

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

August 19, 2013 7:00 PM

City Hall Assembly Chambers, 155 S. Seward St.
Regular Meeting 2013-22

Submitted by: _____
Kimberly A. Kiefer
City and Borough Manager

I. ROLL CALL

II. SPECIAL ORDER OF BUSINESS

III. APPROVAL OF MINUTES

- A. July 29, 2013 - Regular Assembly Meeting 2013-20
- B. August 5, 2013 - Special Assembly Meeting 2013-21

IV. MANAGER'S REQUEST FOR AGENDA CHANGES

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. 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 2013-21 - An Ordinance Amending the Bear Attraction Nuisance Code.

The proposed ordinance would amend the bear attraction nuisance code in Title 36. It states that a container that has been violated by bears three or more times in a 30-day period is a bear attraction nuisance. It provides that each day in which a violation occurs is treated as a separate offense.

I recommend this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- b. Ordinance 2013-22 - An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Tract B2 USS 1796 (17.9 acres) & Tract B Blueberry Acres (3.64 acres), Located Near the Intersection of Mendenhall Loop Road & Montana Creek Road Currently Zoned D-3, to D-5.

The Planning Commission recommends the Assembly approve the rezone of Tract B2 USS 1796 (17.9 acres) & Tract B Blueberry Acres (3.64 acres) from D-3 to D-5. The 2008 Comprehensive Plan supports compact development to increase efficient land use in areas that are: served by public water and sewer; adjacent to transit corridors; and located within the Urban Service Area Boundary. This rezone is consistent with the Comprehensive Plan.

The Planning Commission reviewed this ordinance at its May 14, 2013, meeting and recommending forwarding to the full Assembly for approval.

I recommend this ordinance be introduced and set for public hearing at the next regular meeting.

2. Resolutions

- A. Resolution 2659 - A Resolution Designating State of Alaska, Department of Environmental Conservation Grant Funds for the Last Chance Basin Well Field Capacity Improvement Project as the Number One Local State Funding Priority for Fiscal Year 2014.

The City and Borough is applying for Alaska Department of Environmental Conservation grants through the Alaska Drinking Water Fund Grant Program. Projects from communities are evaluated based on criteria such as: benefits to public health; plans completed by the community; support by the community; and supplementary sources of funding. To achieve maximum points, thereby assuring the best chances for grant monies, the ADEC requests a resolution of support by the community's elected leaders identifying a project as the community's highest priority for State funding for the fiscal year.

This resolution states that the Last Chance Basin Well Field Capacity Improvements Project is Juneau's number one priority for State funding. The proposed project would replace the five existing wells and add two new ones. The CBJ is requesting \$1.1 Million of Grant funding for this project, which requires a 40% match.

The Assembly Public Works and Facilities Committee reviewed this request at its August 5, 2013, meeting and recommended forwarding to the full Assembly for approval.

I recommend this resolution be adopted.

3. Bid Award

- A. Bid Award E13-288 - Downtown Seawalk – Miner's Cove to Franklin Dock

This project consists of construction of an elevated marine seawalk adjacent to the existing Miner's Cove Building Seawalk and south past the Transfer dock to the restroom facility. Work will include construction of steel pipe piles, pier decking, concrete/asphalt, landscaping, electrical, sewer/drainage and other related work.

Bids were opened on August 14, 2013. The bid protest period expired at 4:30pm on August 15, 2013. Results of the bid opening are as follows:

Bidders	Total Bid
North Pacific Erectors, Inc.	\$3,442,858
Dawson Construction, Inc.	\$3,897,000

Engineers Estimate: \$3,687,000

I recommend award of this project to North Pacific Erectors, Inc., in the total bid amount, for a total bid award of \$3,442,858.

- B. Bid Award DH13-017 - Cruise Ship Terminal Staging Area Improvements Phase II

Phase II construction at the Cruise Ship Terminal Staging Area will remove, reconfigure, and replace the staging and parking facility landside of the Visitor Center

Building and the Mt. Roberts Tram Building. The project will also install conduit for future shore power to the cruise ships. The project includes asphalt, concrete, landscaping, and a fabric covered shelter.

Bids were opened on August 13, 2013 and the bid protest period expired at 4:30 p.m. on August 14, 2013. Results of the bid opening are as follows:

Bidders	Total Bid
Miller Construction Co.	\$2,990,100.00
Arete Construction Corp.	\$3,031,850.00
Admiralty Construction, Inc.	\$3,286,400.00
Engineer's Estimate	\$3,327,534.00

The Docks and Harbor Board recommended this bid award at a special public meeting on August 14, 2013.

I recommend award of this project to Miller Construction Company in the total bid amount, for a total award of \$2,990,100.

C. Bid Award 14-011 - Roadway De-icing Chemicals

This contract is to provide roadway-deicing chemicals that will be used for winter road maintenance by the Streets Division, Airport, and Bartlett Regional Hospital. Cost is \$604/per ton, compared to the previous contract price of \$458/per ton. Substantial increase in price is due to freight cost increases as well as extremely limited distribution of this product to the Pacific Northwest. Any fuel surcharges from Seattle to Juneau will be extra.

The City has used CG-90 for 8 of the past 9 winters with good results. In 2010 the City used an alternate product at a lower cost per ton. While using that chemical, it was discovered that 1.5 times the product was required, the granular size is larger and does not flow freely thru the equipment, and in some weather conditions the addition of calcium was needed to obtain a performance similar to that of CG 90, and therefore more costly to use in the end. The State of Alaska is currently using the alternate product and has been similarly disappointed with the performance.

