

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

November 27, 2017 7:00 PM

City Hall Assembly Chambers
Regular Meeting 2017-21

Submitted By:

Duncan Rorie Watt
City and Borough Manager

I. FLAG SALUTE

II. ROLL CALL

III. SPECIAL ORDER OF BUSINESS

A. **Municipal Employee of the Year Gary Gillette**

IV. APPROVAL OF MINUTES

A. **November 6, 2017 Regular Meeting 2017-20**

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 2017-35 An Ordinance Amending the Traffic Code Relating to Electric Vehicles and Providing for a Penalty.**

This ordinance would authorize the manager to issue permits for use of the municipal-owned electric charging stations. The permit would allow the use of the station while the vehicle is being actively charged, but would not excuse the driver from complying with any and all other parking regulations applicable in the area where the vehicle is parked.

Revenue collected from the EV permit would be used to help offset the cost of future EV charging operations and infrastructure.

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

2. Bid Award

a. **Pederson Hill Subdivision - Phase 1**

This project will construct a new residential subdivision in the Mendenhall Valley.

Bidders	Total Bid
Coogan Construction	\$2,566,547.00
Arete Construction Corp.	\$2,656,048.00
CBC Construction, Inc.	\$2,658,401.13
Glacier State Contractors	\$2,664,434.50
K & E Alaska, Inc.	\$2,753,427.00
Engineer's Estimate	\$3,219,106.00

The City Manager recommends that the project be awarded to Coogan Construction for the total amount bid of \$2,566,547.

3. Liquor License

a. **Liquor License Transfer Thibodeau's Douglas Depot Package Store License #828**

The below liquor license transfer is before the Assembly to either protest or waive its right to protest.

Package Store Liquor License #828 Transfer

From: Thibodeau's Market Inc. d/b/a Thibodeau's Liquor, Location: No Premises

To: Thibodeau's Market Inc. d/b/a Thibodeau's Douglas Depot, Location: 1017 3rd Street, Douglas, AK 99824

The Finance, Police, Fire, and Community Development Departments have reviewed the above liquor license and found it to be in compliance with CBJ Code.

In the event the Assembly does protest the transfer of this license, CBJ

Code 20.25 requires notice, with specificity regarding the nature and basis of the protest, to be sent to the licensee and provides the licensee an opportunity to exercise their right to an informal hearing before the Assembly. The sixty-day comment period for local governing body action on this license will expire as of Monday, December 25, 2017.

The City Manager recommends the Assembly waive its right to protest the above liquor license transfer.

4. Transfers

a. **Transfer T-995 Transfer of \$200,000 from the Statter Harbor Breakwater Safety CIP to the Harris Harbor Restrooms CIP.**

The CBJ Docks and Harbors Board requests a transfer of funds from CIP account H51-106 (Statter Breakwater Safety Improvements) to a new CIP H51-115 titled Harris Harbor Restrooms.

The request is to transfer \$200,000 to a new CIP to allow rehabilitation of the former toilet facility to provide two ADA compliant restrooms with showers near the top of the access ramp to Harris Harbor.

The first phase of the Statter Breakwater Safety Improvements project is currently under contract. The Board desires to complete the first phase prior to embarking on further phases of this project and has determined that the lack of restroom and shower facilities at Harris Harbor has long been a deficiency in providing adequate services to harbor users and is a high priority.

Currently there is \$587,684 in the H51-106 account. If the transfer is approved the account balance would be \$387,684.

The Docks and Harbors Board approved this transfer request at its regular meeting of November 2, 2017.

The City Manager recommends this transfer be approved.

VIIIPUBLIC HEARING

A. **Ordinance 2017-06(S) An Ordinance Appropriating to the Manager the Sum of \$1,513,730 as Funding for the Replacement of Buses for Capital Transit; Grant Funding Provided by Alaska Department of Transportation and Public Facilities, and by the Equipment Replacement Reserve's Fund Balance.**

This ordinance would appropriate \$1,513,730 for the replacement of three buses and four Care-a-Van vehicles for Capital Transit. Grant funding in the amount of \$1,210,985 is provided by federal funds through the Alaska Department of

Transportation and Public Facilities and the local match requirement of \$302,745 funded from Equipment Replacement Reserve Fund Balance. This funding will replace three 35' New Flyer Buses (model year 2003) purchased in FY03, which have each provided over 13 years of service and over ½ million miles. The funds are from the Federal Transit Administration and come through the State of Alaska Department of Transportation and Public Facilities. The replacement of these buses is in the Capital Transit 2014 Transit Development Plan and adopted by the Statewide Transportation Improvement Plan (STIP). It is planned to replace these three buses from our current contract with GILLIG, LLC.

The Public Works and Facilities Committee reviewed this appropriation ordinance at its November 20, 2017, meeting and recommended forwarding it to the Assembly for approval.

The City Manager recommends this ordinance be adopted.

B. Ordinance 2017-06(T) An Ordinance Appropriating to the Manager the Sum of \$2,148,195 as Funding for the Replacement of Buses for Capital Transit; Grant Funding Provided by Alaska Department of Transportation and Public Facilities, and by the Equipment Replacement Reserve's Fund Balance.

This ordinance would appropriate \$2,148,195 for the replacement of three buses, four Care-a-Van vehicles and three electric support vehicles for Capital Transit. Grant funding in the amount of \$1,718,556 is provided by federal funds through the Alaska Department of Transportation and Public Facilities and the local match requirement of \$429,639 funded from Equipment Replacement Reserve Fund Balance. This funding will replace three 35' New Flyer Buses (model year 2006) purchased in FY06, which have each provided their useful service life of 12 years of service and ½ million miles. The funds are from the Federal Transit Administration and come through the State of Alaska Department of Transportation and Public Facilities. The replacement of these buses is in the Capital Transit 2014 Transit Development Plan and adopted by the Statewide Transportation Improvement Plan (STIP) under the FTA Section 5339 monies available for capital expenses. It is planned to replace these three buses from our current contract with GILLIG, LLC.

The Public Works and Facilities Committee reviewed this appropriation ordinance at its November 20, 2017, meeting and recommended forwarding it to the Assembly for approval.

The City Manager recommends this ordinance be adopted.

C. Ordinance 2017-06(U) An Ordinance Transferring \$55,449 of Unexpended FY17 Marine Passenger Fees from the General Fund to the Open Space Waterfront Land Acquisition Capital Improvement Project.

This ordinance would transfer \$55,449 of unexpended Marine Passenger Fee revenues, budgeted for specific purposes in FY17 and not expended by the fiscal

year end, to the Open Space Waterfront Land Acquisition CIP. This transfer is consistent with the Assembly's direction on the disposition of unexpended MPF funds.

The amounts below are the result of monies appropriated from the Marine Passenger Fee Fund for specific purposes in the FY17 budget but were not fully expended by the end of FY17.

Franklin Dock Enterprises	\$ 20,285
Downtown Business Association	1,738
Capital City Fire Rescue	<u>33,426</u>
Total	\$55,449

For accounting purposes, the funds will first be refunded to the Marine Passenger Fee Fund and then be transferred to the Open Space Waterfront Land Acquisition CIP.

The City Manager recommends this ordinance be adopted.

- D. Ordinance 2017-06(V) An Ordinance Appropriating to the Manager the Sum of \$1,334,074 to begin Reconstruction of the Project Playground Rebuild Capital Improvement Project; Funding Provided by a Partial Insurance Settlement from Lexington Insurance Company.**

This appropriation will create a new CIP to design and construct a new playground. This is the initial property insurance reimbursement and represents the total loss value of our insurance claim from the April fire. There are no requirements by the insurance company for how these funds may be spent.

Since our property insurance policy covers replacement costs, CBJ is also eligible for additional insurance funds, if needed as the project progresses. Additional funds may be reimbursed by our insurance company for reconstruction of "like kind and quality" to the original playground facility. CBJ Risk Management is working closely with Engineering and Parks and Recreation staff to ensure that we make the most of our available insurance coverage.

The Assembly Public Works and Facilities Committee forwarded this request to the full Assembly at its October 23, 2017, meeting.

The City Manager recommends this ordinance be adopted.

- E. Ordinance 2017-06(W) An Ordinance Appropriating to the Manager the Sum of \$15,500 as Funding for the Local Emergency Planning Committee; Grant Funding Provided by the State of Alaska, Department of Military and Veterans Affairs.**

This ordinance appropriates \$15,500 from the Alaska Department of Military and Veterans Affairs, Division of Homeland Security and Emergency Management under the FY2018 Local Emergency Planning Committee grant (LEPC), awarded to CBJ.

These funds are provided to reimburse the City and Borough of Juneau for Juneau LEPC program implementation expenses incurred in direct support of the goals and activities of this grant. Funding supports payroll, benefits, increasing community awareness, involvement, and planning for chemical, and all-hazards events through outreach supplies, media campaigns, training, and event room rentals to help our community prepare for and mitigate through planning and preparedness for potential events. There is no match requirement for this grant.

The City Manager recommends this ordinance be adopted.

F. Ordinance 2017-32 An Ordinance Authorizing the Manager to Convey a Fraction of Lot 3, USS 3566, Located across Egan Drive from Centennial Hall, to the Alaska Department of Transportation and Public Facilities.

The Alaska Department of Transportation and Public Facilities has applied for a direct, negotiated sale of 507 square feet (a fraction of Lot 3, USS 3566) across Egan Drive from Centennial Hall in order to facilitate the State's reconstruction of Egan Drive between Tenth Street and Main Street. The project is intended to widen the sidewalks to ADA standards, add bike lanes as appropriate, and update intersections and pedestrian facilities.

The Assembly approved the negotiation of this disposal pursuant to CBJ 53.09.260 at its July 31, 2017, meeting. The Lands Committee confirmed its support of the project at its meeting on August 7, 2017. The Planning Commission provided a recommendation to the Assembly for the sale of this lot at its August 8, 2017, meeting.

