

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

March 22, 2021 7:00 PM

Zoom Webinar/Telephonic/FB Livestream

Meeting No. 2021-07; To participate in the Meeting use Zoom link
<https://juneau.zoom.us/j/98062691299> or call 1-346-248-7799 and enter Webinar ID
98062691299

Submitted By:

Duncan Rorie Watt, City Manager

I. FLAG SALUTE

II. ROLL CALL

III. SPECIAL ORDER OF BUSINESS

A. Instruction for Public Participation

Anyone wishing to provide public comment during the meeting is asked to call the Municipal Clerk's public testimony request phone line at 586-0215 by 3 p.m. the day of the meeting or send an email to City.Clerk@juneau.org providing their name, email address, and phone number they will be calling from. Testimony time will be limited by the Mayor based on the number of participants. The public is encouraged to send comments in advance of the meeting to BoroughAssembly@juneau.org.

If you have not notified the Clerk's Office ahead of time you may still be able to participate. When attending the zoom webinar [login info listed at top of agenda] to speak on an item up for public hearing or a non-agenda item please hit the 'raise hand' button if participating via a computer/tablet; if participating by phone press *9 on your phone; this will place a 'raised hand' icon next to your phone number and will add you to the queue.

IV. APPROVAL OF MINUTES

A. July 1, 2020 Special Assembly Meeting 2020-35 Draft Minutes

B. January 4, 2021 Regular Assembly Meeting 2021-01 Draft Minutes

C. January 25, 2021 Regular Assembly Meeting Draft Minutes

V. MANAGER'S REQUEST FOR AGENDA CHANGES

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VII. 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 2021-12 An Ordinance Amending the Uniform Alaska Remote Seller Sales Tax Code.**

The Alaska Remote Seller Sales Tax Commission adopted revisions to the Uniform Remote Seller Sales Tax Code at its February 24, 2021 meeting. In accordance with the intergovernmental agreement that established the Commission, all member municipalities must adopt the revised Uniform Code within 120 days to remain a member in good standing. This ordinance implements a number of clerical and technical clarifications to the Uniform Code, and it also clarifies that all services are subject to sales tax at their destination jurisdiction. This change to the Uniform Code will induce a corresponding adjustment to Juneau's local sales tax code in a separate forthcoming ordinance.

The Assembly Finance Committee reviewed this request at the February 23, 2021 meeting.

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

- b. **Ordinance 2020-09(AR) An Ordinance Appropriating \$17,000 to the Manager as Funding for a COVID-19 Economic Impacts and Recovery Plan; Funding Provided by the General Fund's Fund Balance.**

This ordinance would appropriate \$17,000 for a COVID-19 Economic Impacts and Recovery Plan, as proposed by McKinley Research Group, LLC. This plan would provide an overview of economic impacts in Juneau as a result of the pandemic, outlook for economic recovery by sector, and recommendations for pandemic-related economic recovery initiatives.

Funding for this request would be provided by the General Fund's fund

balance.

The Assembly Finance Committee reviewed this request at the March 3, 2021 meeting.

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

- c. **Ordinance 2020-09(AS) An Ordinance Appropriating \$203,028 to the Manager as Funding for the Taxiway A&E Rehabilitation Capital Improvement Project; Funding Provided by Airport CARES Act Funding.**

This ordinance would appropriate \$203,028 to the Taxiway A&E Rehabilitation CIP (A50-098). This funding will be used for airfield lighting regulator upgrades. These upgrades are considered maintenance-related and are therefore eligible under the Airport's CARES Act grant.

The Airport Board approved this request at the March 17, 2021 special meeting.

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

- d. **Ordinance 2020-09(AT) An Ordinance Appropriating \$21,624,000 to the Manager as Funding for the Planning, Design, and Construction of Bond-Funded Capital Improvement Projects; Funding Provided by General Obligation Bond Proceeds.**

This ordinance would appropriate \$21,624,000 for the planning, design, and construction of bond-funded capital improvement projects.

This appropriation of project funding is consistent with the intent of the \$15 million general obligation bond package approved by voters in the October 6, 2020 municipal election and the \$7 million general obligation bond package approved by voters in the October 1, 2019 municipal election.

Funding for this request would be provided by General Obligation Bond Proceeds.

The Public Works & Facilities Committee reviewed this request at its November 9, 2020 meeting. The Assembly Finance Committee reviewed this request at its December 9, 2020 meeting.

The City Manager recommends the Assembly introduce this

ordinance and set it for public hearing at the next regular Assembly meeting.

2. Resolutions

a. **Resolution 2944 A Resolution Reestablishing the Juneau Commission on Aging and Repealing Resolution 2802.**

This resolution would eliminate the sunset provisions in the Juneau Commission on Aging. The Human Resources Committee reviewed this matter on March 1, 2021.