Bids were opened on Tuesday, August 6, 2013. Upon review of the specification, the award posting occurred on Friday, August 9, 2013. Brenntag Pacific, Inc., was the sole bidder for this solicitation. Results of the bid opening are as follows:

Bidder	Total Bid
Brenntag Pacific, Inc.	\$225,292.00

I recommend award of this project to Brenntag Pacific, Inc., in the total bid amount, for a total bid award of \$225,292.

VII. PUBLIC HEARING

- A. Ordinance 2013-11(E) - An Ordinance Appropriating To The Manager The Sum Of \$245,053 As Funding For the State of Alaska's Designated Legislative Grant Projects, Grant Funding Provided by Alaska Department of Commerce, Community and Economic Development

This ordinance would appropriate \$245,053 in four Alaska Department of Commerce, Community and Economic Development legislative grants to the below new or existing programs

or Capital Improvement Projects.

Juneau Douglas School District Curriculum Materials, \$150,053

Project Description: To provide funds for the purchase of curricular materials to replace English/language arts materials for 2500 secondary students. Funds will be utilized to bring our core curricular areas in alignment with the new Alaska standards.

Juneau Douglas School District Technology, \$30,000

Project Description: To provide funds for district-wide technology upgrades and roving specialists.

Riverbend Elementary School Playground Equipment, \$30,000

Project Description: To purchase and install playground equipment at Riverbend Elementary School. Current playground is not rated for children under the age of five so it cannot be used by preschool students. New equipment will be purchased and installed for all students to use.

CCFR Thermal Imaging Cameras, \$35,000

Project Description: To purchase thermal imaging cameras, mounting hardware, and batteries.

I recommend this ordinance be adopted.

- B. Ordinance 2013-11(F) - An Ordinance Appropriating To The Manager The Sum Of \$19,564 As Partial Funding For The Design And Installation Of A New Roof Structure For The Treadwell Salt Water Pump House At The Treadwell Mine Historic Park. Grant Funding Provided By The Alaska Department of Natural Resources, Office Of History And Archaeology.

This ordinance would appropriate \$19,564 from the State of Alaska Office of History and Archaeology for design and installation of a new roof structure and roofing material on the Salt Water Pump House located at Sandy Beach and which is part of the historic Treadwell Mine Complex.

The existing roof and roofing material is deteriorated and not offering protection to the structure below. The new roof will protect the structure, which is a recognized icon of the Douglas community.

The work of the project would be performed through the combined efforts of a historical architect for the design and a building contractor to perform the construction of the roof and roofing material. The total project costs are estimated to be \$32,607. The grant would provide 60 % of the needed funding (\$19,564) from a federal Historic Preservation Fund grant administered by the Alaska Office of History and Archaeology. The remaining 40 % of the project budget (\$13,043) would be funded by donations and in-kind service of volunteers of the Treadwell Historic Preservation and Restoration Society.

The Historic Resources Advisory Committee reviewed the project and recommended applying for the grant.

I recommend this ordinance be adopted.

- C. Ordinance 2013-20 (b) - An Ordinance Amending the Real and Personal Property Tax Code to Permit Deferral of Taxes on Certain Subdivided Property.

The Alaska State Legislature adopted AS 29.45.051, effective July 1, 2012, authorizing municipalities to defer all or a portion of an increase in assessed value directly attributable to the subdivision of a single parcel of property into three or more lots, and any improvements made to the property necessitated by its subdivision. This ordinance would provide for the allowable deferral with the deferral terminating for each lot when the lot's ownership is transferred, a residential or commercial structure has been completed on the lot and a certificate of occupancy or a temporary certificate of occupancy has been issued, or taxes have been deferred for the maximum five-year period allowed by law.

Version (b) clarifies subsection (a) by explaining how the deferred value is determined and apportioned amongst the newly created lots; and revises subsection (e) to track the language in Title 29.45.300 regarding the creation of property tax liens. By referring to the assessment of each lot, which occurs on an annual basis, version (b) clarifies that the lien arises annually.

In order to see the differences between the version introduced on July 29, 2013, and version (b), the changes in version b are underlined, (with the usual italicizing for additions and strikethroughs for deletions.)

I recommend this ordinance be adopted.

VIII. UNFINISHED BUSINESS

- A. Appeal: Bicknell Inc. re AME2013-0007 Comprehensive Plan Map Amendment for Honsinger Pond

On August 7, 2013, a Stipulation for Dismissal of the Appeal of AME2013-0007 was received in the Municipal Clerk's Office, signed by Dan Bruce of Baxter, Bruce, Sullivan representing Bicknell, Inc., and Jane Sebens, representing the Planning Commission / Community Development Department. In addition, a request has been made for refund of the \$250.00 appeal fee paid by Bicknell, Inc., which is uncontested by CDD. A motion to accept the dismissal and refund the appeal filing fee of \$250 is in order.

- B. City Manager Evaluation Subcommittee – Final Recommendation

IX. NEW BUSINESS

X. STAFF REPORTS

XI. ASSEMBLY REPORTS

XII. ASSEMBLY COMMENTS AND QUESTIONS

XIII. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XIV. EXECUTIVE SESSION

- A. Land Purchase Negotiations

XV. ADJOURNMENT

Note: Agenda packets are available for review online at www.juneau.org.

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 audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city_clerk@ci.juneau.ak.us