If this ordinance is approved, the City will dispose of this property to the DOT for \$15,210, fair market value as determined by appraisal.

The City Manager recommends that this ordinance be pulled. The Department of Transportation and Public Facilities and the Lands Department have decided on a revised, more efficient course of action that will ultimately require this ordinance be amended and re-introduced.

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

A. Supplement Agreement with F & W Construction for the Juneau International Airport Snow Removal Equipment Building Phase 1b

The Juneau International Airport is requesting approval of a supplemental

agreement with F & W Construction for Phase 1b of the Snow Removal Equipment Building (SREB). Phase 1a had a contract amount of \$13.5m, primarily funded by the FAA. Phase 1b adds a vehicle wash bay and maintenance area, which are not eligible for FAA funding. They will be funded from existing sales tax funding, and a State legislative grant.

The Airport Board and Public Works and Facilities Committee have concurred with the public interest finding for a supplemental agreement with F&W Construction for Phase 1b of the SREB. The Airport Board approved this action at its November 14, 2017, meeting. The Public Works and Facilities Committee approved this action at its November 20, 2017, meeting.

The City Manager recommends this supplemental agreement be approved.

XI. STAFF REPORTS

XII.ASSEMBLY REPORTS

- A. Mayor's Report
- B. Committee and Liaison Reports
- C. Presiding Officer Reports

XIIIASSEMBLY COMMENTS AND QUESTIONS

XIV.CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XV. EXECUTIVE SESSION

- A. Attorney Evaluation

XVIADJOURNMENT

XVISUPPLEMENTAL MATERIALS

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotope containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

THE CITY AND BOROUGH OF JUNEAU, ALASKA

Meeting Minutes - November 6, 2017

MEETING NO. 2017-20: The Regular Meeting of the City and Borough of Juneau Assembly, held in the Assembly Chambers of the Municipal Building, was called to order at 7:00 p.m. by Deputy Mayor Jerry Nankervis.

I. FLAG SALUTE**II. ROLL CALL**

Assembly Present: Mary Becker, Rob Edwardson, Maria Gladziszewski, Norton Gregory (arrived 7:20 p.m.), Loren Jones, Jesse Kiehl, Ken Koelsch (telephonic), Jerry Nankervis, and Beth Weldon.

Assembly Absent: None.

Staff Present: Rorie Watt, City Manager; Mila Cosgrove, Deputy City Manager; Amy Mead, Municipal Attorney; Laurie Sica, Municipal Clerk; Beth McEwen, Deputy Clerk; Ed Mercer, Police Chief; David Campbell, Deputy Police Chief; Bob Bartholomew, Finance Director; Roger Healy, Engineering/Public Works Director; Rob Steedle, Community Development Director; Beth McKibben, Planning Manager; Laura Boyce, Senior Planner; Jill Maclean, Senior Planner; Nate Watts, Code Compliance Officer; Scott Ciambor, Chief Housing Officer; Travis Wolfe, Firefighter.

III. SPECIAL ORDER OF BUSINESS**A. Moment of Silence for US Army Chief Warrant Officer 2 Jacob Sims**

Deputy Mayor Nankervis requested a moment of silence on behalf of U.S. Army Chief Warrant Officer Jacob M. Sims, who grew up and graduated from Skagway High School and became a UH-60 Blackhawk helicopter pilot, and who recently died in Logar Province, Afghanistan, when his helicopter crashed. Officer Sims was a decorated veteran of numerous overseas operations in Kosovo, Iraq, and Afghanistan and was awarded an Air Medal and a Joint Service Commendation Medal. The people present honored his passing.

IV. APPROVAL OF MINUTES**A. October 16, 2017 Regular Meeting 2017-19**

MOTION, by Kiehl, to adopt the minutes of the October 16, 2017 Regular Assembly Meeting 2017-19.

MOTION, by Kiehl, to amend the minutes on page 24, to reflect that Mr. Kiehl asked the total project cost and Ms. Wahto said the design and first intersection were

approximately \$15 million and she noted there would be additional intersections not included in that estimate. Hearing no objection, the amendment passed.

Ms. Becker and Mr. Nankervis said they provided grammatical corrections to the Clerk.

Hearing no further amendments, the minutes were approve as corrected and amended.

V. MANAGER'S REQUEST FOR AGENDA CHANGES

Mr. Watt requested the removal of Resolution 2810 which conveys easements from CBJ to the Alaska Department of Transportation along Egan Drive from 10th Street to Main Street from the agenda and for placement on the November 27, 2017 Assembly regular meeting agenda. Hearing no objection, it was so ordered.

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Shannon Fisher spoke about Family Promise. She is the executive director and was present with Board Member Pat McClear to acknowledge the six-month anniversary of the beginning of the program. They serve families that don't have housing in Juneau. There are 70 gradeschool children in Juneau that don't have housing and 165 students total in the school district without housing. They serve six families including 23 individuals providing 879 bed nights, 2631 meals and over 5000 hours of volunteer service. They are thankful for the community of Juneau and its desire to participate.

VII. CONSENT AGENDA

A. Public Requests for Consent Agenda Changes, Other Than Ordinances for Introduction

None.

B. Assembly Requests for Consent Agenda Changes

None.

C. Assembly Action

MOTION, by Becker, to adopt the consent agenda, as amended to remove Resolution 2810. Hearing no objections, the consent agenda was adopted as amended.

1. Ordinances for Introduction

- a. Ordinance 2017-06(S) An Ordinance Appropriating to the Manager the Sum of \$1,513,730 as Funding for the Replacement of Buses for Capital Transit; Grant Funding Provided by Alaska Department of Transportation and Public Facilities, and by the Equipment Replacement Reserve's Fund Balance.

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buses and four Care-a-Van vehicles for Capital Transit. Grant funding in the amount of \$1,210,985 is provided by federal funds through the Alaska Department of Transportation and Public Facilities and the local match requirement of \$302,745 funded from Equipment Replacement Reserve Fund Balance. This funding will replace three 35' New Flyer Buses (model year 2003) purchased in FY03, which have each provided over 13 years of service and over ½ million miles. The funds are from the Federal Transit Administration and come through the State of Alaska Department of Transportation and Public Facilities. The replacement of these buses is in the Capital Transit 2014 Transit Development Plan and adopted by the Statewide Transportation Improvement Plan (STIP). It is planned to replace these three buses from our current contract with GILLIG, LLC.

The Public Works and Facilities Committee will review this appropriation ordinance at its November 20, 2017, meeting.

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

- b. Ordinance 2017-06(T) An Ordinance Appropriating to the Manager the Sum of \$2,148,195 as Funding for the Replacement of Buses for Capital Transit; Grant Funding Provided by Alaska Department of Transportation and Public Facilities, and by the Equipment Replacement Reserve's Fund Balance.

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The Public Works and Facilities Committee will review this appropriation ordinance at its November 20, 2017, meeting.

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

- c. Ordinance 2017-06(U) An Ordinance Transferring \$55,449 of Unexpended FY17 Marine Passenger Fees from the General Fund to the Open Space Waterfront Land Acquisition Capital Improvement Project.

This ordinance would transfer \$55,449 of unexpended Marine Passenger Fee revenues, budgeted for specific purposes in FY17 and not expended by the fiscal year end, to the Open Space Waterfront Land Acquisition CIP. This transfer is consistent with the Assembly's direction on the disposition of unexpended MPF funds.

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Franklin Dock Enterprises	\$ 20,285
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Capital City Fire Rescue	<u>33,426</u>
Total	\$55,449

For accounting purposes, the funds will first be refunded to the Marine Passenger Fee Fund and then be transferred to the Open Space Waterfront Land Acquisition CIP.

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

- d. Ordinance 2017-06(V) An Ordinance Appropriating to the Manager the Sum of \$1,334,074 to begin Reconstruction of the Project Playground Rebuild Capital Improvement Project; Funding Provided by a Partial Insurance Settlement from Lexington Insurance Company.

This appropriation will create a new CIP to design and construct a new playground. This is the initial property insurance reimbursement and represents the total loss value of our insurance claim from the April fire. There are no requirements by the insurance company for how these funds may be spent.

Since our property insurance policy covers replacement costs, CBJ is also eligible for additional insurance funds, if needed as the project progresses. Additional funds may be reimbursed by our insurance company for reconstruction of "like kind and quality" to the original playground facility. CBJ Risk Management is working closely with Engineering and Parks and Recreation staff to ensure that we make the most of our available insurance coverage.

The Assembly Public Works and Facilities Committee forwarded this

request to the full Assembly at its October 23, 2017, meeting.

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

- e. Ordinance 2017-06(W) An Ordinance Appropriating to the Manager the Sum of \$15,500 as Funding for the Local Emergency Planning Committee; Grant Funding Provided by the State of Alaska, Department of Military and Veterans Affairs.

This ordinance appropriates \$15,500 from the Alaska Department of Military and Veterans Affairs, Division of Homeland Security and Emergency Management under the FY2018 Local Emergency Planning Committee grant (LEPC), awarded to CBJ.

These funds are provided to reimburse the City and Borough of Juneau for Juneau LEPC program implementation expenses incurred in direct support of the goals and activities of this grant. Funding supports payroll, benefits, increasing community awareness, involvement, and planning for chemical, and all-hazards events through outreach supplies, media campaigns, training, and event room rentals to help our community prepare for and mitigate through planning and preparedness for potential events. There is no match requirement for this grant.

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

- f. Ordinance 2017-32 An Ordinance Authorizing the Manager to Convey a Fraction of Lot 3, USS 3566, Located across Egan Drive from Centennial Hall, to the Alaska Department of Transportation and Public Facilities.