The City Manager recommends the Assembly adopt this resolution.

3. Bid Award

a. **Bartlett Regional Hospital Behavioral Health Facility BE21-149**

This project includes demolition of the existing facility and construction of a new 14,500 gross square foot facility comprised of outpatient offices, inpatient residential care suites, general storage, and underground parking.

Bids were opened on this project on March 16, 2021. The bid protest period expired at 4:30 p.m. on March 18, 2021. Results of the bid opening are as follows:

	Dawson Construction	Architect/Engineer Estimate
Basic Bid Schedule A	\$8,959,200	\$7,737,163
Basic Bid Schedule B	No Bid	\$7,737,163
Deductive Alternate No. 1 UV Air Purification	<\$25,000> Not Accepted	<\$78,842>
Deductive Alternate No. 2 Relights Interior Offices	<\$9,000> Not Accepted	<\$9,141>
Deductive Alternate No. 3 2nd Floor Patient Area Benches/Planters	<\$7,500> Not	<\$10,019>

	Accepted	
Deductive Alternate No. 4 2nd Floor Patient Area Casework	<\$20,000> Not Accepted	<\$43,057>
Deductive Alternate No. 5 2nd Floor Skylights	<\$18,000> Not Accepted	<\$13,134>
Deductive Alternate No. 6 Enhanced Finishes Grp. 1	<\$42,000> Not Accepted	<\$5,722>
Deductive Alternate No. 7 Enhanced Finishes Grp. 2	<\$28,000> Not Accepted	<\$69,595>
Deductive Alternate No. 8 Marine Coating and Warranty	<\$5,000> Not Accepted	<\$3,303>
Deductive Alternate No. 9 USGBC LEED submittal requirements	<\$500,000> Accepted	<\$400,000>
TOTALS	\$8,454,200	\$7,104,350

The City Manager recommends award of this project, Base Bid A and Deductive Alternate 9 for the total amount bid of \$8,454,200.

4. Other Items for consent

a. **CSP 2020-0011 Calhoun Reconstruction**

The Planning Commission recommended APPROVAL of CSP2020 0011 Calhoun Avenue project at its March 9, 2021 regular meeting. See meeting agenda items at: <https://packet.cbjak.org/CoverSheet.aspx?ItemID=9649&MeetingID=1451>

This project replaces the failing water system. The project replaces aged combined sewer with separated sanitary and storm sewer systems in

accordance with Alaska Department of Environmental Conservation and U.S. Environmental Protection Agency standards. CBJ Engineering & Public Works (EPW) worked with interested neighbors on a matrix of roadway enhancements, evaluating which warranted inclusion on this project. Proposed roadway reconstruction includes improved pedestrian accommodations with sidewalk as wide as possible given the limited historical right-of-way (ROW) and minimum vehicle lane widths (ROW platted 1914). Colored crosswalks, similar to those on Twelfth Street, are recommended. The intersection at West Eighth and Calhoun Avenue will be modified to improve sight distance. Signage will be added to reduce speed to 15 miles an hour and remind users to share the road. The Commission recommends the Assembly direct staff to work with neighbors on a means for undergrounding utilities. The Commission supports acquisition of private property to expand the ROW and increase sidewalk width to a minimum of 5 feet throughout the corridor, recognizing that if negotiations are not successful the sidewalks would be narrowest in the pinch point near West Eighth Street but still ADA compliant.

The City Manager recommends that implementation of the project details be referred to the PWFC.

VIII PUBLIC HEARING

A. Ordinance 2020-10(B) An Ordinance Appropriating \$302,929 from the Treasury for FY21 School District Operations.

The Juneau School District's (JSD) projected student enrollment has decreased by 570 students in FY21. This decrease in enrollment has triggered the Hold Harmless provision of the Alaska Department of Education and Early Development's Foundation Formula. As a result, JSD anticipates an additional \$245,620 in foundation funding and a slight increase to Quality Schools Grant program funding of \$663, for total additional state support of \$246,283. As a result of this increase in funding, CBJ may choose to provide an additional \$56,646 from the General Fund's fund balance for general school operations.

This request was reviewed by the JSD Board on January 12, 2021. This request was reviewed by the Assembly Finance Committee at the March 3, 2021 meeting.

The City Manager recommends the Assembly adopt this ordinance.

B. Ordinance 2020-09(AM) An Ordinance Appropriating \$2,500,000 to the Manager as Funding for the Purchase of a Building at 3225 Hospital Drive; Funding Provided by Bartlett Regional Hospital Fund's Fund Balance.

