000 of ice time to support the Juneau Douglas High School hockey team. This ordinance would appropriate \$10,000 to the School District, not subject to the local funding cap, to purchase additional ice time at the rink from Parks and Recreation.

This request was reviewed by the JSD Board on January 11 and February 8, 2022. This request was reviewed by the Assembly Finance Committee at the March 2, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the March 1, 2022 meeting and forwarded it to the full Assembly for public hearing.

The Manager recommends the Assembly adopt this ordinance.

E. Ordinance 2021-08(b)(am)(AB) An Ordinance Appropriating \$5,500,000 to the Manager as Funding for City and Borough of Juneau and Juneau School District Deferred Maintenance Capital Improvement Projects; Funding Provided by General Funds.

This ordinance would appropriate \$5,500,000 of general funds for City and Borough of Juneau (CBJ) and Juneau School District (JSD) deferred maintenance capital improvement projects, to be appropriated as follows:

School Roof Replacements (S02-104)	\$ 1,124,000
JSD Deferred Maintenance and Imprv. (S02-105)	\$ 876,000
CBJ Deferred Building Maintenance (P44-090)	\$ 1,600,000
Downtown/Glacier Fire Station	
Mechanical/Electrical Upgrades (F21-041)	\$ 800,000
CBJ Deferred Building Maintenance (P44-089)	\$ 600,000
Parks & Playground Maint. And Repairs (P41-093)	\$ 500,000

This appropriation provides for deferred maintenance of HVAC systems at the Downtown, Douglas, and Glacier Fire Stations, Treadwell Arena, and Douglas Library, as well as moisture control at Riverbend Elementary School, the replacement of the Dzantik'i Heeni Middle School

roof, and city-wide park maintenance.

This appropriation brings CBJ and JSD's deferred maintenance spending closer to the minimum recommended industry standards and supplements major deferred maintenance projects that are coming in higher than originally estimated due to current market escalation.

The Public Works and Facilities Committee reviewed this request at the February 14, 2022 meeting. This request was reviewed by the Assembly Finance Committee at the March 2, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the March 1, 2022 meeting and forwarded it to the full Assembly for public hearing.

The Manager recommends the Assembly adopt this ordinance.

F. Ordinance 2021-08(b)(am)(AA) An Ordinance Transferring \$120,000 from CIP U76-121 Collection System Pump Station Upgrades and CIP W75-061 Douglas Highway Water - David to I St. to CIP R72-157 Spruce Lane Reconstruction.

This request would provide \$120,000 in funding for the Spruce Lane Reconstruction CIP to repair additional water and wastewater issues undiscovered until the completion of detailed design. Additionally, the project estimate has increased as a result of inflation, supply chain issues, and other economic factors. The proposed transfers are reallocating funds from one completed project and one ongoing project, which will retain sufficient funding to cover remaining project work.

The Public Works and Facilities Committee reviewed this request on February 14, 2022. The Systemic Racism Review Committee reviewed this request at the March 1, 2022 meeting and forwarded it to the full Assembly for public hearing.

The Manager recommends the Assembly adopt this ordinance.

G. Ordinance 2021-08(b)(am)(AC) An Ordinance Appropriating \$75,000 to the Manager as Funding for Eaglecrest's Fiscal Year 2022 Pay Plan Adjustment; Funding Provided by Eaglecrest Revenue.

This ordinance would appropriate \$75,000 for Eaglecrest's FY22 pay plan adjustment. The pay plan adjustment increased all actively used pay ranges and longevity steps to an hourly rate greater than the Alaska minimum wage of \$10.34/hour. Changes to the pay plan increased individual employee wages from 4% to 17%, with lower wage employees receiving the greatest percentage increases. Individual employee wages increased on average by 11%.

Funding for this ordinance is provided by Eaglecrest revenue.

The Assembly Finance Committee discussed the pay plan adjustment at the January 5, 2022, meeting. The Eaglecrest Board approved the pay plan adjustment at the January 7, 2022, meeting. The Systemic Racism Review Committee reviewed this request at the March 1, 2022, meeting and forwarded it to the full Assembly for public hearing.

The Manager recommends the Assembly adopt this ordinance.

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. STAFF REPORTS

XIII. ASSEMBLY REPORTS

- A. Mayor's Report
- B. Committee Reports, Liaison Reports, Assembly Comments and Questions
- C. Presiding Officer Reports

XIV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XV. EXECUTIVE SESSION

A. Collective Bargaining Update

The City Manager recommends the Assembly recess into executive session to discuss an update to collective bargaining the immediate knowledge of which would adversely affect the finances of the municipality.

XVI. 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