The Alaska Department of Transportation & Pubic Facilities has applied for a direct, negotiated sale of 507 square feet (a fraction of Lot 3, USS 3566) across Egan Drive from Centennial Hall in order to facilitate the State's reconstruction of Egan Drive between Tenth Street and Main Street. The project is intended to widen the sidewalks to ADA standards, add bike lanes as appropriate and update intersections and pedestrian facilities.

The Assembly approved the negotiation of this disposal pursuant to CBJ 53.09.260 at its July 31, 2017, meeting. The Lands Committee confirmed its support of the project at its meeting on August 7, 2017. The Planning Commission provided a recommendation to the Assembly for the sale of this lot at its August 8, 2017, meeting.

If this ordinance is approved the City will dispose of this property to the DOT for \$15,210, fair market value as determined by appraisal.

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

2. Resolutions

- a. Resolution 2810 A Resolution Authorizing the Manager to Convey Easements to the Alaska Department of Transportation and Public Facilities along Egan Drive from 10th Street to Main Street.

The Alaska Department of Transportation & Public Facilities has requested a series of easements (both permanent and temporary construction easements) across CBJ property to facilitate its reconstruction of Egan Drive between Tenth Street and Main Street. The project will include the widening of sidewalks to ADA standards, adding bike lanes when appropriate and updating intersections and pedestrian facilities.

The Lands Committee reviewed this request and approved a motion of support in favor of granting the easements at its August 7, 2017, meeting. The Planning Commission provided a recommendation to the Assembly for granting these easements at its August 8, 2017, meeting.

If this resolution is approved, the City will convey eight permanent easements and ten temporary easements on City property to the DOT in return for \$38,190, fair market value as determined by appraisal.

The City Manager recommends this resolution be adopted.

- b. Resolution 2811 A Resolution Expressing Support for the Juneau Coordinated Transportation Coalition's Prioritization of Projects for Grant Funding by the Alaska Department of Transportation & Public Facilities.

The Alaska Department of Transportation and Public Facilities makes an annual mobility grant available. In order to be eligible for funding, communities must submit to DOT&PF a list of prioritized mobility projects endorsed by the governing body.

On October 16, 2017, the Juneau Coordinated Transportation Coalition voted to forward the following prioritized projects to the Assembly for FY19 DOT&PF mobility grant funding:

1. Taxi Voucher Program
2. 4x4 Capable lift-equipped bus
3. Paratransit/Senior services lift-equipped bus
4. Lift-equipped taxi

At its October 23, 2017, meeting, the Public Works and Facilities Committee voted to forward the prioritized list to the full Assembly for approval.

The City Manager recommends this resolution be adopted.

- c. Resolution 2812 A Resolution Authorizing the Manager to Apply for a Community Development Block Grant from the Alaska Department of Commerce, Community, and Economic Development, with AWARE, Inc., to Be Used for Accessibility Upgrades to AWARE's Existing Shelter.

The Alaska Department of Commerce, Community, and Economic Development annually makes available a community development block grant to qualifying entities. Local governments can participate by generating their own project ideas or by soliciting ideas from the general public. The CBJ has done the latter in the past.

This year, the CBJ received two proposals: a proposal from REACH and a proposal from AWARE. AWARE proposes to use CDBG funds for an accessibility upgrade project at its emergency shelter. The upgrades will allow AWARE to better support clients in need who have disabilities. Staff's recommendation was to apply on behalf of AWARE.

The Assembly Committee of the Whole reviewed the proposal at its meeting on October 23, 2017, and made a recommendation to the Assembly to support the AWARE application.

Printed grant applications, with original signatures must be received in Fairbanks by 5 p.m. December 1, 2017, in order to be eligible to compete.

3. Liquor License

- a. Liquor License Transfers of Controlling Interest - Breeze-In Package Stores AMCO Licenses 176, 662, and 4543

The following transfers of controlling interest in the below liquor licenses are before the Assembly to either protest or waive its right to protest. The Finance, Police, Fire, Community Development and Engineering/Public Works departments have reviewed the below businesses and found them to be in compliance with CBJ Code.

Package Store License #176

Breeze-In Corporation d/b/a Breeze-In Liquor
Location: 8 Mile Glacier Highway, Juneau

Package Store License #662

Breeze-In Corporation d/b/a Douglas Island Breeze-In

Location: 3370 Douglas Highway, Juneau

Package Store License #4543

Breeze-In Corporation d/b/a Breeze-In

Location: 5711 Concrete Way, Juneau

In the event the Assembly does protest the transfers of these licenses, CBJ Code 20.25 requires notice, with specificity regarding the nature and basis of the protest, to be sent to the licensee and provides the licensee an opportunity to exercise their right to an informal hearing before the Assembly. The sixty-day comment period for local governing body action on these licenses will expire as of Tuesday, November 21, 2017.

The City Manager recommends the Assembly waive its right to protest the above liquor license transfers.

4. Transfers

- a. Transfer T-993 Transfer of \$25,000 from the Eagles Edge Utility CIP to the Dunn Street CIP.

The work on Dunn Street has encountered some unforeseen work items during the reconstruction and paving project. The major unexpected items have included worse than expected underlying road base requiring additional stabilization and the discovery of unforeseen buried utility conflicts.

The \$25,000 will come from the Eagles Edge Utility CIP. The work on the Eagles Edge project is nearly done and the remaining funds after the transfer will leave adequate funding to complete the remaining work.

The Public Works & Facilities Committee recommended forwarding this transfer to the full Assembly during its meeting on October 23, 2017.

The City Manager recommends this transfer be approved.

- b. Transfer T-994 Transfer of \$257,450 from the Whittier Street Improvements CIP to the Downtown Streets Improvements CIP.

Additional work is required on Phase I and Phase II of the Downtown Streets Improvement Project to structurally support sidewalk areas that are over private basements for buildings. The extent of the structural work required was unforeseen and the additional costs are estimated at

\$175,000. The transfer will also provide funding for lighting upgrades to alleys along the Phase I section including Bulger and Decker Way and replacement of non-functioning or impaired light poles in the Manila Square/roundabout area on Marine Way. The new lighting will be energy efficient LEDs. The cost for the lighting work is estimated to be \$85,000.

The Whittier Street project is complete and the transfer of \$257,450 will close out the CIP. The Assembly Public Works and Facilities Committee forwarded this request to the Assembly at its October 23, 2017, meeting.

The City Manager recommends this transfer be approved.

VIIIPUBLIC HEARING

- A. Ordinance 2017-06(H) An Ordinance Appropriating to the Manager the Sum of \$281,020 as Funding for the Juneau International Airport RSA IIB (NW Quad Design & Construction) Capital Improvement Project; Funding Provided by Passenger Facility Charges.

This ordinance would appropriate \$281,020 to the RSA IIB (NW Quad Design & Construction) capital improvement project. Funding is provided as follows:

Passenger Facility Charges (Application#8): \$281,020

The Airport Board approved this action at its April 27, 2017, meeting.

This ordinance was introduced at the September 23, 2017, Assembly meeting. It was reintroduced at the October 16, 2017, meeting due to a title change to reflect the correct funding source.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

***MOTION**, by Kiehl, to adopt Ordinance 2017-06(H).* Hearing no objection, it was so ordered.

- B. Ordinance 2017-06(K) An Ordinance Appropriating to the Manager the Sum of \$816,000 as Funding for the Juneau International Airport Float Pond Improvements Capital Improvement Project; Funding Provided by the Federal Aviation Administration, and Sales Tax Revenue.

This ordinance would appropriate \$816,000 to the Float Pond Improvements capital improvement project. Funding is provided as follows:

Federal Aviation Administration (FAA) grant: \$765,000
Sales Tax Revenue: \$ 51,000

The FAA funds 93.75% of the project with the remainder being provided by sales tax revenue.

The Airport Board approved this action at its October 10, 2017, meeting. The Public Works and Facilities Committee considered this ordinance at its October 23, 2017, meeting and forwarded it to the Assembly for approval.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by *Edwardson*, to adopt Ordinance 2017-06(K). Hearing no objection, it was so ordered.

- C. Ordinance 2017-06(M) An Ordinance Appropriating to the Manager the Sum of \$11,200,000 as Funding for the Juneau International Airport RSA 2C—NE/NW Quad Apron Construction Capital Improvement Project; Funding Provided by the Federal Aviation Administration and Sales Tax Revenue.

This ordinance would appropriate \$11,200,000 to the Airport RSA 2C—NE/NW Quad Apron Construction capital improvement project. Funding is provided as follows:

Federal Aviation Administration (FAA) grant: \$10,125,000
Sales Tax Revenue: \$ 1,075,000

The FAA funds 93.75% of the project with the remainder being provided by sales tax revenue.

The Airport Board approved this action at its October 10, 2017, meeting. The Public Works and Facilities Committee considered this ordinance at its October 23, 2017, meeting and forwarded it to the Assembly for approval.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Weldon, to adopt Ordinance 2017-06(M). Hearing no objection, it was so ordered.

- D. Ordinance 2017-06(N) An Ordinance Appropriating to the Manager the Sum of \$5,145,121 as Funding for the Juneau International Airport Snow Removal Equipment Capital Improvement Project; Funding Provided by the Federal Aviation Administration, and Sales Tax Revenue.

This ordinance would appropriate \$5,145,121 to the Airport Snow Removal Equipment capital improvement project. Funding is provided as follows:

Federal Aviation Administration (FAA) grant: \$4,823,551

Sales Tax Revenue: \$ 321,570

The Airport will purchase snow removal equipment to replace aging, maintenance-intensive units.

The FAA funds 93.75% of the project with the remainder being provided by sales tax revenue.