This ordinance would appropriate \$2,500,000 for the purchase of a building at 3225 Hospital Drive. The Bartlett Surgical & Specialty Clinic occupies approximately half of the space in the building and pays \$181,000 in rent annually. Bartlett

Regional Hospital (BRH) has grown its operations over the years and available space for continued growth is short and at a premium. The purchase of the building would save BRH leasing costs with the opportunity for tenant rental income, with an estimated return on investment of ten years. The proposed building purchase price is below an appraised value of \$3,100,000.

Funding for this request would be provided by Bartlett Regional Hospital Fund's fund balance.

This request was reviewed by the BRH Board on January 26 and February 23, 2021. This request was reviewed by the Lands, Housing, and Economic Development Committee at its February 1, 2021 meeting.

The City Manager recommends the Assembly adopt this ordinance.

- C. **Ordinance 2020-09(AO) An Ordinance Appropriating \$2,399,725 to the Manager as Funding for the Valley Transit Center Capital Improvement Project; Grant Funding Provided by the Alaska Department of Transportation and Public Facilities.**

This ordinance would appropriate \$2,399,725 to the Valley Transit Center CIP. Grant funding is comprised of Federal Transit Administration funds passed through the Alaska Department of Transportation and Public Facilities. The local match requirement of \$599,931 is being met by an in-kind match from the land purchase funded by previously appropriated capital improvement project funding from the Valley Transit Center CIP (D71-089).

The Public Works and Facilities Committee reviewed this request at the January 7, 2021 meeting.

The City Manager recommends the Assembly adopt this ordinance.

- D. **Ordinance 2020-09(AP) An Ordinance Appropriating \$92,000 to the Manager as Funding for Snow Removal Equipment for Capital Transit; Grant Funding Provided by the Alaska Department of Transportation and Public Facilities, with Local Match Funding Provided by the Equipment Replacement Reserve Fund's Fund Balance.**

This ordinance would appropriate \$92,000 for the purchase of snow removal equipment for Capital Transit to maintain access to bus shelters. Grant funding in the amount of \$73,600 is comprised of Federal Transit Administration funds passed through the Alaska Department of Transportation and Public Facilities. The local match requirement of \$18,400 is provided by the Equipment Replacement Reserve Fund's fund balance. This funding will purchase two snow removal equipment trailers and replace a truck that has exceeded its useful life and is scheduled for replacement.

The Public Works and Facilities Committee reviewed this request at the January 7,

2021 meeting.

The City Manager recommends the Assembly adopt this ordinance.

- E. **Ordinance 2020-09(AQ) An Ordinance Transferring \$1,275,193 from Various Capital Improvement Projects to CIP D14-051 Pederson Hill Land Survey & Plan, CIP R72-151 Robbie Rd., Ling Ct. & Laurie Ln., CIP R72-156 Harris St. Reconstruction, CIP R72-149 Meadow Lane Improvements, CIP R72-137 Gold Creek Flume Repairs, and CIP R72-154 4th St. Drainage/F-I & Side Streets.**

This ordinance transferring \$1,275,193 would accommodate current priority project needs of Streets and Lands and Resources. Nearly all of the proposed transfers are reallocating funds from completed projects to ongoing work in need of additional funding. Additional funding for construction will be prioritized and funded by the FY22 CIP request. This transfer consists of \$1,105,634 sales tax and \$169,559 Lands Fund funding.

The Public Works and Facilities Committee reviewed this request at the February 1, 2021 meeting.

The City Manager recommends the Assembly adopt this ordinance.

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

XI. STAFF REPORTS

XII. ASSEMBLY REPORTS

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

1. Status of Appeal 2020-02 Sealaska Heritage Institute vs. Planning Commission

On May 13, 2020, the CBJ Planning Commission granted a conditional use permit to the Sealaska Heritage Institute (SHI) for an arts campus building and plaza. SHI appealed. The Assembly stayed the appeal as the parties sought a settlement. At its regular meeting on March 9, 2021, the Planning Commission approved a modification to the conditional use permit. Now, the parties have requested the Assembly dismiss this appeal.

The City Attorney recommends the Assembly grant the requested dismissal.

2. Status of Appeal 2020-03 Wille and Weldon v. Planning Commission and CCTHITA

This appeal relates to a Planning Commission decision granting a conditional use permit for transitional housing at 6205 Alaway Avenue (Lemon Creek/Midtown) for the Central Council of the Tlingit and Haida Indian Tribes of Alaska. The Hearing Officer held oral arguments on March 8. On March 17, the Hearing Officer issued an order for supplemental briefing to be completed by March 26.

No Assembly action is needed at this time.

XIII CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XIV. EXECUTIVE SESSION

XV. 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