The Airport Board approved this action at its October 10, 2017, meeting. The Public Works and Facilities Committee considered this ordinance at its meeting on October 23, 2017, and forwarded it to the Assembly for approval.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Gladyszewski, to adopt Ordinance 2017-06(N). Hearing no objection, it was so ordered.

- E. Ordinance 2017-06(O) An Ordinance Appropriating to the Manager the Sum of \$256,000 as Funding for the Juneau International Airport Ramp LED Lighting Capital Improvement Project; Funding Provided by the Federal Aviation Administration, and Sales Tax Revenue.

This ordinance would appropriate \$256,000 to the Airport Ramp LED Lighting capital improvement project. Funding is provided as follows:

Federal Aviation Administration (FAA) grant: \$240,000
Sales Tax Revenue: \$ 16,000

The FAA funds 93.75% of the project with the remainder being provided by sales tax revenue.

The Airport Board approved this action at its October 10, 2017, meeting.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Jones, to adopt Ordinance 2017-06(O). Hearing no objection, it was so ordered.

- F. Ordinance 2017-06(L) An Ordinance Appropriating to the Manager the Sum of \$75,000 as Funding to Work With Existing Emergency Shelter Providers to Establish a Warming Center to be Operated When the Temperature Drops Below 32 Degrees During the Winter; Funding Provided by the Tobacco Tax Fund's Fund Balance.

This ordinance would appropriate \$75,000 to work with existing emergency shelter providers to establish a warming center to be operated when the temperature drops below 32 degrees during the winter (November 2017 - April 2018). Funding in the amount of \$75,000 is provided from the Tobacco Tax Fund's Fund Balance.

The Committee of the Whole discussed this issue at its October 23, 2017, meeting and forwarded it to the Assembly for approval.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Kiehl, to adopt Ordinance 2017-06(L). Hearing no objection, it was so ordered.

- G. Ordinance 2017-06(P) An Ordinance Appropriating to the Manager the Sum of

\$226,300 as Funding for the Juneau Police Department's Comprehensive Traffic Safety Plan; Grant Funding Provided by the State of Alaska, Department of Transportation and Public Facilities, Alaska Highway Safety Office.

The Juneau Police Department has received \$226,300 in grant funding from the State of Alaska, Department of Transportation and Public Facilities, Alaska Highway Safety Office to help fund part of JPD's Comprehensive Traffic Safety Plan activities. This includes \$183,700 for a 3D scanner, supporting equipment, software and training. In addition, the remaining \$42,600 of grant funds will be used to purchase LIDAR guns for speed enforcement and speed boards that tell drivers when they're driving at unsafe speeds.

There is a match requirement for this grant of \$23,600. JPD plans to find funds within its operating budget to cover the costs of \$16,300 in training and \$7,300 for radars.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Becker, to adopt Ordinance 2017-06(P). Hearing no objection, it was so ordered.

- H. Ordinance 2017-06(Q) An Ordinance Appropriating to the Manager the Sum of \$59,667 as Funding for the 2017 State Homeland Security Program / SHSP; Grant Funding Provided by the State of Alaska Department of Military and Veterans Affairs.

These funds are provided to reimburse the City and Borough of Juneau for expenses incurred in direct support of the goals and activities of the SHSP program. Funding from this program is provided to support, build, and sustain the ability of states, territories, and urban areas to prevent, protect against, mitigate, respond to, and recover from terrorist attacks and other all-hazard events through planning, training, exercise, and equipment procurement within the grant performance period from September 1, 2017 to September 30, 2019.

Projects funded:

1. Purchase and installation of security fencing at the Emergency Operations Center (EOC) and Police Department. This fencing will better protect the buildings from breaches and lower their vulnerabilities. \$40,000
2. Fund overtime and backfill for Police and Fire to support the Coast Guard

D17 Area Maritime Security Exercise. The primary purpose of funding this exercise is to allow Juneau to conduct a full scale Mass Casualty Incident (MCI) exercise using Alternate Care Facilities. \$10,037

3. Travel funds for representatives to attend the planning meetings for the 2019 Alaska Shield Exercise. \$9,630

There is no match requirement for this grant.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Gregory, to adopt Ordinance 2017-06(Q). Hearing no objection, it was so ordered.

- I. Ordinance 2017-06(R) An Ordinance Appropriating to the Manager the Sum of \$160,000 as Funding for the Emergency Management Performance Grant; Funding Provided by the State of Alaska, Department of Military and Veterans Affairs.

This ordinance appropriates \$160,000 from the Alaska Department of Military and Veterans Affairs, Division of Homeland Security and Emergency Management under the 2017 Emergency Management Performance Grant, awarded to the CBJ.

These funds are provided to reimburse the City and Borough of Juneau for payroll and benefit costs incurred in direct support of the goals and activities of the Emergency Management Performance Grant for CBJ Emergency Programs, Police, and Fire staff in the performance of Emergency Management functions in planning, training, exercise, and equipment procurement within the grant performance period. Required dollar-for-dollar, in-kind match is provided through staff personnel services in CBJ Emergency Management, Police, and Fire budgets.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Edwardson, to adopt Ordinance 2017-06(R). Hearing no objection, it was so ordered.

- J. Ordinance 2017-25 An Ordinance Amending the Land Use Code Relating to Panhandle Subdivisions.

This ordinance would amend the panhandle subdivision requirements of CBJ Title 49 to encourage development.

The ordinance would reduce the minimum lot sizes for panhandle subdivisions and reduce the width of the stem. The amendment provides the opportunity for each lot to have a driveway (as opposed to requiring the lots to share one driveway), amends the driveway grade to be consistent with other sections of Title 49, clarifies the parking requirements, and provides an illustration to clarify the setbacks for both front and rear lots. Under this amendment, panhandle lots would still be required to have frontage on a public right-of-way.

The Planning Commission reviewed the ordinance on August 8, 2017, and September 12, 2017, and recommended forwarding it to the full Assembly for adoption.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

***MOTION**, by Weldon, to adopt Ordinance 2017-25.* Hearing no objection, it was so ordered.

- K. Ordinance 2017-31 An Ordinance Amending the Comprehensive Plan Land Use Maps of the City and Borough of Juneau to Change the Land Use Designation of Block 25, Juneau Townsite, Entirely Bounded by Fifth and Sixth Streets and Gold and Harris Streets in Downtown Juneau, from Medium Density Residential to Traditional Town Center.

This ordinance would amend the land use maps of the Comprehensive Plan to correct a discrepancy that was discovered during the analysis of a rezone request.

On July 11, 2017, the Planning Commission reviewed a rezone requested by the Corporation of the Catholic Bishop of Juneau for property in downtown Juneau. Although the Planning Commission recommended the rezone from D-18 to Mixed Use under the Medium Density Residential Comprehensive Plan designation, the Commission also discussed whether a Comprehensive Plan amendment was necessary.

On September 12, 2017, the Commission unanimously recommended that the Assembly consider and approve adoption of this ordinance to amend the Comprehensive Plan maps for the entirety of Block 25, Juneau Townsite, from Medium Density Residential (MDR) to Traditional Town Center (TTC).

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Gladziszewski, to adopt Ordinance 2017-31.

Mr. Kiehl said that when the broader issue of this and the next ordinance were before the Planning Commission, his spouse made public comment and his home was close to this location. He checked with the City Attorney for any potential conflict and determined none exists, however, he wanted to alert the Assembly.

Hearing no objection, it was so ordered.

- L. Ordinance 2017-28 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Block 25, Juneau Townsite, Entirely Bounded by Fifth and Sixth Streets and Gold and Harris Streets in Downtown Juneau, from D-18 to MU.

In January 2017, the applicant filed to have the entirety of Block 25 of the Juneau Townsite rezoned from D-18 to MU. The Planning Commission adopted staff's findings and analysis after hearing the matter at its meeting on July 11, 2017, finding that the proposed rezone substantially conformed to the current land use designation of MDR as identified in the land use maps of the Comprehensive Plan. The Commission recommended an ordinance be forwarded to the Assembly for its consideration. The staff report considered by the Commission is included in your packet.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Jones, to adopt Ordinance 2017-28. Hearing no objection, it was so ordered.

- M. Ordinance 2017-30 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Millsite Addition to Douglas Townsite, Block 32, Tract A, Located at 824 Front Street, from WI to LC.

This ordinance would rezone a lot near the Douglas Harbor.

On September 12, 2017, the Planning Commission adopted the analysis and findings in the Community Development Department's staff report and recommended the Assembly rezone 824 Front Street in Douglas from Waterfront Industrial to Light Commercial. This rezone, which would expand an existing Light Commercial district, conforms to the maps of the CBJ Comprehensive Plan.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Kiehl, to adopt Ordinance 2017-30. Hearing no objection, it was so ordered.

IX. UNFINISHED BUSINESS

A. 2nd and Franklin Project

Mr. Watt said that the Lands Committee discussed this project and had follow-up questions. Eagle Rock Ventures (ERV) is pursuing financing through the Alaska Housing Finance Corporation (AHFC) Low-Income Housing Tax Credit (LIHTC) program for its proposed workforce housing project at 2nd and Franklin St. One requirement of the program is to have site control through the competitive funding period. ERV requests and extension of the Purchase and Sales Agreement (PSA) from March 31, 2018 to May 17, 2018 in order to meet this requirement. Current plan targets are 34 studios and 6 one-bedroom apartments for a total of 40 units. 38 of the units are targeted at income and rental limits at 60% Area Median Income (AMI), 2 studio units would be targeted at income and rental limits of 30% AMI. Mr. Ciambor provided follow-up information and was present to answer any questions. Tracy Ricker was present representing ERV. Requested action of the Assembly was to grant the PSA extension and to authorize the manager to sign a letter of support to AHFC on behalf of Eagle Rock Venture's proposal.

Ms. Weldon asked how many of the seven ERV facilities in Seattle were less than 60% AMI buildings. Mr. Ciambor said he was not familiar with their total portfolio but their specialty is workforce housing, using fair market designs to keep costs in check.

Mr. Nankervis said he thought the original proposal from ERV was for 100 plus units. Mr. Ciambor said "workforce housing" is a new, fairly broad term, with ranges from 50% to 120% AMI. To get market rental rates for this segment of the population, there are different ways, including design, number of units, development costs to get to a margin that allows charging a certain level of fair market rent and be profitable and also help the

community, or the LIHTC program can be used which targets 60% AMI. A financing tool has changed which has changed the scope and design.

Ms. Weldon said they are targeting at 60% AMI, and asked if there is any discriminatory housing. Mr. Ciambor said other programs target lower income levels, such as 30% AMI. Those programs also tie to the amount the tenant can afford to pay. The LIHTC program focuses on affordability and only has an income level cap. One of the criticisms of this program is that it has not allowed enough low income residents in. He pointed to the occupations with hourly wage rates below 60% AMI. ERV is going to run this similar to tax programs already in the community and focus on 50-60% AMI. On the application, when people apply for housing, the most that they can charge for the rent is 60% - the applicant gets asked the question what is your income. It will be run similar to any other rental and that is all they can ask.

Mr. Kiehl asked how long does income restriction run. Mr. Ciambor said the low income tax credit is guaranteed for 15 years. There is an opt out at that time that the owner doesn't have to take the subsidy but it can go for a total of 30 years.

Mr. Kiehl asked if the development is entirely residential at this point. Mr. Ciambor said both proposals he has seen are totally housing.

Ms. Gladziszewski asked how the tenant selection was done and also expressed concern about the cost of the rentals. Mr. Ciambor said the goal is to fill the housing space and the applications are taken in a case by case basis. Mr. Ciambor said the maximum rent for studios is \$1066 and \$1142 for the one-bedroom apartments.

Ms. Weldon asked about future sale of the building. Mr. Ciambor said they can sell at the 15 year mark but the majority stay on to 30 years as this type of housing is desired by communities. ERV has said they want to be long-term holders of this building.

Ms. Weldon asked about property tax on this facility. Mr. Bartholomew said that the revenue and expense quotient downtown appears to make this property look like this will be a 50% tax break but this is an estimate. There are many similar properties in CBJ. The LIHTC program provides that the more profitable a property, the amount of the tax break goes down. There are many similar properties in CBJ. The current properties submit a form annually and the assessor determines the eligibility level for a tax credit.

Mayor Koelsch asked if there is any parking provided in the proposal. Mr. Ciambor said the design is not final. Mayor Koelsch said that the Assembly purchased this lot for parking and now we are supporting a project that doesn't have any parking which doesn't make sense.

Mr. Nankervis asked Mr. Watt for the next step and he said ERV wants to extend the

closing date and the terms say it may be unreasonable of CBJ to not extend if the developer has made good faith efforts to develop this property. Mr. Watt said that this is a difficult project to put together and the developer has made diligent efforts and a six week extension is not a long period of time. They have to obtain a conditional use permit and the details will be in that application. The extension will show AHFC that they have site control.

MOTION, by Jones, to approve the extension of the Purchase and Sale Agreement from March 31, 2018 to May 17, 2018.

Ms. Weldon objected. She had concerns about the change of plans from the initial proposal. She said this is taking some of the most expensive property, eliminating parking, and it would be better to have mixed-income levels including market rate apartments. It seems we are going away from fair market value and if they can't stick with their original plan, we should let someone else use this opportunity.

Roll call:

Aye: Edwardson, Gladziszewski, Gregory, Jones, Kiehl

Nay: Becker, Nankervis, Weldon, Koelsch

Motion passed, 5 ayes, 4 nays.

X. NEW BUSINESS

None.

XI. STAFF REPORTS

None.

XII. ASSEMBLY REPORTS

A. Mayor's Report

Mayor Koelsch appreciated the moment of silence.

B. Committee and Liaison Reports

Docks and Harbors Board: Liaison Edwardson said Morris Communications, owner of the Archipeligo lot, has given support to the urban design plan for Marine Park to Taku Dock. The Board adopted motions to support the municipal harbor grant fund and new rules regarding derelict and abandoned vessels. He provided an update of harbor construction and development projects. Three TIGER grant applications have been submitted for funding various projects. The next operations planning committee is November 14.

Eaglecrest Board: Liaison Gregory said the lift inspections have been done and look good, season pass sales are the highest in three years, the new snow cat is on site, the ski swap is on November 11 in Centennial Hall, there will be a series of ski movies in town

to whet appetites for the season, and proceeds go to the Eaglecrest Foundation. Progress is being made on the wilderness cabin to be funded by the Juneau Community Foundation and available for rental. Thanks to all the volunteers who support Eaglecrest. The new snow making pump is running. An RFP is out now to solicit a beer/wine operator and this will likely start next year. Eaglecrest would like to host the Free Ride World Tour event eventually and are working towards that end. The Eaglecrest HR committee will meet on November 30 to discuss staff wages. The next board meeting is on December 7.

Assembly Mining Committee: Chair Gregory said the next meeting is set for November 9.

Aquatics Board: Liaison Weldon said the board would be presenting to the COW on November 20. The next meeting is set for November 21.

Planning Commission: Liaison Weldon said the next meeting is set for November 14.

Human Resources Committee: Chair Gladziszewski said the HRC met to review applications and recommended the following appointments, which were approved unanimously:

Juneau Economic Development Council:

Reappointment of Brandon Cullum and Lauren McVey for terms expiring October 31, 2020.

Youth Activities Board:

Appointment of Peter Cristensen to a term expiring August 31, 2020.

HRC heard from the Sister City Committee, and hearing no objection, the Mayor was authorized to send a letter to the RCMP officially inviting them to the festivities surrounding the Princess Sophia memorial on October 25, 2018.

There will be a meeting of the full Assembly sitting as the Human Resources Committee on December 6 to interview Hospital Board and Planning Commission members and applications are due to the Clerk's Office by November 27.

Bartlett Hospital Board: Liaison Gladziszewski said the board met and discussed medical staff reports, credentialing, appointment of a new IT Director Jason Newcomber, and the governing committee is doing a self evaluation. The CEO reported on physician recruitment, and an RFP for in-depth assessment of BRH operations.

Affordable Housing Committee: Liaison Gladziszewski said the next meeting is set for December 7.

Public Works and Facilities Committee: Chair Jones said the next meeting is set for November 20 and will review the future plan for spending the recently approved 1% sales tax.

School Board: Liaison Jones said the board met and approved the CIP projects for this year and have renamed Gastineau Community School to Sayeik Gastineau Community School. They approved combining JDHS and TMHS football programs. The next meeting is set for November 14. He attended the school board retreat at which the budget was reviewed in light of the enrollment drop of 127 fewer students, which is a loss of approximately \$854,000 to the budget. They reviewed their five year strategic plan.

Downtown Business Association: Liaison Jones said the next meeting was set for December 7 and the DBA will discuss a proposal to paint a mural on the downtown parking garage, which will go before the PRAC.

Planning Commission: Liaison Jones said the PC COW met to review the FY19 CIP plan. All items on the consent agenda were approved and the Lemon Creek Area Plan was forwarded to the Assembly COW. The next Planning Commission meeting was set for November 28.

Finance Committee: Chair Kiehl said the next meeting was set for November 8.

UAS Campus Council: Liaison Kiehl said UAS has received its quit claim deed for its share of former NOAA Lab. They have portion closest to the Anderson building and are looking at options. They have closed on the sale of the former bookstore building. They are working pushing out Title 9 training on sexual harassment and safety. UAS is recruiting for Deans of the College of Education and College of Arts and Sciences. He noted the upcoming "Power and Privilege Symposium" on campus starting tomorrow.

Alaska Municipal League: Liaison Kiehl noted the annual conference to be held November 13-17.

Lands Committee: Chair Becker said the committee met and heard information about the Eagle Rock Ventures development, Title 49 code regarding privately maintained roads, a report on Indian Point history and the request is to ask the public to read and verify/augment that document.

Airport Board: Liaison Becker met with Patty Wahto about airport operations and planning and got a tour.

Juneau Economic Development Council: Liaison Becker said she attended the Marine Exchange tour. Ms. Becker said that JEDC, Travel Juneau, the Chamber of Commerce and Juneau Arts and Humanities Council are meeting together with City Manager Watt

coordinating. She has concerns that the conversation of the group has strayed from the original intent and she will monitor this group.

CBJ/ JSD Joint Facilities Committee: Chair Becker said the next meeting was set for December 13.

Committee of the Whole: Chair Nankervis said the next meeting was rescheduled to November 20.

Public Safety Task Force: Chair Nankervis said the next meeting was set for November 7.

C. Presiding Officer Reports

7th Day Adventist School v CBJ Assessor Appeal: Presiding Officer Jones issued a pre-hearing order with a hearing date was set for January 22. Jane Mores will advise the Assembly.

XIIIASSEMBLY COMMENTS AND QUESTIONS

MOTION, by Edwardson, that the assembly direct the municipal attorney to draft an ordinance amending the senior sales tax code section so as to affect a repeal of Ordinance 2015-41, which limited the exemption to purchases of essential items, and which will have the effect of returning to all seniors a sales tax exemption for the purchase of all goods, services and rentals, with the exception of sales of alcoholic beverages.

Mr. Jones objected and said the motion was premature. The Assembly will go through many of these issues in the budget work sessions.

Ms. Weldon asked how much money is under consideration.

Mr. Bartholomew said, based on a 2015 evaluation, that \$1.6 - 2 Million was the estimate of funds previously lost through the exemption. Staff was updating this number and he said the amount grew at 8% each year as new seniors reached the age threshold.

Ms. Gladziszewski said this issue could be discussed at the retreat.

Mr. Nankervis handed gavel to Ms. Becker and said he agreed with Ms. Gladziszewski.

Mr. Gregory objected and said he has given the issue a lot of thought. 37% of kindergartners are not ready for school and early childhood programs need funds to improve the local quality of life. Where is the money to come from for such programs. Additionally we have heard from the firefighters about being short staffed and that is a heavy weight. He supports the seniors in the community and they play an integral part but thought that implementing a sunset on this benefit to seniors was a better

approach and he would like some serious consideration of that idea.

Roll Call:

Aye: Becker, Edwardson, Koelsch

Nay: Gladziszewski, Gregory, Jones, Kiehl, Nankervis, Weldon

Motion failed 3 aye, 6 nay.

Mr. Gregory congratulated the 2018 Women of Distinction honorees, including June Dengen, Kolleen James, Kulane Make and Lori Morton and spoke about an event for AWARE on March 3.

Ms. Weldon congratulated Family Promise for a good beginning and Sergeant Beck and Lt. Krag Campbell and Deputy Chief Dave Campbell for their promotions at JPD. She said the Firefighters haunted house was great. Gastineau Humane Society had a successful fundraiser recently.

Ms. Gladziszewski asked when the energy strategy would appear on the COW agenda. Mr. Nankervis said it would probably be on the December agenda.

Mr. Jones attended the Downtown Improvement Meeting and heard a discussion about "Alaska Awakening" to gain support for extending the tourism season into April.

Mr. Jones expressed concerns about the Docks and Harbors planning process for the area from Marine Park to Taku Docks and said he would meet with Mr. Uchytel to discuss the matter. He was concerned about the public process.

Mr. Kiehl congratulated JPD officers for their promotions. He said Ms. Cosgrove has attended meetings regarding state childcare assistance grants and while there is work to be done, there is an expectation that there will be continuity in the grant going forward and he thanked Ms. Cosgrove for her attention to the matter.

Mr. Kiehl attended the retirement of Chief Operating Officer Corine Garza and thanked her for her work for the Central Council Indian Tribes of Alaska organization.

Mr. Kiehl noted a free lecture by Professor Steve Langdon on November 8 at the Sealaska Heritage Center at Noon. He spoke about an event for the Immigration and Justice project at the Southeast Regional Resource Center. He noted pending observations for the November 11 Veterans Day.

Mr. Nankervis spoke favorably about the recent JPD promotions, the CCFR Haunted House, Family Promise, the Red Ribbon Day Dance, and Veterans Day observances. He said the Dunn Street paving project is done and the Blueberry Hills project is nearly done.

**XIV.CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA
ITEMS**

None.

XV. EXECUTIVE SESSION

A. Litigation Updates

*MOTION, by Becker, to enter into executive session to hear a report from the
municipal attorney on pending litigation.*

Hearing no objection, the Assembly entered into executive session at 9 p.m. and returned to regular session at 9:15 p.m.

Upon return to regular session, Ms. Becker noted the Assembly received information and provided direction to the municipal attorney.

XVI.ADJOURNMENT

There being no further business to come before the Assembly, the meeting adjourned at 9:18 p.m.

Signed: _____

Signed: _____

Laurie Sica, Municipal Clerk

Kendell D. Koelsch, Mayor

Presented by: The Manager
 Introduced:
 Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-35

An Ordinance Amending the Traffic Code Relating to Electric Vehicles and Providing for a Penalty.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Table. CBJ 03.30.070 Violations; civil fines, is amended to read:

03.30.070 Violations; civil fines.

(a) Notwithstanding any provision of the CBJ Code to the contrary, the offenses listed in the table below shall be considered violations subject to a civil fine not to exceed that set forth in the table below; payment of the listed civil fine shall be accepted in satisfaction of the violation; and the violation shall be subject to the procedure set forth in CBJ 03.30.075—03.30.085:

CBJ	Type of Violation	Civil Fine
...		
72.14.025	Failure to deposit money	25.00
<u>72.18</u>	<u>Special Permits</u>	

<u>72.18.040(a)</u>	<u>Parking in an electric vehicle charging station without a permit</u>	<u>25.00</u>
<u>72.18.040(e)</u>	<u>Vehicle not actively charging</u>	<u>25.00</u>
<u>72.18.040(f)</u>	<u>Altering, duplicating, or misuse of permit</u>	<u>25.00</u>
...		

Section 3. Amendment of Chapter. Chapter 72.18 Special Permits, is amended by adding a new section to read:

72.18.040 Electric vehicle charging station permits.

- (a) The manager is authorized to issue official parking permits for active use of municipal electric vehicle charging stations. No person shall park or use a municipal electric vehicle charging station without a valid permit issued under this section.
- (b) Permits issued under this section shall be valid for a period of one year from the date of issuance.
- (c) An application for a permit, on a form provided by the manager, must be submitted to the manager with a non-refundable application fee of \$50.00.
- (d) Permits issued under this section must be affixed to the driver's side rear window.
- (e) Vehicles must be actively charging while parked in an electric vehicle charging station.
- (f) It shall be a violation of this section to alter a permit issued under this section, duplicate a permit, or display the permit on a non-qualifying vehicle.
- (g) Permit holders must comply with all other parking regulations and signage applicable to the parking area when using an electric vehicle charging station.
- (h) It is a violation, subject to a civil fine, to park in an electric vehicle charging station without a valid permit, or to otherwise violate the provisions of this section.

Section 4. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2017.

Attest: _____
Kendell D. Koelsch, Mayor

Laurie J. Sica, Municipal Clerk

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 SOUTH SEWARD STREET, JUNEAU, ALASKA 99801

TO: Rorie Watt
City and Borough Manager

FROM: Greg Smith
Contract Administrator

SUBJ: BID RESULTS:
Pederson Hill Subdivision Phase I
CBJ Contract No. BE18-025

DATE: November 20, 2017

FILE: 1845

Bids were opened on the subject project on November 16, 2017. The bid protest period expired at 4:30 p.m. on November 17, 2017. Results of the bid opening are as follows:

Bidders	Total Bid
Coogan Construction	\$2,566,547.00
Arete Construction Corp.	\$2,656,048.00
CBC Construction, Inc.	\$2,658,401.13
Glacier State Contractors	\$2,664,434.50
K & E Alaska, Inc.	\$2,753,427.00
<i>Engineer's Estimate</i>	<i>\$3,219,106.00</i>

Project Manager: Nathan Coffee

Project Description: Construct new residential subdivision in the Mendenhall Valley.

Funding Source:

Total Project Funds: \$6,465,560.21

CIP No.: D14-051

Construction Encumbrance: \$2,566,547.00

Construction Contingency: \$256,655.00

Consultant Design: \$479,611.00

Contract Administration/Inspection: \$205,323.76

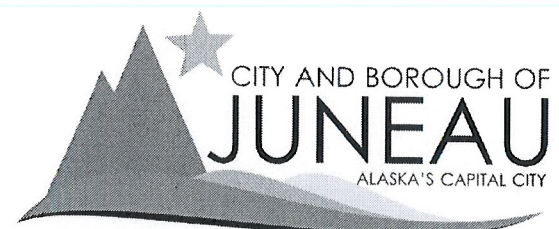
CBJ Administrative costs: \$76,996.41

Staff recommends award of this project to Coogan Construction for the total amount bid of \$2,566,547.

Approved: _____
Duncan Rorie Watt
City & Borough Manager

Date of Assembly Approval: _____

c: CBJ Purchasing





THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Commerce, Community,
and Economic Development**
ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

October 26, 2017

City & Borough of Juneau
Attn: Beth McEwen
Via Email: beth.mcewen@juneau.org
Cc: City.Clerk@juneau.org

License Type:	Package Store	License Number:	828
Licensee:	Thibodeaus Market Inc		
Doing Business As:	Thibodeaus Douglas Depot		

- ☐ **New Application**
☐ **Transfer of Ownership Application**
☒ **Transfer of Location Application**
☐ **Transfer of Controlling Interest Application**

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Jedediah Smith, Local Government Specialist
amco.localgovernmentonly@alaska.gov



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350



Alaska Alcoholic Beverage Control Board
Form AB-01: Transfer License Application

What is this form?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304** of the **Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Thibodeaus Market Inc		License #:	828	
License Type:	Package Store		Statutory Reference:	04-11.150	
Doing Business As:	Thibodeaus Liquor				
Premises Address:	no Premises				
City:	Juneau	State:	AK	ZIP:	99801
Local Governing Body:	Juneau City + Borough				

Transfer Type:

- ☒ Regular transfer
☐ Transfer with security interest
☐ Involuntary retransfer

OFFICE USE ONLY			
Complete Date:		Transaction #:	15490, 15516
Board Meeting Date:		License Years:	
Issue Date:		BRE:	



Alaska Alcoholic Beverage Control Board
Form AB-01: Transfer License Application

Section 2 – Transferee Information

Enter information for the new applicant and/or location seeking to be licensed.

Licensee:	Thibodeaus market Inc				
Doing Business As:	Thibodeaus Douglas Depot				
Premises Address:	1017 3 rd Street				
City:	Douglas	State:	AK	ZIP:	99824
Community Council:	Juneau				
Mailing Address:	PO Box 20290				
City:	Juneau	State:	AK	ZIP:	99802
Designated Licensee:	Pete Thibodeau				
Contact Phone:	957-7676	Business Phone:	586-3561		
Contact Email:	sbb@alaska.net				

Seasonal License? ☐ Yes ☒ No

If "Yes", write your six-month operating period: _____

Section 3 – Premises Information

Premises to be licensed is:

☒ an existing facility ☐ a new building ☐ a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

1100 Feet - Juneau Montessori School

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

250 Feet - United Methodist Church



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Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	

Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.
If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Pete Thibodeau				
Title(s):	President	Phone:	957-7676	% Owned:	70
Address:	10475 Dock St				
City:	Juneau	State:	AK	ZIP:	99801



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Alaska Alcoholic Beverage Control Board
Form AB-01: Transfer License Application

Entity Official:	Rosie Thibodeau				
Title(s):	VICE president	Phone:	209-4409	% Owned:	30
Address:	10475 DOCK St.				
City:	Juneau	State:	AK	ZIP:	99801

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	43194D	AK Formed Date:	12/30/88	Home State:	AK
Registered Agent:	Rosie Thibodeau	Agent's Phone:	907-209-4409		
Agent's Mailing Address:	10475 DOCK St				
City:	Juneau	State:	AK	ZIP:	99801

Residency of Agent: Alaska Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska? ☒ ☐



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Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

☒ ☐

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Pete + Rosie Thibodeau (All Package Stores)
Kennys Liquor - 661
Valley Liquor - 4422
Liquor Barrel - 1129
Thibodeaus Home Liquor - 521

Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☐ ☒

If "Yes", disclose the name of the individual and the reason for this authorization:



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Alaska Alcoholic Beverage Control Board
Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

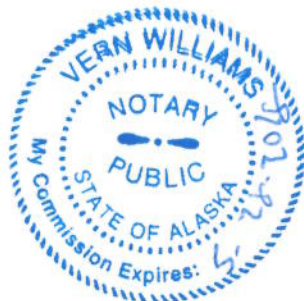


Signature of transferor

Rosie Thibodeau

Printed name of transferor

Subscribed and sworn to before me this 9 day of September, 2017.





Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 5-28-2018



Signature of transferor

Pete Thibodeau

Printed name of transferor

Subscribed and sworn to before me this 12th day of September, 2017.





Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 2-9-2021



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Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

P.T.

I certify that all proposed licensees have been listed with the Division of Corporations.

P.T.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

P.T.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

P.T.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

P.T.

As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

Signature of transferee

Pete Thibodeau

Printed name

Subscribed and sworn to before me this 12th day of September, 20 17.



Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 2-9-2021



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Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

☒ ☐

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Thibodeaus market Inc	License Number:	828
License Type:	Package Store		
Doing Business As:	Thibodeaus Douglas Depot		
Premises Address:	1017 3rd Street		
City:	Douglas	State:	AK
		ZIP:	99824



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Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

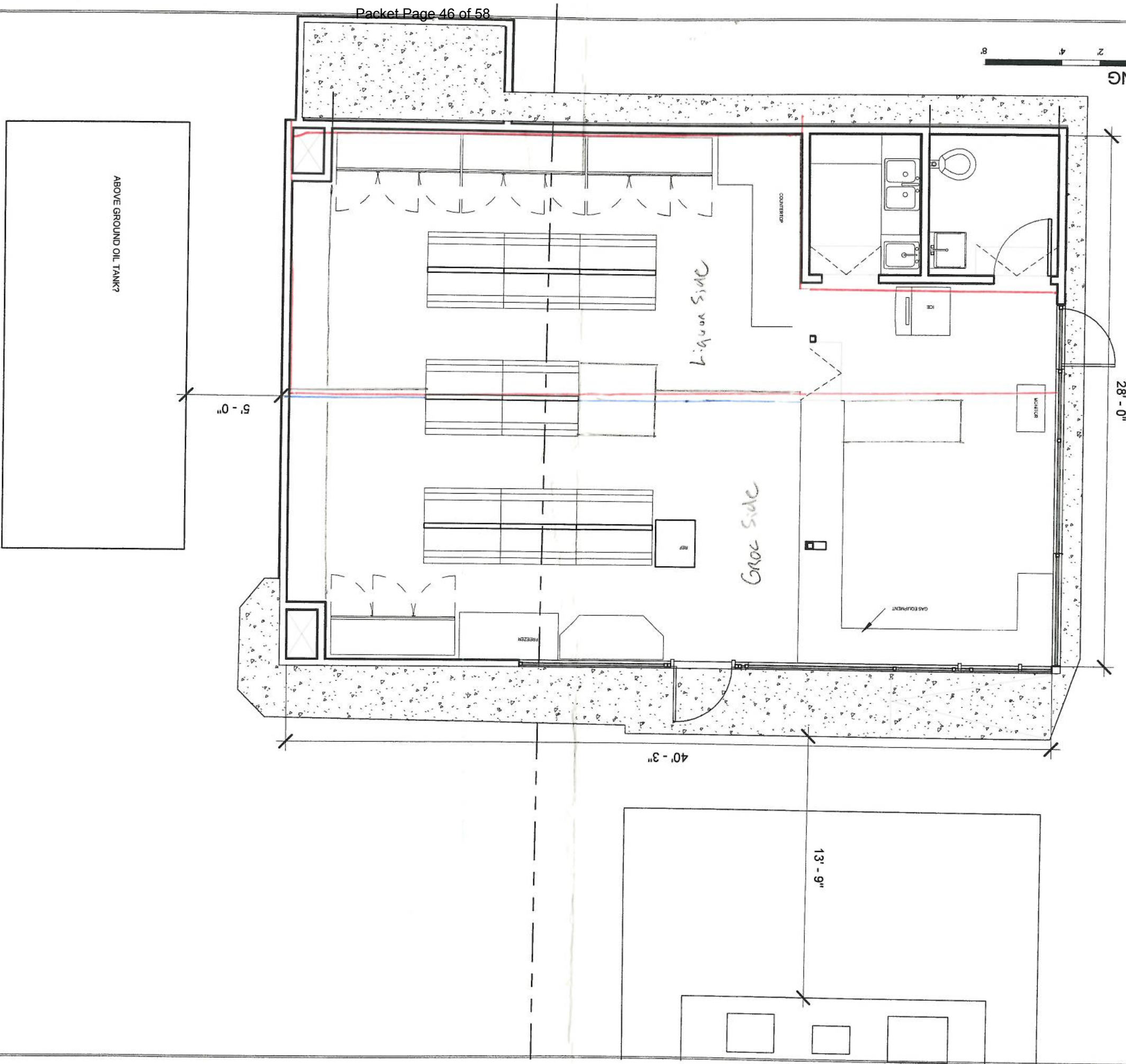
Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.

see attached
Diagram -



1
FLOOR 1, EXISTING
3/16" = 1'-0"



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1703

SHEET TITLE
FLOOR 1,
EXISTING

DATE: 06/25/2017
DRAWN: Author
CHECKED: Checker

A100
SHEET NUMBER

CONSTRUCTION DOCUMENTS

PETE'S DOUGLAS DEPOT

for
Pete Thibodeau

atelier corbeau -
art & architecture
411 coleman street
Juneau, ak
99801

Date:



Presented by: The Manager
Introduced: 11/27/2017
Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,
ALASKA

SERIAL NUMBER T-995

It is hereby ordered by the Assembly of the City and Borough of Juneau,
Alaska, that \$200,000 be transferred:

From: CIP

H51-106	Statter Harbor Breakwater Safety	\$200,000
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To: CIP

H51-115	Harris Harbor Restrooms	\$200,000
---------	-------------------------	-----------

The \$200,000 consists of:

F530	Harbor Funds	\$200,000
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Moved and Approved this _____ day of _____, 2017.

D. Rorie Watt, City Manager

Attest:

Laurie J. Sica, Municipal Clerk

Presented by: The Manager
Introduced: November 6, 2017
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-06(S)

An Ordinance Appropriating to the Manager the Sum of \$1,513,730 as Funding for the Replacement of Buses for Capital Transit; Grant Funding Provided by Alaska Department of Transportation and Public Facilities, and by the Equipment Replacement Reserve's Fund Balance.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the manager the sum of \$1,513,730 for the replacement of buses for Capital Transit.

Section 3. Source of Funds

Alaska Department of Transportation and Public Facilities	\$1,210,985
Equipment Replacement Reserve Fund Balance	\$ 302,745

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

Presented by: The Manager
Introduced: November 6, 2017
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-06(T)

An Ordinance Appropriating to the Manager the Sum of \$2,148,195 as Funding for the Replacement of Buses for Capital Transit; Grant Funding Provided by Alaska Department of Transportation and Public Facilities, and by the Equipment Replacement Reserve's Fund Balance.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the manager the sum of \$2,148,195 for the replacement of buses for Capital Transit.

Section 3. Source of Funds

Alaska Department of Transportation and Public Facilities	\$1,718,556
Equipment Replacement Reserve Fund Balance	\$ 429,639

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

Presented by: The Manager
Introduced: 11/6/2017
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-06(U)

An Ordinance Transferring \$55,449 of Unexpended FY17 Marine Passenger Fees from the General Fund to the Open Space Waterfront Land Acquisition Capital Improvement Project.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$55,449 as Funding for the Open Space Waterfront Land Acquisition Capital Improvement Project.

Section 3. Source of Funds. Unexpended Marine Passenger Fee funds that were transferred to:

General Fund	\$55,449
--------------	----------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

Presented by: The Manager
Introduced: 11/6/2017
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-06(V)

An Ordinance Appropriating to the Manager the Sum of \$1,334,074 to begin Reconstruction of the Project Playground Rebuild Capital Improvement Project; Funding Provided by a Partial Insurance Settlement from Lexington Insurance Company.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$1,334,074 as Funding for the Project Playground Rebuild Capital Improvement Project.

Section 3. Source of Funds:

Partial Insurance Settlement – Lexington Insurance Co. \$1,334,074

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

Presented by: The Manager
Introduced: 11/6/2017
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-06(W)

An Ordinance Appropriating to the Manager the Sum of \$15,500 as Funding for the Local Emergency Planning Committee; Grant Funding Provided by the State of Alaska, Department of Military and Veterans Affairs.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$15,500 to support Local Emergency Planning Committee activities.

Section 3. Source of Funds.

Alaska Department of Military and Veterans Affairs: \$15,500

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

Presented by: The Manager
 Introduced:
 Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-32

An Ordinance Authorizing the Manager to Convey a Fraction of Lot 3, USS 3566, Located across Egan Drive from Centennial Hall, to the Alaska Department of Transportation and Public Facilities.

WHEREAS, the Alaska Department of Transportation and Public Facilities (ADOT&PF) applied for a direct, negotiated sale under CBJ 53.09.260 of 507 square feet of a Fraction of Lot 3, USS 3566 (also known as Tidelands Addition BL 74 LT 1), located across Egan Drive from Centennial Hall; and

WHEREAS, the ADOT&PF is implementing a road reconstruction project on Egan Drive from 10th Street to Main Street; and

WHEREAS the project includes resurfacing the pavement, improving intersections, upgrading intersection and pedestrian facilities, adding bike lanes, and reconstructing a retaining wall; and

WHEREAS, in order to complete the project, the ADOT&PF needs the subject parcel in fee, plus eight permanent easements and ten temporary construction easements; and

WHEREAS, the ADOT&PF is required to identify the fair market value of any property interest that must be acquired in relation to projects and accordingly included an appraisal report with its application to the CBJ; and

WHEREAS, the Lands Committee unanimously passed a motion of support for the disposal of a Fraction of Lot 3, USS 3566, and for granting the permanent and temporary construction easements to the ADOT&PF; and

WHEREAS, the Docks & Harbors Board reviewed the ADOT&PF request and made a recommendation that the board defer to the CBJ Lands & Resources Division to dispose of this property and the easements to the ADOT&PF necessary for the road reconstruction project on Egan Drive from 10th Street to Main Street; and

WHEREAS, the Planning Commission approved the project with multiple conditions related to bike improvements, pedestrian improvements, vegetation in median, and platting requirements (NOD CSP2017-0013); and

WHEREAS, the Planning Commission also recommended (NOR CSP2017-0013) the Assembly dispose of this property with the following two conditions:

1. That ADOT&PF work with the CBJ on the design of any reconstruction in the area of the Juneau Arts and Culture Center (JACC) and Centennial Hall facilities, and coordinate the timing of work in that area with planned events at either venue, to include allowing for temporary access arrangements if necessary.

2. That the disposal of the approximately 507 square feet on Egan Drive across from Centennial Hall contain a provision allowing for the CBJ to install a parking information sign in the future.

WHEREAS, an appraisal was complete on January 25, 2017, which calculated the fair market value of the property at \$15,210.00.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Authorization to Convey. The Manager is authorized to negotiate and execute the sale of a Fraction of Lot 3, USS 3566 totaling approximately 507 square feet as depicted in Exhibit A.

Section 3. Purchase Price. The purchase price of the property shall be the fair market value, which has been determined by appraisal to be \$15,210.00.

Section 4. Other Terms and Conditions.

(a) The sales agreement must include the following two conditions:

(1) ADOT&PF shall coordinate with the CBJ in designing any reconstruction in the area of the Juneau Arts and Culture Center (JACC) and Centennial Hall facilities, and will coordinate the timing of work in that area with planned events at either venue to cause as little disruption as possible and to facilitate access to the venues, including but not limited to allowing for temporary access arrangements as deemed necessary.

(2) To the extent otherwise allowed by law, the CBJ shall be entitled to install a parking information sign on the subject property of approximately 507 square feet on Egan Drive across from Centennial Hall.

(b) The Manager may include such other terms and conditions as may be in the public interest and in accordance with CBJ Title 53.

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Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk



MEMORANDUM

TO: Rorie Watt
CBJ Manager

THRU: Patty Wahto
Airport Manager

FROM: Catherine Fritz
Airport Architect

DATE: November 21, 2017

SUBJECT: Supplemental Agreement for Snow Removal Equipment Building Phase 1b

The Public Works & Facilities Committee met on November 20, 2017 and reviewed the Findings of Public Interest for the proposed Supplemental Agreement to F&W Construction on JNU's Snow Removal Equipment Building (this was previously approved by the JNU Airport Board on November 14, 2017). The Airport requests that a Supplemental Agreement not to exceed \$2.6M be made to the CBJ Assembly.

CBJ Engineering Department's Supplemental Agreement Policy requires that a Finding of Public Interest be made, and that the Assembly approve Supplemental Agreement amounts that are greater than \$250,000. This memo provides project background and public interest considerations.

Background.

JNU's Snow Removal Equipment Building is a multi-phase project that includes federal, state, and local funding. Phase 1a is currently under construction with a January 15, 2018 completion. The construction contract is with F&W Construction in the original amount of \$13,373,833. Change orders to date have increased the current contract amount to \$13,538,473.41. The scope of Phase 1a includes the heated storage area for JNU's fleet of snow removal equipment and was primarily funded by the Federal Aviation Administration (FAA). Phase 1b adds a vehicle wash bay and maintenance bay to the building. These components are not eligible for FAA funding. They will be funded from a state of Alaska legislative grant and local sales tax funds. Future phases to complete JNU Airfield maintenance and operations needs do not have funding identified.

Phase 1b (wash bay/maintenance area) is integrally connected to Phase 1a. The structural steel system, exterior envelope (walls and roof), electrical and mechanical systems from Phase 1a will be extended into Phase 1b. All of the materials and components of Phase 1a will be replicated. Portions of Phase 1a will be deconstructed and relocated into Phase 1b.

Public Interest Finding.

CBJ Engineering Department Policy provides the evaluation criteria for considering public interest in executing a Supplemental Agreement that is discussed below.

- 1. Bid preparation costs to bid the work separately:** There will be no bid preparation costs if the Supplemental Agreement is authorized to proceed. The Contractor will proceed with the work upon execution of the Supplemental Agreement. The estimated costs to prepare a new set of bid documents and bid the work as a separate contract are estimated at \$25,000-\$40,000.

2. Cost and Schedule Benefits from bidding the work separately: NO BENEFITS FOR SEPARATE BID.

Cost: The original five bids were competitive and below the construction cost estimate.

Competitive bids for the Phase 1b work will likely result in similarly competitive bids that could be either higher or lower than the construction cost estimate. However, the current Contractor, F&W Construction has a significant bidding advantage that is discussed in items 3. and 4. below.

Another cost benefit of the Supplemental Agreement is that submittals and shop drawings will be more efficient, since Contractor team and design team already have working relationship, and Contractor already has material sources from specific suppliers and manufacturers. This is also a bidding advantage for the current contractor, F&W.

Schedule: The time required to bid and issue a new contract for the work is approximately 12 weeks: 4 weeks to prepare documents for bidding, 4 weeks for bid advertisement, and 4 weeks to issue notice to proceed. If bidding is selected rather than a Supplemental Agreement, the contract award could not occur until the end of February 2018. This affects the submittal process, which, in turn affects the steel manufacturing schedule. Work on site would not likely begin until June 2018. It is not likely that the work could be complete prior to the winter 2018 snow removal season.

Authorization of a Supplemental Agreement would allow submittals and materials ordering to begin in December 2017, and allow an onsite start date by April 1, 2018. Completion of the work could be expected by October 1, 2018 or earlier.

3. Similarity of Work: All of the materials and components of Phase 1a will be replicated in Phase 1b. The Contractor will utilize the same subcontractors and suppliers as the original project, as they are familiar with site conditions, specific materials and material sources, interface and coordination with other subs and the General Contractor's work. The major materials and subcontractors include roofing, steel, plumbing, fire suppression, sheet metal, electrical, concrete finishing, and painting. Using the same construction team for the complete building also provides a single point of legal contract responsibility for warranties.

4. Mobilization and Proximity: F&W and all primary subcontractors are currently mobilized and occupying the project site while they complete their final work. The existing Project Labor Agreement would be extended to include the work of the Supplemental Agreement. The timeline necessary for bidding the project provides F&W a bidding advantage since they are already on site. If the Supplemental Agreement is approved, the F&W team would not have to demobilize, saving both demobilization (of current contract work) and new mobilization costs.

5. Schedule Impacts: Completing the Phase 1b work ahead of the 2018 snow season is highly desirable for JNU Airport operations. Additionally, new snow removal equipment is expected to be procured by Fall of 2018, making the completed facility more vital. The Supplemental Agreement will also allow state and local funding that was awarded for this project in 2012 to be fully expended more quickly.

6. Site Constraints: F&W is already familiar with the existing site conditions, airfield safety and security requirements, and construction standards and expectations of the Airport. This too, is an advantage that could be expected to be a factor in F&W's favor if the work is bid.

7. Inspection and Administrative Efficiencies: ECI Alaska Architects and its team of subconsultants are

already under contract for design and bidding services for Phase 1b. Their contract also allows the addition of construction administration services for the work of Phase 1b, whether bid or under Supplemental Agreement to F&W. A good line of communication, working relationship, and level of trust has already been established between JNU, ECI, F&W and all subconsultants/subcontractors. This reduces the amount of inspection and staff time needed to ensure the work is being completed to the expected construction standards. Bringing a new contractor into the project would require a significant amount of additional staff time through the submittal process and during on-site construction activities. This could affect the overall completion time of Phase 1b, as well as be costly for all parties.

A Supplemental Agreement offers a further advantage to the Owner. The Airport has begun negotiating with F&W to arrive at a fair, negotiated price for Phase 1b work. This direct collaboration with the Contractor is finding savings (credits) in Phase 1a for components of work that can be delayed until Phase 1b, thereby reducing the deconstruction that may be necessary. It is also allowing the Owner the benefit of direct experience of the project from the Contractor's team to identify details during negotiations, rather than after the fact, as is typical to bidding. This is expected to reduce the need for change orders in Phase 1b.